

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 1 (2015-2016)

| | 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 | | | | | | | | | | | | |
| 1. New Construction/Acquisition Projects | | | | | | | | | | | | | | | | |
| 1. Office/Admin Space Dothan Campus | 14 | \$1,068,000 | | | \$1,068,000 | | | New | 1 (66%) 10 (34%) | 6,400 | 4,740 | E&G(66%), Aux (34%) | Yes - New Construction | 10/01/15 | 9/30/2016 | B, E |
| 2. ADA Parking & Access -- Wallace Campus | 4 | \$463,500 | | | \$463,500 | | | New | 17. Parking/ADA Access | | | Other | Yes - New Construction | 10/01/15 | 9/30/2016 | F, J |
| 3. ADA Parking & Access - Sparks Campus | 5 | \$206,000 | | | \$206,000 | | | New | 17. Parking/ADA Access | | | Other | Yes - New Construction | 10/01/15 | 9/30/2016 | F, J |
| 4. Student Parking Dothan Campus (326 Spaces) | 3 | \$728,034 | | | \$728,034 | | | New | 17. Parking/ADA Access | | | Other | Yes - New Construction | 10/01/15 | 9/30/2016 | B,E |
| 5. Underground Elect Dist System Sparks | 2 | \$541,000 | | | \$541,000 | | | New | 9 | N/A | N/A | Other | No | 10/01/15 | 9/30/2016 | G, J |
| Subtotal | | \$3,006,534 | | | \$3,006,534 | | | | | | | | | | | |
| 2. Renovation/Remodeling Projects | | | | | | | | | | | | | | | | |
| 1. Library/LRC | 7 | | \$165,000 | | \$165,000 | Plant Funds | | A2 | 4 | 14,342 | 11,227 | E&G | No | 10/01/15 | 9/30/2016 | D, E |
| 2. Replace Int Elec System A Bldg Sparks | 6 | \$230,200 | | | \$230,200 | | | A | | 20,880 | 12,985 | E&G | No | 10/01/15 | 9/30/2016 | E, G |
| 3. Computer Technology Center Air Handler | 13 | \$67,000 | | | \$67,000 | | | A54 | 1 | 26,586 | 17,475 | E&G | No | 10/01/15 | 9/30/2016 | E, G |
| 4. Convert Welding Bldg to Drafting Bldg Dothan | 1 | \$398,500 | | | \$398,500 | | | T22 | 1(20%) 2T (80%) | 6,252 | 5,314 | E&G | Yes | 12/31/15 | 12/31/2016 | B, D |
| 5. Library/LRC | 8 | | \$386,000 | | \$386,000 | Unexpended Plant Funds | | A2 | 4 | 14,342 | 11,227 | E&G | No | 10/01/15 | 9/30/2016 | E |
| 6. Interior Repairs Tech Bldgs, Wallace & Sparks | 9 | \$1,040,000 | | | \$1,040,000 | | | Various | 1 (30%), 2T (70%) | 98,655 | 95,752 | E&G | No | 10/01/15 | 9/30/2016 | C, E |
| Subtotal | | \$1,735,700 | \$551,000 | | \$2,286,700 | | | | | | | | | | | |
| 3. Major Capital Equipment Projects | | | | | | | | | | | | | | | | |
| 1. Purchase Man Lift Dothan Campus | 11 | \$85,700 | | | \$85,700 | | | N/A | N/A | N/A | N/A | N/A | No | 10/01/15 | 12/1/2016 | C, J |
| 2. Purchase Forklift Dothan Campus | 12 | \$91,050 | | | \$91,050 | | | N/A | N/A | N/A | N/A | N/A | No | 10/01/15 | 12/1/2016 | C, J |
| Subtotal | | \$176,750 | | | \$176,750 | | | | | | | | | | | |
| 4. Deferred Maintenance/Facilities Renewal (See Instructions) | | | | | | | | | | | | | | | | |
| 1. Painting - Interior/Exterior - Sparks Campus | 10 | \$187,500 | | | \$187,500 | | | Various | Various | | | Various | No | 10/01/15 | 9/30/2016 | E |
| Subtotal | | \$187,500 | | | \$187,500 | | | | | | | | | | | |
| Total Immediate Year 1 Capital Requirements | | \$5,106,484 | \$551,000 | | \$5,657,484 | | | | | | | | | | | |

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

B. 1 INTERMEDIATE CAPITAL REQUIREMENTS - YE/ EAR 2 (2016 - 2017)

| | 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 | | | | | | | | | | | | |
| 1. New Construction/Acquisition Projects | | | | | | | | | | | | | | | | |
| 1. Training for Industry Building Dothan Campus | 8 | \$777,400 | | | \$777,400 | | | New | 1(40%) 2T(60%) | 6,000 | 4800 Est | E&G | Yes-New Construction | 10/01/16 | 9/30/2017 | B, D |
| 2. Construct Drainage Structures Wallace Campus | 1 | \$1,125,275 | | | \$1,125,275 | | | New | | | | | | | | |
| 3. Indoor Baseball/Softball Practice Facility | 10 | \$275,000 | | | \$275,000 | | | New | 5 | 5,000 | 5,000 | E&G | Yes-New | 10/01/16 | 9/30/2017 | B |
| Subtotal | | \$2,177,675 | | | \$2,177,675 | | | | | | | | | | | |
| 2. Renovation/Remodeling Projects | | | | | | | | | | | | | | | | |
| 1. Replace Elevator Science Building Dothan | 4 | \$100,000 | | | \$100,000 | | | A3 | 1 (25%) | 39,598 | 27,294 | E&G | No | 10/01/16 | 9/30/2017 | C, E |
| 2. Convert Medical Asst. to Conference | 2 | \$226,600 | | | \$220,000 | | | T7 | 1 | 6,252 | 5,886 | E&G | Yes | 10/01/16 | 9/30/2017 | E |
| 3. Convert Old Drafting to Print Shop | 3 | \$161,050 | | | \$126,350 | | | A56 | 15 | 3,610 | 2,888 | E&G | Yes | 10/01/16 | 9/30/2017 | E |
| Subtotal | | \$487,650 | | | \$487,650 | | | | | | | | | | | |
| 3. Major Capital Equipment Projects | | | | | | | | | | | | | | | | |
| 1. Emergency Generators, Sparks & Dothan | 5 | \$217,560 | | | \$217,560 | | | A, A52 | 1 | | | E&G | No | 10/01/16 | 9/30/2017 | G, J |
| Subtotal | | \$217,560 | | | \$217,560 | | | | | | | | | | | |
| 4. Deferred Maintenance/Facilities Renewal (See Instructions) | | | | | | | | | | | | | | | | |
| 1. Parking Lot Maintenance - Wallace Campus (Resurfacing, striping, signage, drainage) | 7 | \$560,000 | | | \$560,000 | | | N/A | 17. Parking | | | Other | No | 10/01/16 | 9/30/2017 | E, J |
| 2. Security/Parking Lot Lighting Wallace & Sparks Campuses | 6 | \$284,100 | | | \$284,100 | | | N/A | 9 | | | Other | No | 10/01/16 | 9/30/2017 | D, J |
| 3. Demolition Obsolete Structures | 9 | | \$205,700 | | \$205,700 | Unexpended Plant Funds | A27, T13, T23, T24 | 1 (40%), 2T (40%), 10 (20%) | | 15,362 | N/A | E&G, Aux | Yes Future New Construction | 10/01/16 | 9/30/2017 | E, F |
| Subtotal | | \$844,100 | \$205,700 | | \$1,049,800 | | | | | | | | | | | |
| Total Intermediate Year 2 Capital Requirements | | \$3,726,985 | \$205,700 | | \$3,932,685 | | | | | | | | | | | |

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

C. LONG TERM CAPITAL REQUIREMENTS - YEARS 3-5 (FY 2017-2018 through FY 2019-2020)

| | Estimated Total Cost |
|--|-------------------------|
| 1. New Construction/Acquisition Projects | |
| 1. Multi-Purpose Building - Sparks Campus | \$3,402,500 |
| 2. Student Center w/ Cafeteria - Wallace Campus | \$3,778,500 |
| 3 Rane Hall Air Handler | \$154,000 |
| Subtotal | \$7,335,000 |
| 2. Renovation/Remodeling Projects | |
| 1. Remodel Rane Hall for General Academic Use | \$1,346,416 |
| 2. Remodel Gary Health Building for General Academic Use | \$1,921,300 |
| 3. Renovate/Automate Warehouse Dothan | \$353,200 |
| Subtotal | \$3,620,916 |
| 3. Major Capital Equipment Projects | |
| 1. | _____ |
| 2. | _____ |
| 3. | _____ |
| 4. | _____ |
| Subtotal | _____ |
| 4. Deferred Maintenance/Facilities Renewal (See Instructions) | |
| 1. Repairs to Drainage & Irrigation Sparks | \$190,000 |
| 2. Replace Major HVAC Components Dothan Campus | \$229,300 |
| 3. Replace Boilers Dothan Campus | \$142,000 |
| 4. Demolish Obsolete Structures, Utilities & Pavements | \$350,000 |
| Subtotal | \$911,300 |
| Total Long Term Capital Requirements | \$11,867,216 |
| Funding Source for All Long Term Projects: | |
| Education Trust Fund | \$ 11,867,216 |
| Other State Funding | \$ _____ |
| Other Funds | \$ _____ |

D. TOTAL ALL CAPITAL PROJECTS **\$ 21,457,385**
 (The total of Form 1A, 1B and 1C
 should be reported in Part D)

**GEORGE C WALLACE COMMUNITY COLLEGE, DOTHAN
FACILITIES MASTER PLAN
IMMEDIATE CAPITAL REQUIREMENTS YEAR 1 (2015—2016)**

BUILDING RENOVATION – CONVERT WELDING BUILDING TO DRAFTING. This project, Institutional Priority 1, converts the existing facility into a space for the use of Drafting. The project to convert the 6,252 gsf facility can commence now that new Welding Technology Building on the Wallace Campus has been completed. This converted facility will provide space for the operation of the Drafting program.

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, increases system reliability and allows single point metering which will reduce electricity costs by allowing the College to take advantage of special education oriented rates. This concept was successfully implemented on the Wallace Dothan Campus in 2004 with proven results.

NEW CONSTRUCTION – STUDENT PARKING WALLACE DOTHAN CAMPUS -- This Project, Institutional Priority 3, constructs a new parking lot on 4 acres that will include 326 spaces to accommodate additional parking requirements necessary for the new Health building. It will be located on the west side of Wallace Dr.

NEW CONSTRUCTION – ADA PARKING & ACCESS WALLACE DOTHAN CAMPUS -- This Project, Institutional Priority 4, constructs ADA 2010 conforming accessible routes between the academic and technical buildings, installs automated doors and egress systems where necessary, rehabilitates and constructs sidewalks for accessible routes and redefines handicapped parking requirements. This project may be phased in to accomplish critical items first and will have to be constructed to maximize periods of minimal instructional activity.

NEW CONSTRUCTION – ADA PARKING & ACCESS SPARKS EUFUALA CAMPUS -- This Project, Institutional Priority 5, constructs ADA 2010 conforming accessible routes between the academic and technical

buildings, installs automated doors and egress systems where necessary, rehabilitates and constructs sidewalks for accessible routes and redefines handicapped parking requirements. This project may be phased to accomplish critical items first and will have to be constructed to maximize periods of minimal instructional activity.

RENOVATION – REPLACE INTERIOR ELECTRICAL SYSTEM, A BUILDING – SPARKS CAMPUS This project, Institutional Priority 6, 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. Lighting will also be evaluated in this project for efficiency and applicability.

RENOVATION – LIBRARY/LRC – WALLACE CAMPUS – This project, Institutional Priorities 7 & 8, 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.

RENOVATION—INTERIOR RENOVATIONS 20 TECHNICAL PROGRAM BUILDINGS –WALLACE & SPARKS CAMPUSES – This project, Institutional Priority 9, accomplishes interior renovations to the main 20 technical instructional facilities on both campuses by installing modern energy efficient lighting, ADA 2010 conforming restrooms where required, 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.

DEFERRED MAINTENANCE - PAINTING – INTERIOR/EXTERIOR – SPARKS CAMPUS -- The purpose of this project, Institutional Priority 10, is to fund interior and exterior repainting of various buildings at Sparks Campus. 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.

MAJOR CAPITAL EQUIPMENT - PURCHASE POWERED MAN LIFT – WALLACE CAMPUS - This project, Institutional Priority 11, 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.

MAJOR CAPITAL EQUIPMENT - PURCHASE ALL TERRAIN FORKLIFT – WALLACE CAMPUS This project, Institutional Priority 12, purchases a modern diesel powered, extendable for, fork lift capable of traversing pavement, improved grounds, gravel areas and other campus locations to be used in maintenance functions, supply and delivery functions and storage operations on the Wallace Campus. This unit will be added flexibility and efficiency to maintenance operations.

RENOVATION - REPLACE AIR HANDLER, COMPUTER TECHNOLOGY CENTER, - WALLACE CAMPUS - This project, Institutional Priority 13, 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 and internal automation center 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.

NEW CONSTRUCTION - OFFICE/ADMINISTRATIVE SPACE - WALLACE CAMPUS – This project, Institutional Priority 14, constructs a 6,400 square feet building, climate controlled 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 and will match the architectural and construction style of Cherry Hall and the nursing buildings.

**GEORGE C WALLACE COMMUNITY COLLEGE, DOTHAN
FACILITIES MASTER PLAN
INTERMEDIATE CAPITAL REQUIREMENTS – YEAR 2 (2016-
2017)**

NEW CONSTRUCTION -- CONSTRUCT DRAINAGE STRUCTURES, WALLACE DOTHAN CAMPUS. This project, Institutional Priority 1, constructs adequate storm water runoff management structures including detention ponds, drainage cross connections and terracing of College owned but leased agricultural fields. This project will eliminate the flooding which is increasingly occurring on the southeastern portion of the campus. Most of the existing drainage system predates the College and changes in use and configuration of surrounding areas have increased the College's susceptibility to flooding and property damage. This project will require significant hydraulic modeling and permitting to ensure the solution will meet current conditions.

BUILDING RENOVATION – CONVERT MEDICAL ASSISTING BUILDING TO GENERAL PURPOSE INSTRUCTIONAL/ADMINISTRATIVE SPACE. This project, Institutional Priority 2, converts the existing facility into a much needed, open bay instructional area capable of accommodating 280 people in a classroom/meeting environment or 112 people in a technical training environment in accordance with IBC Section 1004 requirements. The project to convert the 6,252 gsf facility can commence now that new Welding Technology Building on the Wallace Campus has been completed. This converted facility will provide space for meetings and conferences, large classroom type gatherings without fixed seating and technical education programs of short duration. There is currently no facility available on the Wallace 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, ADA conforming restrooms, handicapped accessibility and painting.

BUILDING RENOVATION – CONVERT OLD DRAFTING BUILDING TO PRINT SHOP. This project, Institutional Priority 3, converts the existing facility into a space for the use of the college Print Shop. The project to convert this facility can commence when old Welding Technology Building on the Wallace Campus has been converted to drafting. This converted facility will provide space for the operation of the Print Shop as well as paper storage. The project includes adding a location for truck delivery including a loading dock.

RENOVATION – REPLACE PASSENGER ELEVATOR – SCIENCE BUILDING – WALLACE CAMPUS. This project, Institutional Priority 4, replaces 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 5, purchases and installs emergency generators with automatic controls 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.

FACILITY RENEWAL – SECURITY/PARKING LOT LIGHTING – WALLACE & SPARKS CAMPUSES This project, Institutional Priority 6, 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.

DEFERRED MAINTENANCE - PARKING LOT MAINTENANCE– WALLACE CAMPUS- This project, Institutional Priority 7, 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 - TRAINING for INDUSTRY BUILDING – WALLACE CAMPUS – This project, Institutional Priority 8, 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 and to the west of the new Welding Technology Building.

FACILITY RENEWAL - DEMOLITION OF OBSOLETE STRUCTURES – WALLACE CAMPUS – This project, Institutional Priority 9, continues the systematic demolition of deteriorated and obsolete structures by demolishing the old Landscaping Storage, Line worker Training, Print Shop and Welding Annex-Storage. 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.

NEW CONSTRUCTION – INDOOR PRACTICE FACILITY – WALLACE CAMPUS – This project, Institutional Priority 10, constructs 5000 square foot indoor athletic practice facility with batting cages, artificial turf flooring, lockers, heating and ventilation. The practice facility will be sited to the east of the existing Field House on the old Tennis Court area. The structure will be a pre-engineered metal building with lighting sufficient for evening usage. The building is designed to serve practicing athletes and coaches. Heating will be gas fired drop down ceiling units. Building will be insulated and have roll up doors to encourage natural ventilation. Building eave height will be 20 feet.