

FACILITIES MASTER PLAN / CAPITAL PROJECT REQUEST  
CAPITAL REQUIREMENTS SUMMARY AND NEEDS ASSESSMENT FORM  
(Form 1A)

Institution: George C. Wallace Community Coll  
Dothan  
Name of Respondent: H. Lynn Bell, Dean of Business Affairs

Telephone Number: 334-556-2223  
E-Mail Address: lbell@wallace.edu

A. IMMEDIATE CAPITAL REQUIREMENTS - YEAR 11 (2012-2013)

	Institutional Priority	Funding Sources			Estimated Total Cost	Specify Source (s) Other State	Specify Source(s) Other Funds	Building Number (If existing Facility or Facilities)	Space Utilization Description (If more than 1 Code used include % for each Code. Click here to view Codes)	Projected Gross Square Feet. (Should be used only for Subsection 1 or 2 Projects)	Projected Net Assignable Square Feet. (Should be used only for Subsection 1 or 2 Projects)	Space Category (If more than 1 Code used include % for each Code. Click here to view Codes)	Change in Purpose (Yes or No Depending on Project)	Project Start/ Acquisition Date	Projected Completion/ Acquisition Date	Basis of Requirement (Use no more than 2 Codes. Click here to view Codes)
		Education Trust Fund	Other State Funding	Other Funds												
<b>1. New Construction/Acquisition Projects</b>																
1. Health Sciences Building Dothan Campus	5	\$12,360,000			\$12,360,000			New	1 (60%) 2T (40%)	94,000	70500 Est	E&G	Yes-New Construction	10/01/12	9/30/2014	B, C,
2. Welding Shop, Dothan Campus	1	\$1,470,770			\$1,470,770			New	1(25%) 2T(75%)	8,800	7920 Est	E&G	Yes-New Construction	10/01/12	12/31/2013	B, E
3. Training for Industry Building Dothan Campus	12	\$704,520			\$704,520			New	1(40%) 2T(60%)	6,000	4800 Est	E&G	Yes-New Construction	10/01/12	9/30/2013	B, D
4. 300 Space Parking Lot -- Wallace Campus	9	\$678,185			\$678,185			New	17. Parking			Other	Yes - New Construction	10/01/12	9/30/2013	F
5. 60 Space Parking Lot - Sparks Campus	10	\$137,400			\$137,400			New	17. Parking			Other	Yes - New Construction	10/01/12	9/30/2013	F
Subtotal		\$15,350,875			\$15,350,875											
<b>2. Renovation/Remodeling Projects</b>																
1. Library/LRC	6		\$150,000		\$150,000			A2	4	14,342	11,227	E&G	No	10/01/12	9/30/2013	D, E
2. Bevell Center Technical Work Area	2	\$265,740			\$265,740			K	1	25,581	12,790	E&G	No	10/01/12	9/30/2013	E, G
3. Computer Technology Center Air Handler	16	\$60,738			\$60,738			A54	1	26,586	17,475	E&G	No	10/01/12	9/30/2013	E, G
4. Rane Hall Chiller/Air Handler	13	\$129,995			\$129,995			A50	1	16,827	10,111	E&G	No	10/01/12	9/30/2013	E, G
5. EMS/Drafting Building, Wallace Campus	8	\$233,836			\$233,836			A56	1 (30%), 2T (70%)	9,490	7,952	E&G	No	10/01/12	9/30/2013	E
6. Bevell Center Slate Roof & Porticos	4	\$173,522			\$173,522			K	1	25,581	12,790	E&G	No	10/01/12	9/30/2013	E
7. Library/LRC	7		\$350,000		\$350,000			A2	4	14,342	11,227	E&G	No	10/01/12	9/30/2013	E
8. Bevell Center Interior Renovation Sparks	3	\$327,978			\$327,978			K	1	7,400	5,550	E&G	No	10/01/12	9/30/2013	D, E
9. Interior Repairs Tech Bldgs, Wallace & Sparks	11	\$942,658			\$942,658			Various	1 (30%), 2T (70%)	98,655	95,752	E&G	No	10/01/12	9/30/2013	C, E
Subtotal		\$2,134,467	\$500,000		\$2,634,467											
<b>3. Major Capital Equipment Projects</b>																
1. Purchase Man Lift Dothan Campus	17	\$78,600			\$78,600			N/A	N/A	N/A	N/A	N/A	No	10/01/12	12/1/2012	C, J
Subtotal		\$78,600			\$78,600											
<b>4. Deferred Maintenance/Facilities Renewal (See Instructions)</b>																
1. Painting - Interior/Exterior - Sparks Campus	15	\$169,600			\$169,600			Various	Various			Various	No	10/01/12	9/30/2013	E
2. Demolition Obsolete Structures	14		\$254,670		\$254,670			A27, T13, T23, T24, T17	1 (38%), 2T (44%), 10 (18%)	21,356	N/A	E&G, Aux	Yes Future New Construction	10/01/12	9/30/2013	E, F
Subtotal		\$169,600	\$254,670		\$424,270											
<b>Total Immediate Year 1 Capital Requirements</b>		<b>\$17,733,542</b>	<b>\$754,670</b>		<b>\$18,488,212</b>											

**A brief description and justification must be attached for each project listed above.**

Provide a succinct but thorough justification of the need for the capital project. This information may be included in a separate Word Processing document. See instructions for further information.

FACILITIES MASTER PLAN / CAPITAL PROJECT REQUEST  
 CAPITAL REQUIREMENTS SUMMARY AND NEEDS ASSESSMENT FORM  
 (Form 1B)

Institution: George C. Wallace Community College - Dothan

Telephone Number: 334-556-2223

Name of Respondent: H. Lynn Bell, Dean of Business Affairs

E-Mail Address: [lbell@wallace.edu](mailto:lbell@wallace.edu)

**B. I INTERMEDIATE CAPITAL REQUIREMENTS - YE/EAR 2 (2013 - 2014)**

Institutional Priority	Funding Sources			Estimated Total Cost	Specify Source(s) Other State	Specify Source(s) Other Funds	Building Number (If existing Facility or Facilities)	Space Utilization Description (If more than 1 Code used include % for each Code. Click here to view Codes)	Projected Gross Square Feet. (Should be used only for Subsection 1 or 2 Projects)	Projected Net Assignable Square Feet. (Should be used only for Subsection 1 or 2 Projects)	Space Category (If more than 1 Code used include % for each Code. Click here to view Codes)	Change in Purpose (Yes or No Depending on Project)	Projected Start/ Acquisition Date	Projected Completion/ Acquisition Date	Basis of Requirement (Use no more than 2 Codes. Click here to view Codes)
	Education Trust Fund	Other State Funding	Other Funds												
<b>1. New Construction/Acquisition Projects</b>															
1. Office/Admin Space/Print Shop Dothan Campus	9	\$996,400		\$996,400			N/A	1 (66%) 10 (34%)	6,400	4,740	E&G(66%), Aux (34%)	Yes - New Construction	10/01/13	9/30/2014	B, E
2. Underground Elect Dist System Sparks	2	\$490,171		\$490,171			N/A	9			Other	No	10/01/13	9/30/2014	
Subtotal		\$1,486,571		\$1,486,571											
<b>2. Renovation/Remodeling Projects</b>															
1. Auto Body Lab Addition Sparks	7	\$243,800		\$243,800			E	1 (25%) 2T (75%)	2,000	1,812	E&G	No	10/01/13	9/30/2014	C
2. Replace Int Elec System A Bldg Sparks	4	\$208,608		\$208,608			A		20,880	12,985	E&G	No	10/01/13	9/30/2014	E, G
3. Replace Elevator Science Building Dothan	5	\$90,630		\$90,630			A3		39,598	27,294	E&G	No	10/01/13	9/30/2014	C, E
4. Convert Welding Bldg to Genl Pur Bldg Dothan	1	\$286,130		\$286,130			T22	1(20%) 2T (80%)	6,252	5,314	E&G	Yes	12/31/13	12/31/2014	B, D
Subtotal		\$829,168		\$829,168											
<b>3. Major Capital Equipment Projects</b>															
1. Emergency Generators, Sparks & Dothan	6	\$197,160		\$197,160			A, A52	1			E&G	No	10/01/13	9/30/2014	G, J
Subtotal		\$197,160		\$197,160											
<b>4. Deferred Maintenance/Facilities Renewal (See Instructions)</b>															
1. Parking Lot Maintenance - Wallace Campus (Resurfacing, striping, signage, drainage)	8	\$507,422		\$507,422			N/A	17. Parking			Other	No	10/01/13	9/30/2014	E, J
2. Security/Parking Lot Lighting Wallace & Sparks Campuses	3	\$257,474		\$257,474			N/A	9			Other	No	10/01/13	9/30/2014	D, J
3.															
4.															
Subtotal		\$764,896		\$764,896											
Total Intermediate Year 2 Capital Requirements		\$3,277,795		\$3,277,795											

**A brief description and justification must be attached for each project listed above.**

Provide a succinct but thorough justification of the need for the capital project. This information may be included in a separate Word Processing document. See instructions for further information.

FACILITIES MASTER PLAN / CAPITAL PROJECT REQUEST  
 CAPITAL REQUIREMENTS SUMMARY  
 (Form 1C)

Institution: George C. Wallace Community College - Dothan

Name of Respondent: H. Lynn Bell, Dean of Business Affairs

Telephone Number: 334-556-2223 E-Mail Address: [lbell@wallace.edu](mailto:lbell@wallace.edu)

C. LONG TERM CAPITAL REQUIREMENTS - YEARS 3-5 (2014-2015 through 2016-2017)

	Estimated Total Cost
1. New Construction/Acquisition Projects	
1. Multi-Purpose Building - Sparks Campus	\$3,303,384
2. Student Center w/ Cafeteria - Wallace Campus	\$3,668,448
3. General Education Building - Wallace Campus	\$3,209,892
4.	
Subtotal	\$10,181,724
2. Renovation/Remodeling Projects	
1. Remodel Rane Hall for General Academic Use	\$1,307,200
2. Remodel Gary Health Building for General Academic Use	\$1,895,392
3. Replace/Convert HVAC CEWD Bldg to Chilled Water	\$185,000
4.	
Subtotal	\$3,387,592
3. Major Capital Equipment Projects	
1.	_____
2.	_____
3.	_____
4.	_____
Subtotal	_____
4. Deferred Maintenance/Facilities Renewal (See Instructions)	
1. Repairs to Drainage & Irrigation Dothan	\$136,570
2. Repairs to Drainage & Irrigation Sparks	\$183,486
3. Replace Major HVAC Components Dothan Campus	\$222,600
4. Replace Boilers Dothan Campus	\$68,900
Subtotal	\$611,556
Total Long Term Capital Requirements	\$14,180,872
Funding Source for All Long Term Projects:	
Education Trust Fund	\$ 14,180,872
Other State Funding	\$ _____
Other Funds	\$ _____

**D. TOTAL ALL CAPITAL PROJECTS** \$ 35,946,879  
 (The total of Form1A, 1B and 1C  
 should be reported in Part D)



**GEROGE C WALLACE COMMUNITY COLLEGE, DOTHAN  
FACILITIES MASTER PLAN  
IMMEDIATE CAPITAL REQUIREMENTS YEAR 1 (2012—2013)**

NEW CONSTRUCTION - WELDING TECHNOLOGY BUILDING – WALLACE CAMPUS – This project, Institutional Priority 1, site adapts the Welding Shop on the Sparks Campus for the Dothan Campus. This design is a modern, 8,800 gsf building containing a classroom, welding laboratory and offices to support the Welding Technology Program. The program is one of the College's strongest technical programs and is currently limited by an outdated, undersized facility. The building will be located to the east of the current Welding Building and south of the Baseball Field on a currently vacant space.

BUILDING RENOVATION – ALABAMA TECHNOLOGY CENTER (BEVILL CENTER) AIR CONDITIONING AND INTERIOR - SPARKS CAMPUS – This project, Institutional Priorities 2, 3, & 4, renovates the main technical instruction area and interior public areas in the Alabama Technology Center, Eufaula. Priority 2 replaces obsolete and failed computer room type air conditioning is the main work area with an energy efficient maintainable system with zone controls. Priority 3 removes failed, damaged and stained wallpaper, repaints the interior, reconfigures and adds partition walls to meet current building usage and adds or replaces lighting as needed. Priority 4 completes renovation of some 6,000 sf of simulated slate roof on the rotunda, entrance ways and seminar room. The main roof was replaced several years ago. This project will make the 9,400 sf technical work area more efficient and adaptable for current demands and greatly increase the flexibility and usage of the Center. While these 3 projects are most efficiently executed together, the HVAC work is of sufficient criticality to warrant the higher priority. The technical work area is only marginally usable at present due to numerous failed HVAC components and unstable environmental conditions. Finishing the roof work in concert with the interior work ensures a fully serviceable building in the future.

NEW CONSTRUCTION - HEALTH BUILDING – WALLACE CAMPUS – This project, Institutional Priority 5, constructs a 2 story centrally located Health Sciences Building on the Wallace Campus. The building is currently estimated to be some 94,000 square feet and will house

expanding nursing and allied health professions in classrooms, laboratories and offices. These programs are currently scattered among 5 buildings on the Wallace Campus. Some of these buildings are deteriorated and require extensive renovation. This project combines these similar activities into a single, purpose built facility, designed specifically for health science instruction yielding greater efficiencies, increased communication and synergy. This building will have laboratories, simulation centers and utilities specifically applicable to the health professions being trained. This project will be located on the west side of the Dothan Campus on the site of the old Community Services Building which was demolished in 2009.

RENOVATION – LIBRARY/LRC – WALLACE CAMPUS – This project, Institutional Priorities 6 & 7, replaces, insulates and upgrades the direct air exchange HVAC system and performs interior renovation work in the Library/Learning Resource Center. The HVAC portion of the project includes replacing components such as the air handler, the 4 external condensing units, distribution boxes, ducting and duct insulation. The building is already connected to the College wide building management system and this project will improve and maximize the performance of that system. Much of the current equipment is obsolete, outdated, energy inefficient and requires excessive maintenance and monitoring. The building renovation portion of the project replaces and renovates failed and failing interior finishes, flooring, suspended ceiling and lighting in the Library/Learning Resource Center with modern, durable items. The project will also reconfigure interior, non-load bearing partition walls to make the daily operations more customer oriented and efficient. Some exterior doors and unused windows will also be modified and/or replaced by this project. Restrooms will also be renovated to current standards including handicapped accessibility. These 2 projects are most efficiently executed as a single design and construction contract due to the nature of LRC functions and operations.

ROOFING RENOVATION – EMERGENCY MEDICAL SERVICE/DRAFTING BUILDING - WALLACE CAMPUS This project, Institutional Priority 8, repairs and/or replaces damaged standing seam metal roofing on some 9,490 sf of roof. This roof currently experiences instruction delaying leaks during every major rain storm and requires a redesign and repair of the gutters and ridge venting and some metal and sub-structure repairs. The condition of the roof will be evaluated during the design process to determine the scope of necessary work.

NEW CONSTRUCTION - 300 SPACE PARKING LOT– WALLACE CAMPUS – This project , Institutional Priority 9, constructs an additional 300 space student parking area complete with drainage, lighting and signage to handle enrollment growth, eliminate unsafe parking and preserve landscaped areas. Currently at peak class periods, there are in excess of 200 vehicles illegally parked on the Dothan Campus on grass and blocking roadways and emergency vehicle access. This project will occupy +/- 4 acres purchased by the College on the west side of the Dothan Campus.

NEW CONSTRUCTION - 60 SPACE PARKING LOT– SPARKS CAMPUS – This project , Institutional Priority 10, constructs an additional 60 space student parking area complete with drainage, lighting and signage to handle enrollment growth, eliminate unsafe parking and preserve landscaped areas. Currently at peak class periods, there are in excess of 35 vehicles illegally parked on the Sparks Campus on grass and blocking roadways and emergency vehicle access. This project will be located to the south of H Building and will provide adequate parking for Cosmetology, Drafting, Welding and Cabinetmaking programs.

RENOVATION—INTERIOR RENOVATIONS 20 TECHNICAL PROGRAM BUILDINGS –WALLACE & SPARKS CAMPUSES – This project, Institutional Priority 11, accomplishes interior renovations to the main 20 technical instructional facilities on both campuses by installing modern energy efficient lighting, new durable floor surfaces and coatings, modern shop electrical services and specific facility support equipment such as exhaust fans, ventilators, shielding, etc required by technical programs. This project allows the technical programs to use modern technology and equipment to prepare students for future careers.

NEW CONSTRUCTION - TRAINING for INDUSTRY BUILDING – WALLACE CAMPUS – This project, Institutional Priority 12, constructs a 6,000 sf building with an open multi-use floor plan for short term training needs in the Dothan area. The design is a modern, open floor plan building containing a classrooms, and industrial laboratory and offices to support the College's local industry training requirements. There is currently no facility dedicated to meeting these needs. The building will be located to the north of the Refrigeration & Air Conditioning/ Electrical Technology Building.

RENOVATION - REPLACE AIR CONDITIONING CHILLER & AIR HANDLER, RANE HALL - WALLACE CAMPUS - This project, Institutional Priority 13 replaces the current obsolete 60 ton chiller and 18,500 cfm air handler with modern, energy efficient components. Both of these items have exceeded their economic service life and are obsolete and spare parts are exceedingly difficult to obtain. This building is currently an integral portion of the Health Sciences Program housing the Licensed Practical Nursing program. The structure is a modern sound building and would be retained for future College instructional use after construction of the Health Sciences Building (Institutional Priority 5). The replacement of these items is program independent of the function of the building.

FACILITY RENEWAL - DEMOLITION OF OBSOLETE STRUCTURES – WALLACE CAMPUS – This project, Institutional Priority 14, continues the systematic demolition of deteriorated and obsolete structures by demolishing the old Landscaping Storage, Cosmetology, Upholstery, and Small Engine Buildings. The continued demolition of failed and obsolete structures provides valuable clear space already served by utilities, parking and roadways for future construction to meet enrollment growth.

DEFERRED MAINTENANCE - PAINTING – INTERIOR/EXTERIOR – SPARKS CAMPUS -- The purpose of this project, Institutional Priority 15, is to fund interior and exterior repainting of various buildings at Sparks Campus in Eufaula. Existing paint is faded, worn and in some cases peeling. The current painting in place is not providing the surface protection or campus appearance needed to maintain building integrity and attract and retain students

RENOVATION - REPLACE AIR HANDLER, COMPUTER TECHNOLOGY CENTER, - WALLACE CAMPUS - This project, Institutional Priority 16, replaces the current obsolete 20,500 cfm air handler with a modern, reliable, energy efficient unit. The current air handler is an obsolete design with a high potential for failure leaving the College's main computer instructional facility without climate control. The project includes modern controls, wiring and ducting. Spare parts for the current unit are difficult to obtain and many have to be hand fabricated or adapted from other units.

MAJOR CAPITAL EQUIPMENT - PURCHASE POWERED MAN LIFT – WALLACE CAMPUS This project, Institutional Priority 17, purchases a modern 40' extendable cantilever boom, diesel powered, self propelled man lift to be use in maintenance functions on the Wallace Campus. This unit will be used for building and electrical system maintenance procedures and add flexibility and efficiency to maintenance operations.

**GEORGE C WALLACE COMMUNITY COLLEGE, DOTHAN  
FACILITIES MASTER PLAN  
INTERMEDIATE CAPITAL REQUIREMENTS – YEAR 2 (2013-  
2014)**

RENOVATION – CONVERT WELDING TECHNOLOGY BUILDING TO GENERAL PURPOSE INSTRUCTIONAL SPACE. This project, Institutional Priority 1, converts the existing Welding Technology facility into a much needed, open bay instructional area capable of accommodating 280 people in a classroom environment or 112 people in a shop environment in accordance with IBC Section 1004 requirements. The project to convert the 6,252 gsf facility will begin after the completion of the new Welding Technology Building on the Dothan Campus. This converted facility will provide space for large classroom type gatherings without fixed seating and shop/technical programs of short duration. There is currently no facility available on the Dothan Campus to meet these requirements. The project includes significant demolition and cleaning in the old welding shop area, new air conditioning, new interior surfaces, new doors and windows and painting.

NEW CONSTRUCTION – UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM – SPARKS CAMPUS - This project, Institutional Priority 2, places the secondary electrical distribution system underground with pad mounted transformers and switching circuits. Project costs include the funding necessary to re-acquire the system from Alabama Power. Placing the system underground greatly reduces the potential for weather related damage and power outages and allows single point metering which will reduce electricity costs by allowing the College to take advantage of special education oriented rates.

FACILITY RENEWAL – SECURITY/PARKING LOT LIGHTING – WALLACE & SPARKS CAMPUSES This project, Institutional Priority 3, provides for additional and replacement security and parking lot lighting on both campuses. The goal of this project is to provide energy efficient, high illumination lighting in highly trafficked areas on both campuses increasing the safety of students and faculty and providing an increased level of security for facilities.

RENOVATION – REPLACE INTERIOR ELECTRICAL SYSTEM, A BUILDING – SPARKS CAMPUS This project, Institutional Priority 4, replaces the 40 year old, outdated, non-Code compliant interior electric distribution system in A building with a modern, adequately grounded and protected system which meets current code requirements and provides for the safe operation of current instructional technology equipment including computers.

RENOVATION – REPLACE PASSENGER ELEVATOR – SCIENCE BUILDING – WALLACE CAMPUS. This project, Institutional Priority 5, replace the obsolete and failure prone, 2 floor, 2500 pound capacity hydraulic elevator with a modern reliable unit meeting all current life safety and handicapped accessibility code requirements.

MAJOR CAPITAL EQUIPMENT – PURCHASE AND INSTALL EMERGENCY GENERATOR FOR A BUILDING - SPARKS CAMPUS and GRIMSLEY HALL - WALLACE CAMPUS This project, Institutional Priority 6, purchases and installs emergency generators in the main administrative building at each campus. These generators will complement the 4 installed previously to support hurricane evacuation operations and provide uninterrupted electric power to these 2 buildings during power outage conditions.

RENOVATION - ADDITION TO AUTO BODY LABORATORY – SPARKS CAMPUS-- This project, Institutional Priority 7, expands the existing Auto Body facility to accommodate modern automotive body repair technology such as frame equipment, NESHAP conforming paint equipment, etc. The Auto Body Repair Program currently lacks expansion space due to the extremely limited size of the current building.

DEFERRED MAINTENANCE - PARKING LOT MAINTENNACE– WALLACE CAMPUS- This project, Institutional Priority 8, provides resurfacing, drainage improvements, new striping and layouts for the main student parking areas on the Wallace Campus to maximize parking capacity, eliminate unsafe conditions, and maintain paved areas. This project will increase the serviceability and useful life of parking areas on the Wallace Campus.

NEW CONSTRUCTION - OFFICE/ADMINISTRATIVE SPACE/PRINT SHOP  
- WALLACE CAMPUS – This project, Institutional Priority 9, constructs a 6,400 square feet building to house the print shop, climate controlled paper storage and office/administrative functions supporting instructional programs. The building will be located on the east side of the Campus in space previously occupied by the temporary buildings.