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EXECUTIVE SUMMARY

University of West Georgia (UWG) requested STV to study aspects of student housing and dining on campus. The study specifically addresses the construction of a new residence hall to accommodate expected growth in student enrollment and the renovation or replacement of four residence halls on campus in the area known as Freshmen Village. In addition the study investigates the feasibility of constructing a new dining hall on the site of the existing Art Annex building adjacent to Freshmen Village. Because the primary food service facility, the Z-6, is remote from the Freshmen Village on the western side of the campus, it is inconvenient to many students and can have a negative impact on the marketability of rooms in Freshmen Village. The Z-6 is also crowded at peak meal times and anticipated enrollment growth will exacerbate this situation. For these reasons the university would like to augment its food service program with a new facility close to Freshmen Village on the eastern side of campus.

RESIDENCE HALLS

The first step in the proposed enhancement of the housing program at the University of West Georgia is the planning and construction of a new 600 bed, suites-style residence hall. The new building will provide the beds required for the anticipated growth in enrollment as well as provide the beds necessary to temporarily relocate students from the residence halls in Freshmen Village that are slated for renovations.

The proposed 600 bed residence hall was planned using three different models; one using 85% of the units with double occupancy and private baths and the other 15% based on single occupancy with private baths. This option requires approximately 162,400 square feet of new construction or approximately 271 square feet per bed. The project cost, including construction, fees, and furniture, is estimated to be from a minimum of $21,924,000.00 ($135.00 per square foot) to a maximum of $25,172,000.00 ($155.00 per square foot). This equates to a cost of $36,540.00 per bed to $41,953.00 per bed. The first alternate scheme provides 85% of the units with double occupancy and the other 15% based on single occupancy. No private baths are provided in this scheme. One common bath is provided for each group of approximately 30 to 40 beds instead. At 155,000 square feet, this approach requires a gross square footage that is somewhat lower, providing an average of about 258 square feet per bed. The project cost for this alternate scheme, including construction costs, fees, and furniture, is estimated to be from a minimum of $20,925,000.00 ($135.00 per square foot) to a maximum of $24,025,000.00 ($155.00 per square foot). This equates to a cost of $34,875.00 per bed to $40,040.00 per bed, with a median of $37,458.00 per bed. This scheme is approximately $1,800.00 less per bed to construct than the first model described above. This could translate into more beds for the same amount of investment (25 to 28 more beds), more community space (approximately 7,400 square feet) or a lower cost per bed. However, any apparent savings may be offset by the likelihood of lower room rates charged for units without private baths.

A second alternate scheme divides the number of suites into two separate structures. This provides the advantage of creating two smaller communities that are more typical of other residence halls on campus. The scheme provides 558 beds in the two buildings with a similar mix of single and double bedroom units with private baths. This scheme has disadvantages, including a drop in efficiency, a lower bed count for an equivalent square footage, and a higher cost per bed.

The 558 bed residence hall will require approximately 167,300 square feet of new construction, or approximately 299 square feet per bed. The project cost including construction, fees, and furniture is estimated to be from a minimum of $22,585,000.00 ($135.00 per square foot) to a maximum of $25,931,000.00 ($155.00 per square foot). This equates to a cost of $40,475.00 per bed to $46,470.00 per bed, with a median of $43,470.00 per bed (See drawings 4-30 and 4-31).

DINING HALL

The new dining facility, expected to have approximately 320 seats, is intended to provide board and retail food service for this portion of the campus with a menu that will be somewhat less ambitious than the Z-6 menu. The site selected for the new dining facility is the current location of the Art Annex. This building is located adjacent to Downs Hall and is adjacent to the Pub & Print building. The Pub & Print
building is used by a broad range of students and staff on campus and must be maintained. In all options the existing Pub & Print Building remains in its current location and the planning for the new dining hall must accommodate this existing condition. A Convenience Store and meeting room are also provided as a convenience to students in Freshmen Village. An 8,500 square foot second floor is provided above the dining hall for new residence life offices.

The cost of the Dining Hall is estimated to be approximately $325.00 per square foot. The area of the dining hall is approximately 20,000 gross square feet. Therefore the estimated construction cost for the dining hall is approximately $6,500,000.00. This does not include the costs associated with the second floor residence life offices. It is estimated that this 8,500 square foot area will cost approximately $225.00 per square foot and require an investment of an additional $1,912,000.00. The total project cost for this structure is $8,412,000.00.
University of West Georgia (UWG) requested STV to study aspects of student housing on campus. The study specifically addresses the construction of a new residence hall to accommodate expected growth in student enrollment and the renovation or replacement of four residence halls on campus in the area known as Freshmen Village. Several options for new construction and renovation were considered. The selected option is presented here and the other options are discussed in an appendix to this report. In addition, the study investigates the feasibility of constructing a new dining hall on the site of the existing Art Annex building adjacent to Freshmen Village.

NEW SUITES-STYLE RESIDENCE HALL

The first step in the proposed housing program, at the University of West Georgia is the planning and construction for a new 600 bed suites-style residence hall. The new building will provide the beds required for the anticipated growth in enrollment, as well as provide the beds necessary to temporarily relocate students from the residence halls in Freshmen Village that are slated for renovation or demolition.

STV developed a broad range of possible layouts for suites for discussion and review with the University. UWG selected a mini-suite layout that contains one double bedroom with a private bath and small common/entrance area. This unit will be used for approximately 85% of the beds in the proposed building. The unit contains approximately 319 net square feet (359 gross square feet). Approximately 15% of the units will be a similar, but smaller unit that contains a single bedroom and private bath. The single bedroom suite contains approximately 218 net square feet (257 gross square feet).

The units are designed so that there is a mechanical closet shared by two adjacent suites that is slated to contain a heat pump that would provide heating and cooling for each unit. This mechanical closet would be accessed from the corridor to address equipment maintenance, thus not disturbing students to gain access to this equipment.

The bath in each unit is designed to provide a private room for a shower and toilet. A separate vanity and sink is provided just outside of the bath. Each suite will be furnished with a single bed, dresser, wardrobe unit, desk, and desk chair for each student. See the proposed layouts for these suites below and on drawing 4-28.

The four story 600 bed facility will also contain a commons or community facility containing approximately 6,000 square feet. The program for this space will include lounge and meeting spaces, office space, and a mail area to serve the building. In addition to the two typical unit types shown, the IBC code required percentage of ADA accessible type A and type B units will also be incorporated (12 total units). An equivalent number of ADA parking spaces are provided near the building.

The building is designed and zoned to provide smaller communities on each floor. These communities of approximately 30 to 35 beds are grouped around a resident assistant’s room and a study lounge. Common facilities for each floor, including a common gathering lounge, laundry and elevators, are grouped near the middle of the building adjacent to the building entrance. Four residence director apartments are provided in the building on the ends of the building’s two residential wings. (See drawings 4-26 and 4-27).

The building is proposed to be U-shaped and is sited to form an outdoor courtyard with the neighboring University Suites buildings (see drawing 4-22). The driveway serving the University Suites area from the east side of campus will need to be reworked to accommodate the new construction. Additional parking is provided in this location to accommodate the increase in the student population. The parking here is increased from 13 spaces to 30 spaces and is intended to provide ADA parking and short term parking for visitors. The University is considering providing structured parking in this area of campus as well, just to the north of the building, to provide parking for students living in the building. A wide sidewalk and circular turn around will be provided into the courtyard area of the new building. The wide sidewalk will...
paved to support vehicular traffic to provide access for emergency vehicles and some convenient access for move-in and move-out days. During most of the academic year this sidewalk will be blocked to vehicular traffic with bollards to preserve it for pedestrian traffic.

The 600 bed residence hall will require approximately 162,400 square feet of new construction, or approximately 271 square feet per bed. The project cost including construction, fees, and furniture is estimated to be from a minimum of $21,924,000.00 ($135.00 per square foot) to a maximum of $25,172,000.00 ($155.00 per square foot). This equates to a cost of $36,540.00 per bed to $41,953.00 per bed, with a median of $39,247.00 per bed (See drawings 4-26 and 4-27).

The residence hall is designed to be constructed primarily of brick and to complement the adjacent University Suites buildings without copying the architecture of its neighbors. The central portion of the building is accented by creating a taller roof line and porch at the main entrance off of the courtyard. Additional images of the proposed residence hall are shown in drawings 4-23 and 4-33.

Two alternate schemes for the 600 bed suites-style residence hall were also examined. The first alternate provides units without private baths; one common bath is provided for each group of approximately 30 to 40 beds. In addition one private bath is also provided for each group of 30 to 40 beds, for students who have special health needs or visitors. The percentage of double and single units is the same as above, 85% two-bed units and 15% single bed units.

At 155,000 square feet, this approach requires a gross square footage that is somewhat lower, providing an average of about 258 square feet per bed. The project cost for this alternate scheme including construction costs, fees, and furniture is estimated to be from a minimum of $20,925,000.00 ($135.00 per square foot) to a maximum of $24,025,000.00 ($155.00 per square foot). This equates to a cost of $34,875.00 per bed to $40,040.00 per bed, with a median of $37,458.00 per bed. This scheme will cost approximately $1,800.00 less per bed to construct than the first scheme described above. This could translate into more beds for the same amount of investment (25 to 28 more beds), more community space (approximately 7,400 square feet) or a lower cost per bed. However, any apparent savings may be offset by the likelihood of lower room rates charged for units without private baths. This alternate scheme was not deemed as desirable as the first scheme described above.

The second alternate scheme divides the number of suites into two separate structures. This provides the advantage of creating two smaller communities that are more typical of other residence halls on campus. The University’s concern is that one larger building will be more difficult to manage and will more impersonal for students. The building is comprised of the typical student living units with private baths as described above. Approximately 85% of the units will be two bedroom units and the remaining units will be single bed units.

Other spaces in the buildings will be similar to the preferred scheme described above with communities of approximately 30 students grouped around lounges and resident assistant units. Common lounges and laundries are provided near the entrance and elevators on each floor. Each of the buildings contains two RD apartments. One 6,000 square foot commons area is provided and is shared by both buildings.

Because two buildings are placed on the site instead of one building the site layout is not quite as efficient, reducing the bed count from 591 beds to 558 beds. The amount of site occupied by the two-building scheme is equivalent to the site area occupied by the single-building scheme. The site design maintains the courtyard or quad and access described in the single-building scheme above. The combined square footage of the two buildings is 167,275 square feet. This is equivalent to 299 square feet per bed. This square footage is higher because of the less efficient site layout as well as the duplication of some of the facilities, such as laundry rooms, elevators, etc. (See drawing 4-29).

The 558 bed residence hall will require approximately 167,300 square feet of new construction, or approximately 299 square feet per bed. The project cost including construction, fees, and furniture is estimated to be from a minimum of $22,585,000.00 ($135.00 per square foot) to a maximum of $25,931,000.00 ($155.00 per square foot). This equates to a cost of $40,475.00 per bed to $46,470.00 per bed, with a median of $43,470.00 per bed (See drawings 4-30 and 4-31).

FRESHMEN VILLAGE

The study examines the feasibility of improving the four student residence halls in the area of campus known as “Freshmen Village”. This area on the eastern side of campus includes Bowdon Hall with 309...
baths, Downs Hall with 280 beds, Boykin Hall with 186 beds, and Gunn Hall with 150 beds. The total bed count in these halls is 925. These facilities date from the late 1960’s and the early 1970’s, and although they have been well-maintained, their configuration and amenities are not current with the expectations of today’s college freshman. The four residence halls are configured as traditional residence halls with double bedrooms on double-loaded corridors. The rooms in each building are arranged in wings with one common bath provided off the corridor in each wing. The University stated that they believe the traditional dormitory experience has value on campus as a means of building community among the freshmen, but several deficiencies were identified. These include:

- The common baths are too small and do not provide sufficient privacy.
- Showers should be reconfigured to provide a private dressing area with a locking door at every shower.
- A separate private bathroom should be provided on each floor of each wing to accommodate students with special medical needs or students who are ill. This bath could also serve visitors.
- The fire alarm system is new and is a Notifier system.
- A 2000 amp switchgear unit serves the building. It is in good condition.
- The boiler pump is in fair condition. It appears it has been replaced relatively recently.
- Toilet fixtures are in fair to good condition and don’t appear to require replacement as of yet.
- The building does not have a sprinkler system.
- The building has minimal controls for the boilers and fan coil units, basically start and stop.
- The building is served with fancoil units without outside air ducted to them. The fancoil units are in poor condition and have exceeded their expected life. The fancoils should be replaced.
- Electrical switch gear is original to the building and is approximately 40 + years old and in poor condition. The electrical switch gear should be replaced.
- The fire alarm system is a Notifier system and is relatively new and in good condition.
- The outdoor transformer is approximately 20 years old and because of settling, is located on an uneven concrete pad; this needs to be corrected.
- Electrical switch gear is original to the building and is approximately 40 + years old and in poor condition. The electrical switch gear should be replaced.
- The fire alarm system is a Notifier system and is relatively new and in good condition.
- The outdoor transformer is approximately 20 years old and because of settling, is located on an uneven concrete pad; this needs to be corrected.
- Piping system is a two pipe system with manual change over. This system provides poor control in spring and fall.
- The air handling unit consists of a multizone unit in a penthouse. The unit is in poor condition but beyond life expectancy and should be replaced.
- The boiler pump is in fair condition. It appears it has been replaced relatively recently.
- Piping has exceeded its expected life and insulation is in poor condition causing sweating above the ceiling, creating water damage and occasional mold issues.
- Bathrooms are exhausted without any apparent make-up air. Some exhaust fans aren’t operational. Because there is no make up air in the bathrooms high humidity is an issue.
- Toilet fixtures are in fair to good condition and don’t appear to require replacement as of yet.
- Chilled water is provided by an air cooled chiller which appears to be in good condition, and is approximately 8 years old.
- The building does not have a sprinkler system.
- The building has minimal controls for the boilers and fan coil units, basically start and stop.

The exteriors of the buildings should not require extensive renovations. Improvements should be limited to the entrance area at each residence hall to enhance their “curb appeal”. It was noted however, that two of the buildings will likely require reroofing in the near future.

The university explained that they would like the flexibility of housing upper classmen in the Freshmen Village in the future, if they desire. UWG also explained that the current cost of on-campus housing is relatively low compared to other similar Georgia Universities. Renovations should be designed to be within a budget that will allow the university to keep housing costs competitive.

FRESMEN VILLAGE EXISTING CONDITIONS

STV conducted an evaluation of existing conditions within the four residence halls in Freshmen Village. Generally speaking, the buildings are in good condition for their age. The roof on Boykin Hall appears to be in poor condition and should be replaced. Windows in the buildings have been replaced with double-glazed units within the past several years. However, the mechanical and electrical systems in many instances are beyond their useful lives. The following summarizes the conditions and recommendations for the mechanical and electrical systems:

BOWDON HALL

- Currently the building is served with fancoil units without outside air ducted to them. The fancoil units are in poor condition and have exceeded their expected life. The fancoils should be replaced.
- Electrical switch gear is original to the building and is approximately 40 + years old and in poor condition. The electrical switch gear should be replaced.
- The fire alarm system is a Notifier system and is relatively new and in good condition.
- The outdoor transformer is approximately 20 years old and because of settling, is located on an uneven concrete pad; this needs to be corrected.
- Piping system is a two pipe system with manual change over. This system provides poor control in spring and fall.
- The air handling unit consists of a multizone unit in a penthouse. The unit is in poor condition but beyond life expectancy and should be replaced.
- The boiler pump is in fair condition. It appears it has been replaced relatively recently.
- Piping has exceeded its expected life and insulation is in poor condition causing sweating above the ceiling, creating water damage and occasional mold issues.
- Bathrooms are exhausted without any apparent make-up air. Some exhaust fans aren’t operational. Because there is no make up air in the bathrooms high humidity is an issue.
- Toilet fixtures are in fair to good condition and don’t appear to require replacement as of yet.
- Chilled water is provided by an air cooled chiller which appears to be in good condition, and is approximately 8 years old.
- The building does not have a sprinkler system.
- The building has minimal controls for the boilers and fan coil units, basically start and stop.
Domestic hot water is provided by a Hi Delta domestic hot water heater teamed with 500 gallon storage tank.

The hydronic system is two pipe. The piping is beyond its expected life.

The heating/cooling pump for hot/cold water is in good condition.

The air handling unit is original to building and is in poor condition. It should be replaced.

D-wing is being renovated using variable refrigerant heat pumps and a dedicated outside air unit on the roof.

The facility does not have a sprinkler system.

Toilet fixtures are in fair condition but should be replaced in the next ten years.

The building has minimal HVAC controls by Siemens (mainly thermostats).

BOYKIN HALL

The building is currently served with fancoil units above the ceiling at the doors to each room with no dedicated outside air to them. The fan coils are in poor condition, and have exceeded their expected life, and should be replaced.

The building has a new 2000 amp switch gear 208/120 volt.

Two air handling units are located in the basement. They are original and in poor condition and should be replaced.

The hydronic system is two pipe. Piping is beyond its expected life, is in poor condition, and should be replaced.

The pump serving the hydronic system is in fair condition.

Heating is provided by two gas fired hot water boilers. They are in good condition.

Domestic hot water is provided by a 500 gallon PVI water heater which is in good condition.

The HVAC controls are very limited and provided by Siemens Controls.

The fire alarm system is Notifier and is new and in good condition.

The transformer is a pad mounted transformer and in good condition.

Chilled water is provided by a 100 ton Trane chiller, which is over-sized for the building.

Toilet fixtures are in fair condition.

Toilet areas do have exhaust and conditioned make up air to the spaces, but it is inadequate for the size of the toilet room. This should be corrected.

GUNN HALL

The building is served with fancoil units located under the windows. Piping is contained in the floor slab which has created problems. Fan coil units are in poor condition as well as the piping serving them and should be replaced.

The hydronic system is two pipe with manual change over.

Each wing has a dedicated air handling unit which feeds air to the toilet rooms and the common areas.

Air handling units are located on third floor and are in poor condition. Outside air to the air handling units is via an air vent ducted to the roof. It is not directly ducted to an outside air vent.

Cooling for the air handling unit is via a condensing unit located outside on the roof. One compressor is non-functional and in disrepair and thus the unit does not have the installed capacity.

The main electrical distribution panel is 1600 amps and relatively new and in good condition.

Boilers are gas fired and are new. The flue stack is sufficient in size to only allow firing of one boiler at a time. The boiler stack, which is relatively new, needs to be replaced with a larger diameter stack, to accommodate both boilers simultaneously.

The domestic hot water heaters are two 500 gallon gas-fired units. They are new and in good condition.

STV provided UWG with five options for the renovation in the Freshmen Village including Bowdon Hall, Downs Hall, Boykin Hall and Gunn Hall. These options become progressively more ambitious and expensive. The first option provides the existing buildings with renovated bathrooms, improved lounge and communal areas, refinished bedrooms, and mechanical and electrical systems that are extensively renovated or replaced. The second option provides the renovations described above but creates a limited number of mini-suites with private bathrooms to expand the housing options available to freshmen. The third option proposes the renovation of Downs Hall and Boykin Hall. Bowdon Hall would be demolished to make way for the construction of a new 310 suites-style residence hall in its place to provide more options to freshmen. The fourth option proposes the renovation of Bowdon Hall and the demolition of Downs and Boykin Halls and creates a larger U-shaped residence hall with approximately 460 beds. The fifth option demolishes Bowdon Hall, Down Hall, and Boykin Hall and replaces them with the two new suites style residence halls described for options 3 and 4 above. The University selected the fourth option as the most desirable.

Option 4 maintains approximately 293 beds in a renovated Bowdon Hall (16 beds are lost to renovations) and creates approximately 460 suites-style beds in new construction. The layout of the suites is anticipated to be similar to the suite with private baths depicted above for the proposed 600 bed residence hall (See drawing 4-22).

Bowdon Hall – Bowdon Hall is renovated as briefly described below. (See drawings 4-2 through 4-6):

- Remove the existing built-in furniture in sleeping rooms
- Refinish all of the sleeping rooms.
- Provide new furniture in all of the sleeping rooms.
University of West Georgia

Student Housing and Food Service Study

- Enlarge the bathroom by incorporating the adjacent custodial areas and one adjacent sleeping room. This expands the bathroom, increasing its privacy and providing a separate, private bathroom as well. Each wing will lose one double bedroom on each floor resulting in a net loss of 16 beds in the building.
- Renovate the small study lounges located in each wing.
- Expand the second floor kitchen by incorporating the adjacent storage area and providing new millwork, appliances and finishes.
- Reconfigure the generous lounge and communal areas to provide discrete areas for gaming (Playstations, WII’s, etc.) television, study, meetings and conversation.
- Provide one new elevator adjacent to the central common area to provide ADA accessibility.

New Suite-Style Residence Hall is constructed (see drawings 4-22, 4-35, 4-36, and 4-37):

- Downs Hall and Boykin Hall are demolished
- A new suites-style residence hall is constructed on the site created by the demolition. This new structure will contain approximately 460 beds and 124,600 square feet. It is intended that this structure will be planned in a U-shaped configuration with the open end of the U facing to the northwest toward the site of the new dining hall. The new dining hall would be constructed to partially close the open end at the residence hall building to create a courtyard or “quad” that can be designed to support a variety of outdoor activities (See drawing 4-22).
- The new residence hall is designed so that there is an entrance into the courtyard from the parking along West Georgia Drive. This entrance is through an arched passageway under study lounges located on the upper floors.

Gunn Hall - Option 1 - Gunn Hall has been recently renovated and refinished, including two new elevators, and it is anticipated that renovations will be less extensive than in the other three residence halls. (See drawings 4-16 through 4-19):

- Enlarge the bathroom by incorporating the adjacent storage areas. This expands the bathroom, increasing its privacy and providing a separate, private bathroom as well.
- Renovate the small study lounges located in each wing.

The renovations to Bowdon Hall are anticipated to cost approximately $110.00 per square foot. There are 37,916 square feet in the building resulting in a project cost of $4,171,000.00, or approximately $27,805.00 per bed. The cost per bed in Gunn Hall is higher than in Bowdon Hall because there the number of square feet per bed is significantly higher than in Bowdon Hall.

Following the completion of the above housing program, it is anticipated that Watson hall will be razed, providing a site for possible future development. Because Watson Hall contains approximately 300 beds, the net gain in the number of new beds on campus will stand at approximately 300 (the 600 bed gain in the 600 bed suites-style residence hall minus the 300 beds in Watson Hall).

The renovations to Bowdon Hall are anticipated to cost approximately $110.00 per square foot. There are 37,916 square feet in the building resulting in a project cost of $4,171,000.00, or approximately $27,805.00 per bed.

The 460 bed residence hall will require approximately 124,610 square feet of new construction, or approximately 271 square feet per bed. The project cost, including construction, fees, and furniture, is estimated to be from a minimum of $16,822,000.00 ($135.00 per square foot) to a maximum of $19,315,000.00 ($155.00 per square foot). This equates to a cost of $36,570.00 per bed to $41,980.00 per bed, with a median of $39,280.00 per bed.

The renovations to Gunn Hall are anticipated to cost approximately $110.00 per square foot. There are 37,916 square feet in the building resulting in a project cost of $4,171,000.00, or approximately $27,805.00 per bed. The cost per bed in Gunn Hall is higher than in Bowdon Hall because there the number of square feet per bed is significantly higher than in Bowdon Hall.

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3 DINING HALL NARRATIVE

University of West Georgia (UWG) requested STV to study aspects of student housing on campus. In conjunction with the housing study, STV examined the feasibility of constructing a New Dining Hall on the site of the existing Art Annex building and neighboring parking adjacent to Freshmen Village. Because the primary food service facility (Z-6) is remote from the Freshmen Village on the western side of the campus, it is inconvenient to many students and can have a negative impact on the marketability of rooms in Freshman Village. The current Z-6 dining facility is also crowded at peak meal times and anticipated enrollment growth will exacerbate this situation. For these reasons the university would like to augment its food service program with a new facility close to Freshmen Village on the eastern side of campus.

DINING HALL

The new facility, expected to have approximately 320 seats, is intended to provide board and retail food service for this portion of campus with a menu that will be somewhat less ambitious than the Z-6 menu. The site selected for the new dining facility is the current location of the Art Annex. This building is located adjacent to Downs Hall and is adjacent to the Pub & Print building. The Pub & Print building is utilized by a broad range of both students and staff on campus and must be maintained. The planning for the proposed dining hall must accommodate the Pub & Print operations. A convenience store and 500 square foot meeting room are also proposed for the new dining hall as additional amenities to students in Freshman Village. The University has proposed constructing new offices for the residence life staff on a second floor above the dining facility. The program and discussion for these offices follows at the end of this section.

The program developed for the dining hall provides the spaces necessary to support the 320 seats and proposed menu. The program is listed below:

<table>
<thead>
<tr>
<th></th>
<th>Description</th>
<th>Square Feet</th>
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<tbody>
<tr>
<td>1</td>
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<td>2</td>
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<td>3</td>
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<td>Freezers</td>
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<tr>
<td>7</td>
<td>Loading Dock/Receiving/Recycling</td>
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<td>8</td>
<td>Toilets</td>
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<tr>
<td>9</td>
<td>Staff Lockers / Toilets</td>
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<tr>
<td>10</td>
<td>Offices</td>
<td>800 sf</td>
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<td>11</td>
<td>Entry</td>
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<tr>
<td>12</td>
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<td>14</td>
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</tbody>
</table>

Although the dining hall is intended to serve pedestrian traffic, it is sited to preserve parking for the dining hall, as well. This parking will be short-term parking provided as a convenience to visitors and those who are disabled. There are 22 parking spaces provided, which is approximately equal to the number of parking spaces currently provided on the site. In Schemes 1 and 2, the dining hall is also sited to enhance service access to the Pub & Print building. New driveway access is located along the north side of the proposed dining hall providing access to the loading dock on the rear or east side of the building. This driveway also provides improved access to the Pub and Print building. Other measures are suggested to improve access for trucks to the dining hall and the Pub and Print building, including removal of the gate and island at the intersection of West Georgia Drive and Back Campus Drive between Boykin and Gunn Halls. The roadway in this location should also be widened to better accommodate larger trucks.

The building is designed with a “front” facing Back Campus Drive to the south and service access facing to the “rear” or north between the dining hall and current Pub & Print location. (See drawing 4-1). The building entrance on the south side provides direct access into the dining room, meeting rooms, the Convenience Store, and access into the proposed second floor Residence Life offices. The dining area is
concentrated on the eastern/southeastern side of the building to take advantage of the solar orientation. Extensive glazing on these two exposures provides views and access into the new courtyard proposed in housing options 4 and 5. The glazing is protected by a deep overhang to prevent the harsh summer sun from penetrating into the dining space. A patio or outdoor dining and program space is provided adjacent to the dining room as an amenity for all building users. Access to basement mechanical and electrical spaces is provided via a stair and areaway located on the northwest corner of the building. See drawing 4-24.

The loading dock at the rear of the building provides access for deliveries and is near the cold storage, freezer and dry good storage areas. An area for short term recycling storage is also provided at the loading dock. A fenced and screened location for dumpsters is provided adjacent to the loading dock for removal of trash and recyclables.

The building is designed to complement the architecture of the proposed adjacent 460 bed residence hall. The primary exterior material of both buildings is brick and some architectural detailing is shared by both buildings, including the columns around porches, brick color, detailing and other features. See drawing 4-34.

An 8,500 square foot second floor is provided for the proposed new offices for the residence life staff. Public access to the second floor is provided at the building entrance lobby via a stair and elevator, and service access is provided to the second floor via a service elevator and stair adjacent to the loading dock. An architectural program was developed for these offices with the residence life staff and is listed below:

1. Reception and Lobby 900 sf
   - Waiting for 15 – 20
   - Counter assistance for 5 being served simultaneously

2. 5 Leadership Staff Offices @ 225 sq ft each 1,125 sf
   - Desk, files, shelving, small conference table

3. 10 Support Staff Offices @ 150 sq ft each 1,500 sf
   - Desk, 2 files, 2 side chairs

4. Graduate / Casual Labor and Student Support Staff 480 sf
   - 4 work stations @ 120 sq ft each

5. Conference Rooms 1,000 sf
   - 1 large conference room to seat up to 25 (600 sf)
   - 1 small conference room / classroom to seat up to 10 (250 sf)
   - 1 small conference room to seat up to 6 (150 sf)

6. Storage – 3 separate rooms @ 100 sq ft each 300 sf
   - Storage rooms for res. Life, supplies, and misc. marketing

7. Media Room (open space sized like double office) 300 sf
   - Video filming
   - Computer marketing

8. Dispatch office 250 sf
   - 24/7 office with security window, adjacent to lobby, but separate space with seating and console for 2

9. Copy Room 150 sf
10. Break Room / Kitchenette 200 sf
11. Mechanical and Electrical 500 sf
12. Custodial 100 sf
13. Toilet Rooms 300 sf
   - 2 @ 150 sq ft each

   - 4 spaces required, 8 spaces preferred

15. Circulation/Misc. (20% of Subtotal) 1,420 sf

TOTAL 8,525 sf
The cost of the dining hall is estimated to be approximately $325.00 per square foot. The area of the dining hall is approximately 20,000 gross square feet. Therefore, the estimated construction cost for the dining hall is approximately $6,500,000.00. This does not include the costs associated with the second floor residence life offices. It is estimated that this 8,500 square foot area will cost approximately $225.00 per square foot and require an investment of an additional $1,912,000.00. The total project cost for this structure is $8,412,000.00.
LEGEND
- BEDROOM
- BATH / TOILET
- COMMUNAL
- ADMINISTRATION
- MECH / SUPPORT
- CIRCULATION

59,100 GROSS SQ FT
300 SQ FT NEW ELEVATOR CONSTRUCTION
293 BEDS
16 BEDS LOST TO EXPANSIONS OF BATHS
DOUBLE BED UNIT
319 NET SQ FT
359 GROSS SQ FT

SINGLE BED UNIT
218 NET SQ FT
257 GROSS SQ FT

RA UNIT
251 NET SQ FT
297 GROSS SQ FT

TYPICAL UNIT PLANS
NEW SUITES-STYLE RESIDENCE HALLS
5 APPENDIX

This appendix contains information on the housing schemes for Freshmen Village that were examined by UWG and STV, but discarded because they were not deemed as advantageous as the selected housing option (Option 4) described in Section 2 of this report.

NEW SUITES-STYLE RESIDENCE HALL

The first step for each of the options described below is the construction of the 600 bed suites-style residence hall on Roberts Field as described in Section 2. The residence hall would be used to temporarily house students while the renovations of existing residence halls were completed.

FRESHMEN VILLAGE

STV provided UWG with several options for the renovation in the Freshmen Village including Bowdon Hall, Downs Hall, Boykin Hall and Gunn Hall. These options become progressively more ambitious and expensive. The first option provides the existing buildings with renovated bathrooms, improved lounge and communal areas, refinished bedrooms, and mechanical and electrical systems that are extensively renovated or replaced. The second option provides the renovations described above but creates a limited number of mini-suites with private bathrooms to expand the housing options available to freshmen. The third option proposes the demolition of Bowdon Hall and the construction of a new 310 suites-style residence hall in its place to provide more options to freshmen. The fourth option proposes the demolition of Downs and Boykin Halls and creates a larger U-shaped residence hall with approximately 460 beds.

OPTION 1 is based on the premise that all four existing residence halls in Freshmen Village will be renovated to provide the improved features listed below (see drawing 4-20).

Bowdon Hall - Option 1 includes the following features (See drawings 4-2 through 4-6):

- Remove the existing built-in furniture in sleeping rooms
- Refinish all the sleeping rooms.
- Provide new furniture in all sleeping rooms.
- Enlarge the bathroom by incorporating the adjacent custodial areas and one adjacent sleeping room. This expands the bathroom, increasing its privacy and providing a separate, private bathroom as well. Each wing will lose one double bedroom on each floor resulting in a net loss of 16 beds in the building.
- Renovate the small study lounges located in each wing.
- Expand the second floor kitchen by incorporating the adjacent storage area and providing new millwork, appliances and finishes.
- Reconfigure the generous lounge and communal areas to provide discrete areas for gaming (Playstations, Wii’s, etc.) television, study, meetings and conversation.
- Provide one new elevator adjacent to the central common area to provide ADA accessibility.

Downs Hall - Option 1 includes the following features (See drawings 4-7 through 4-10):

- Remove the existing built-in furniture in sleeping rooms
- Refinish all the sleeping rooms.
- Provide new furniture in all sleeping rooms.
- Enlarge the bathroom by incorporating the adjacent custodial and storage areas. This expands the bathroom, increasing its privacy and providing a separate, private bathroom as well.
- Replace the existing storage room and study cubicles in each wing with an open lounge area that can function as the “living room” for each wing. This option also provides the opportunity for small study lounges to be created in each wing.
- Reconfigure the first floor lounge and communal areas to provide discrete areas for television, meetings and conversation.
- Reconfigure the lower level lounge and communal areas to provide discrete areas for gaming (Playstations, Wii’s, etc.) television, study, meetings and conversation.
- Provide new elevators at each wing to provide ADA accessibility (3 total - each wing is on a different level from the central lounge and entrance wing).

Boykin Hall - Option 1 includes the following features (See drawings 4-11 through 4-15):

- Remove the existing built-in furniture in sleeping rooms
- Refinish all the sleeping rooms.
- Provide new furniture in all sleeping rooms.
- Enlarge the bathroom by incorporating the adjacent storage areas. This expands the bathroom, increasing its privacy and providing a separate, private bathroom as well.
- Both wings in Boykin Hall have an open lounge area. It is proposed that this area be refinished and refurbished to accommodate conversation and television.
- Renovate the small study lounges located in each wing.
- Reconfigure the lounge and communal areas to provide discrete areas for gaming (Playstations, Wii’s, etc.) television, study, meetings and conversation.
- Provide new elevators at each wing (2 total) to provide ADA accessibility in the building.

Gunn Hall - Option 1 - Gunn Hall has been recently renovated and refinished, including two new elevators, and it is anticipated that renovations will be less extensive than in the other three residence halls. (See drawings 4-16 through 4-19).

- Enlarge the bathroom by incorporating the adjacent storage areas. This expands the bathroom, increasing its privacy and providing a separate, private bathroom as well.
- Renovate the small study lounges located in each wing.
OPTION 2 assumes that some mini-suites will be created in the existing residence halls by converting three double bedrooms into two mini-suites. Each suite would contain one double bedroom and one private bath. Each one of these conversions would result in a net loss of two beds.

Bowdon Hall - Option 2 includes all of the items in Option 1 above with the following additions/revisions:
• Some of the bedrooms can be converted into mini-suites. Three adjacent double bedrooms can be converted into two mini-suites. Each mini-suite contains a double bedroom and a private bath. (See drawings 4-2 through 4-6)

Downs Hall - Option 2 includes all of the items in Option 1 above with the following additions/revisions:
• Some of the bedrooms can be converted into mini-suites. Three adjacent double bedrooms can be converted into two mini-suites. Each mini-suite contains a double bedroom and a private bath. (See drawings 4-7 through 4-10)

Boykin Hall - Option 2 includes all of the items in Option 1 above with the following additions/revisions:
• Some of the bedrooms can be converted into mini-suites. Three adjacent double bedrooms can be converted into two mini-suites. Each mini-suite contains a double bedroom and a private bath. (See drawings 4-11 through 4-15)

Gunn Hall - Option 2 includes all of the items in Option 1 above with the following additions/revisions:
• Some of the bedrooms can be converted into mini-suites. Three adjacent double bedrooms can be converted into two mini-suites. Each mini-suite contains a double bedroom and a private bath. (See drawings 4-16 through 4-19)

OPTION 3
Bowdon Hall - Bowdon Hall is demolished and a new suites-style residence hall is constructed on the Bowdon Hall site. This new structure will contain 310 beds in approximately 95,000 square feet. The layout of the suites is anticipated to be similar to the suite with private baths depicted above. (See drawing 4-21)

Downs Hall – Same as Option 1 above.

Boykin Hall – Same as Option 1 above.

Gunn Hall – Same as Option 1 above.

OPTION 4 – This Option is the option selected by the University as the most advantageous. It maintains approximately 293 beds in a renovated Bowdon Hall (16 beds are lost to renovations) and creates approximately 460 suites-style beds in new construction. The layout of the suites is anticipated to be similar to the suite with private baths described above (See drawing 4-22).

Bowdon Hall – Bowdon Hall is renovated as described in Option 1 above.

Downs Hall and Boykin Hall – Both Downs and Boykin Halls are demolished and a new suites-style residence hall is constructed on the site created. This new structure will contain approximately 460 beds and 138,000 square feet. It is intended that this structure will be planned in a U-shaped configuration with the open end of the “U” facing to the northwest, toward the site of the new dining hall. The new dining hall would be constructed to partially close the open end of the “U” shaped residence hall to create a courtyard or “quad” that can be designed to support a variety of outdoor activities.

Gunn Hall – Same as Option 1 above.

OPTION 5 This Option creates approximately 770 suites-style beds in new construction following the demolition of Bowdon, Downs and Boykin Halls. Gunn Hall is to be renovated as described in the options above. The layout of the suites is anticipated to be similar to the suite with private baths depicted above (See drawing 4-23).

Bowdon Hall is demolished
• A new suites-style residence hall is constructed on the Bowdon Hall site. This new structure will contain 310 beds in approximately 95,000 square feet. The layout of the suites is anticipated to be similar to the suite with private baths depicted above.

Downs Hall and Boykin Hall are demolished
• A new suites-style residence hall is constructed on the site created by the demolition. This new structure will contain approximately 460 beds and 138,000 square feet. It is intended that this structure will be planned in a U-shaped configuration with the open end of the U facing to the northwest toward the site of the new dining hall. The new dining hall would be constructed to partially close the open end at the residence hall building to create a courtyard or “quad” that can be designed to support a variety of outdoor activities. (See drawing 4-24)

Gunn Hall – Same as Option 1 above.

Following the completion of the above housing program, it is anticipated that Watson hall will be razed, providing a site for possible future development. Because Watson Hall contains approximately 300 beds, the net gain in the number of new beds on campus will stand at approximately 300 (the 600 bed gain in the 600 bed suites-style residence hall minus the 300 beds in Watson Hall).