



Finance & Administration
UNIVERSITY OF GEORGIA

Annual Facilities Update

January 23, 2024

UGA Finance and Administration Facilities Focused Departments & Divisions

Jeff Benjamin, AVP, Facilities Management Division

Tom Breedlove, Director of Operations, Office of University Architects

Krista Coleman-Silvers, Asst. VP for F&A and Director of Space Management

Gwynne Darden, AVP, Office of University Architects

Melanie Ford, Senior Director of Construction, Office of University Architects

Todd Kerzie, Senior Director, FMD Services

Clayton Wilcox, Senior Director, FMD Administration

Office of University Architects (OUA) Updates

Gwynne Darden

Associate Vice President & University Architect

WHAT WE DO

plan

~\$50 million/year
45 projects



design

~\$160 million/year
20 projects



build

~\$100 million/year
85 projects



preserve

+737 historic buildings
in 21 counties

WHY IT MATTERS

We create places where diverse learning opportunities and life experiences occur, crafting the fabric of the university to leave a lasting imprint on the lives forged at UGA.

We balance programmatic and spatial needs with the university's landscape, architectural and building system requirements while planning for preservation and adaptability for current and future generations.

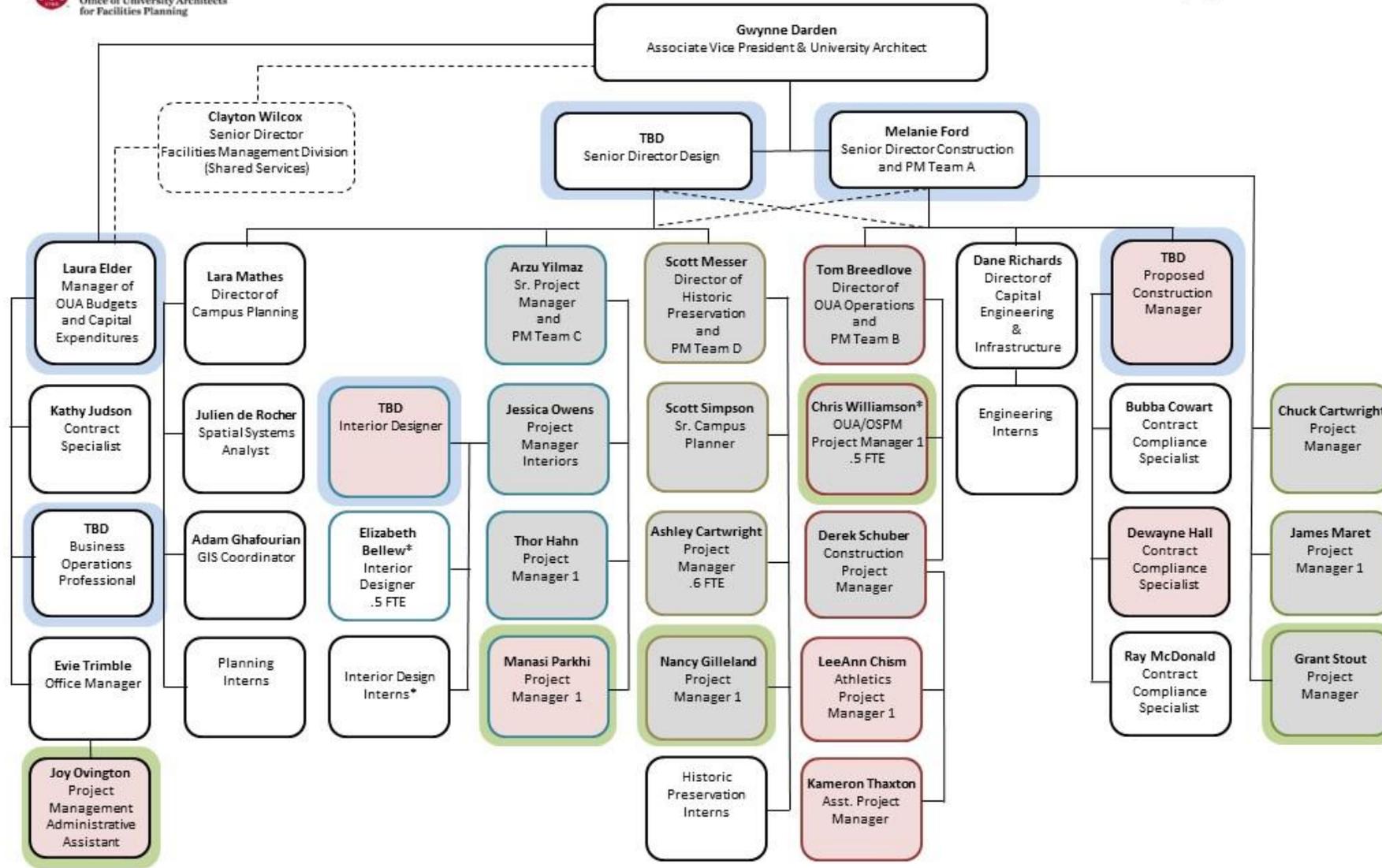
While the campus communities we build are fixed and finite, their potential impacts are immeasurable.

*Creating tradition through
architecture & campus planning*

OUA

- Planners
- Landscape Architects
- Engineers
- Interior Designers
- Architects
- Project Managers
- Geographic Information System Mapping
- Construction Managers
- Contract Compliance Specialists
- Student Interns





* Indicates dual reports to OUA and OSPM
 ■ 2 Year Limited Term Position
 - - - Indicates dashed reporting lines

Project Summary FY23

Construction Cost Range	Project Count			
	Design	Construction	Completed	Total by Cost
Less than \$1M	14	10	82	106
\$1M-\$5M	7	8	18	33
Over \$5M	3	8	3	14
Total by Phase	24	26	103	153



Project Summary FY23

- Completed 422 purchase orders totaling \$86,035,293
- Processed 1,303 invoices totaling \$46,724,990
- Authored and executed 458 contracts for Design and Construction related services

Project Phase	Total of Estimated Project Budgets	Project Count
Planning	192,167,832	41
Design	91,518,107	24
Construction	\$366,357,305	26
Completed	68,454,414	103
Total	\$718,497,658	194



UGA Design and Construction Notes

Construction Standards can be found at [UGA Campus Standards](#).

New version issued May 01, 2023

Email any suggestions to designstandards@uga.edu

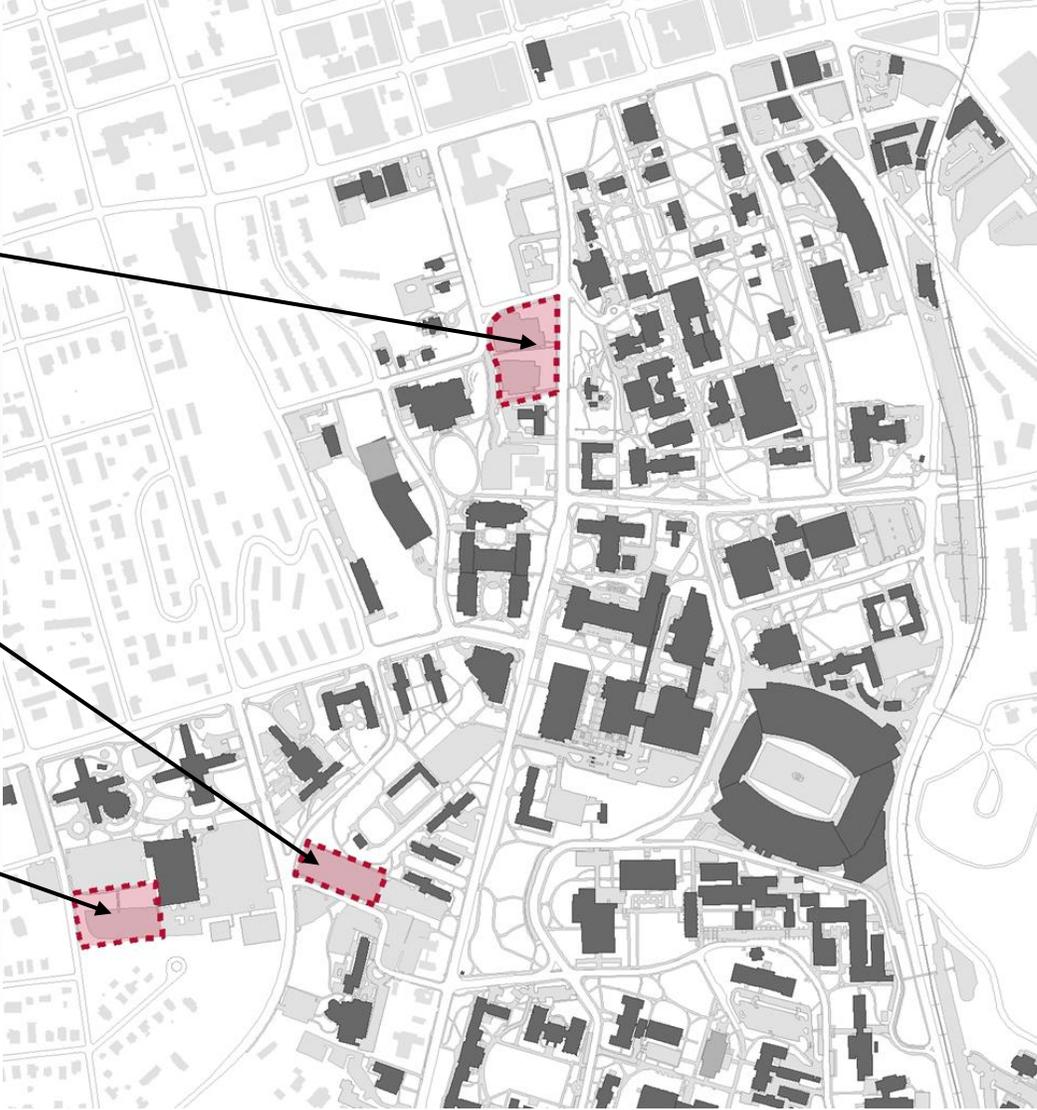
Current Standards are also available for comment on BlueBeam.

Supporting Undergraduate Enrollment Growth

565 bed First-Year Student Residence Hall for Fall 2026

West, Campus Dining, Learning and Well-being Center for Fall 2026

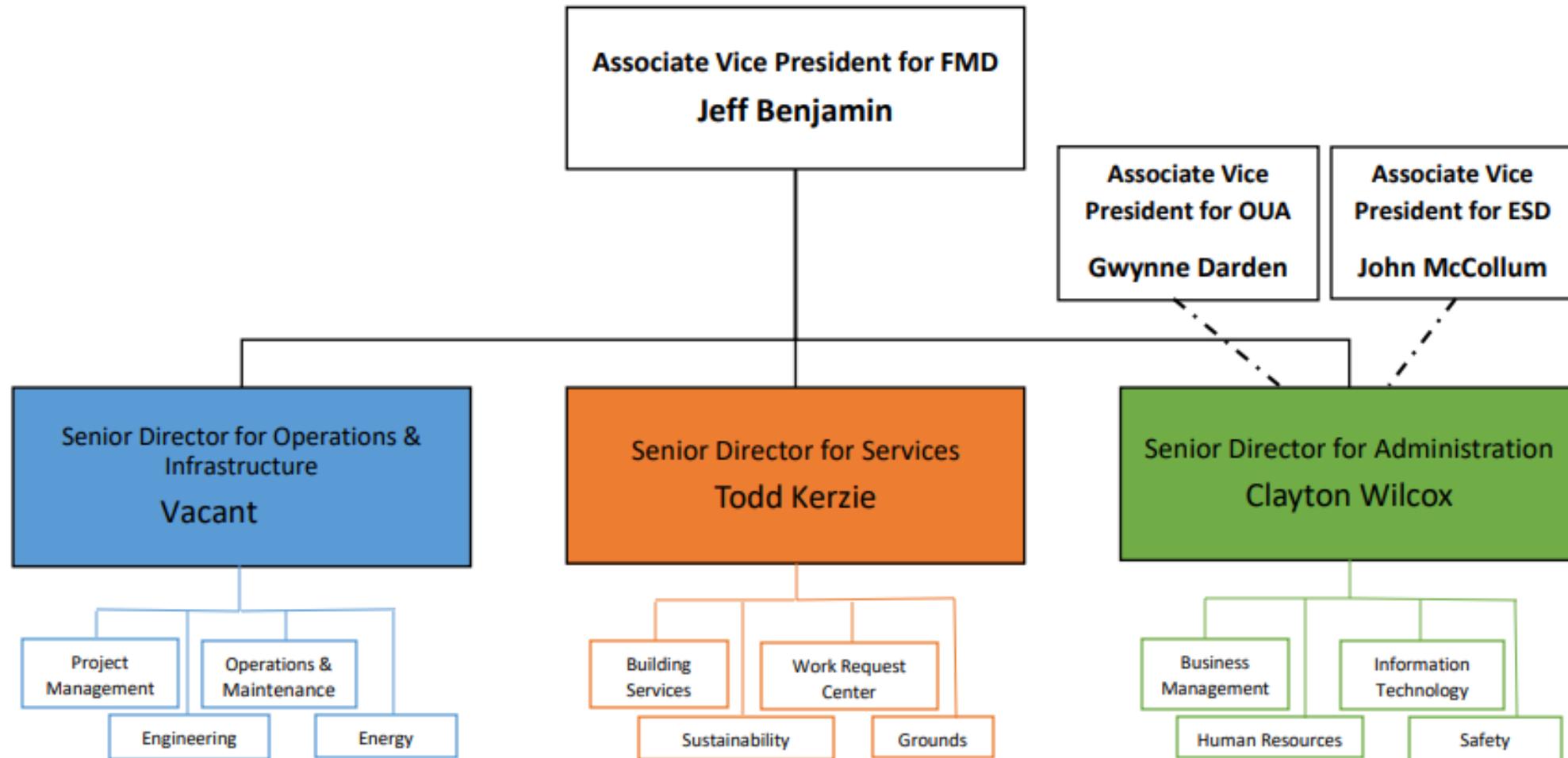
West Campus Parking Deck II net 900 spaces Fall 2025



FMD Updates

Jeff Benjamin, PE CEFP
Associate Vice President, FMD

University of Georgia Facilities Management Division Organizational Chart



FMD By the Numbers

\$129M

**Budget for Active and
Completed Projects**

289

Major Projects

17,955

**Corrective Maintenance
Actions**

24,276

**Preventative Maintenance
Actions**



Campus Services

Todd Kerzie

Senior Director for Services, FMD

Servicing Campus

Grounds

- **Hire new Urban Forester position & will complete a campus wide Tree Inventory**
- **Green Zone (North Quad Area) - All electric landscape equipment**
- **Hosting 3rd Annual SEC Landscape Conference (Apr 7 – 9)**

Auto Center

- **\$455K - Installed 3 new hydraulic vehicle lifts**
- **Purchased new vehicle fleet management software (maintenance / vehicle usage/ etc.)**
- **Purchased 14 new electric vehicles (modernizes with more efficient vehicles)**

Services & Office of Sustainability

- **Deskside Waste Program – Piloting adding in a compost as a waste stream.**
- **Hired 2 Pest Control Techs - Eliminates 1 day/week contract with a 2-person full time team.**



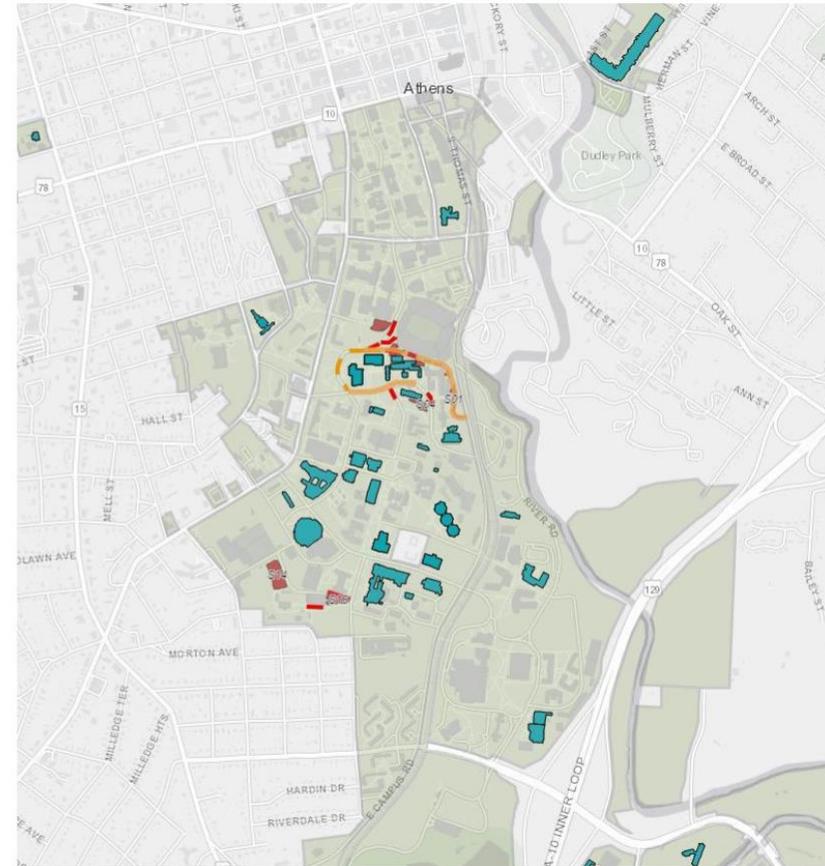
Maintenance Project Management

Jeff Benjamin, PE CEFP
Associate Vice President, FMD

Current Project Workload

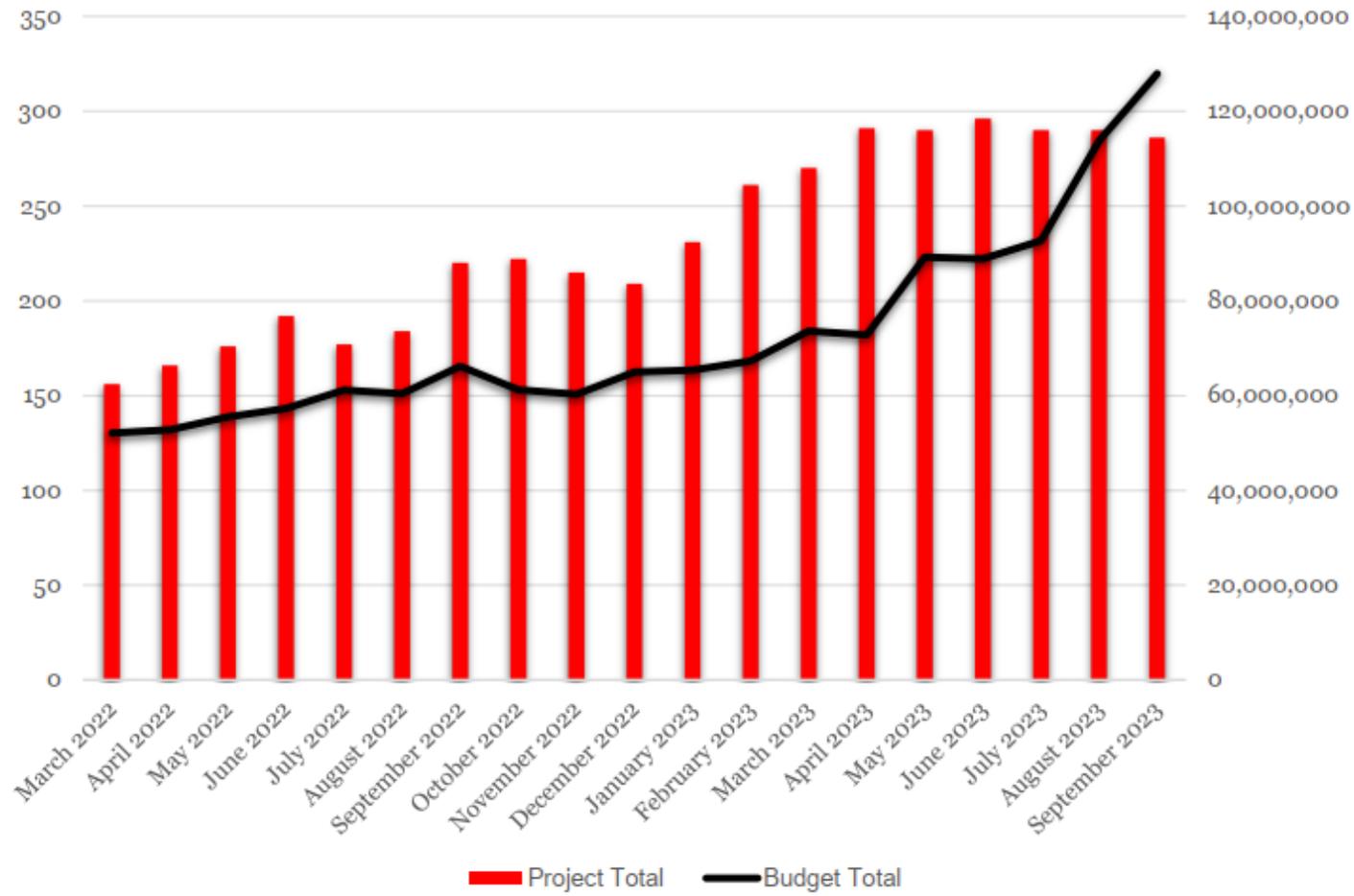
- 99 Projects in Planning & Design
- 13 Projects in Procurement
- 31 Projects Awaiting Mobilization
- 80 Projects in Construction
- 6 FY22/23 Classroom Enhancement Jobs
- 25 Projects in Closeout
- 38 Projects on hold

286 Total Projects



Maintenance Project Trending

Project Workload Progression



University Energy Management

Jeff Benjamin, PE CEFM
Associate Vice President, FMD

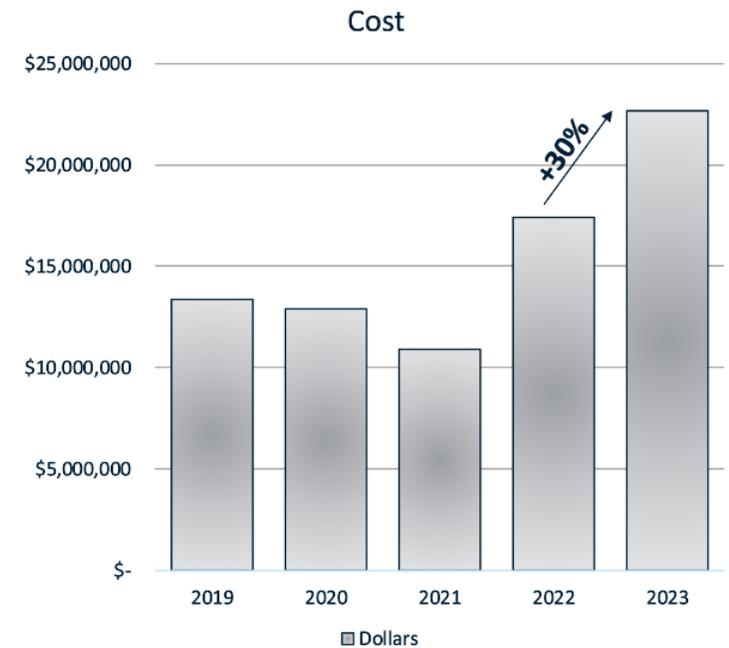
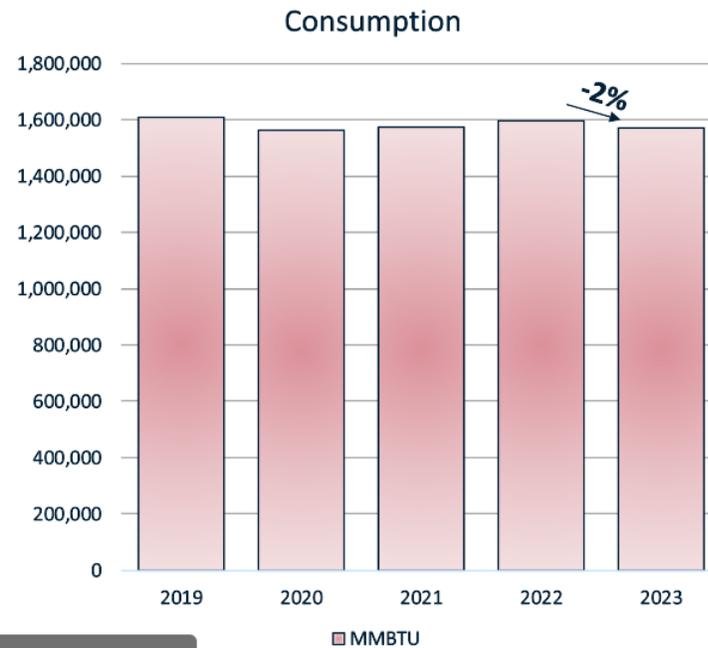
Energy Costs

\$17 million increase over last 3 years

No increase in Tuition/budget

Fewer Dollars to reinvest in infrastructure

Total Energy Cost and Consumption -MMBTU



Taylor, Amelia

GORDIAN®

Energy & Infrastructure Master Plan

Condition Assessment

- **Jacobs performed a comprehensive facility on-site and digital condition assessment focused on campus generation and distribution of steam, chilled water, and electricity.**
- **They have submitted a first draft condition assessment report, currently in review/revision.**

- **Energy Utility Master Plan**
 - **Jacobs has held two rounds of stakeholder input sessions so far to gauge interest in and feasibility of a spectrum of solution concepts.**
 - **At the most recent of these, Jacobs presented their first-pass concepts that ranged from "business as usual, but better" to "best in class."**
 - **UGA looks forward to a refined presentation of these concepts and more stakeholder input when Jacobs next visits on January 30-31.**



Project Cost Trends



OUA

Melanie Ford, Senior Director of Construction

Associated General Contractors

"Construction sector job gains slowed in November as firms added only 2,000 jobs, but wages for hourly employees accelerated and the number of unfilled positions reached record highs in October... the new figures indicate the slowdown in hiring is likely because of workforce shortages instead of declining need for labor."

"The steep rise in pay for craft and other hourly workers, along with an earlier report of record job openings heading into November, indicate that contractors are still struggling to find enough skilled workers," said Ken Simonson, the association's chief economist. "The slowdown in employment is a sign of how tight the job market is, not an indication that construction demand is lagging."

Leapley Construction

- There were 457,000 job openings in construction at the end of October, **the highest October total in 23 years** and up 11% from the October 2022 total of 411,000.
- Hires for the full month totaled 393,000, an increase of 28,000 (7.7%) y/y.
- Layoffs totaled 188,000 or 2.3 per 100 employees, indicating firms expect to stay busy.
- The record openings suggest the dip in employment gains in November may reflect an inability to find qualified workers, not a slowdown in demand.

12/21/2023

2023 – 3rd Quarter – Whiting/Turner

"Since January, most construction material prices have stayed level or decreased with the exception of concrete (+3.4%), roofing (+4.5%), elevators (+3.8%) and gasoline (+18.6%). Prices for copper piping also went up another 5% at the end of July."

ESCALATION AT A GLANCE *This can vary depending on your region.

	2023	2024
Material	2-3%	3-5%
Labor	4-5%	4-5%
Overall Construction	3-4%	3-5%

Electrical Equipment Lead Times

Major electrical equipment lead times have not improved.

Transformers, generators, and switchgear/boards continue to have very long lead times that can negatively impact entire project schedules.

Information from suppliers is not reliable and equipment can be tracking on schedule and then suddenly no longer have an estimated date of delivery.

2023 – 3rd Quarter – J. E. Dunn

THE ATLANTA MARKET

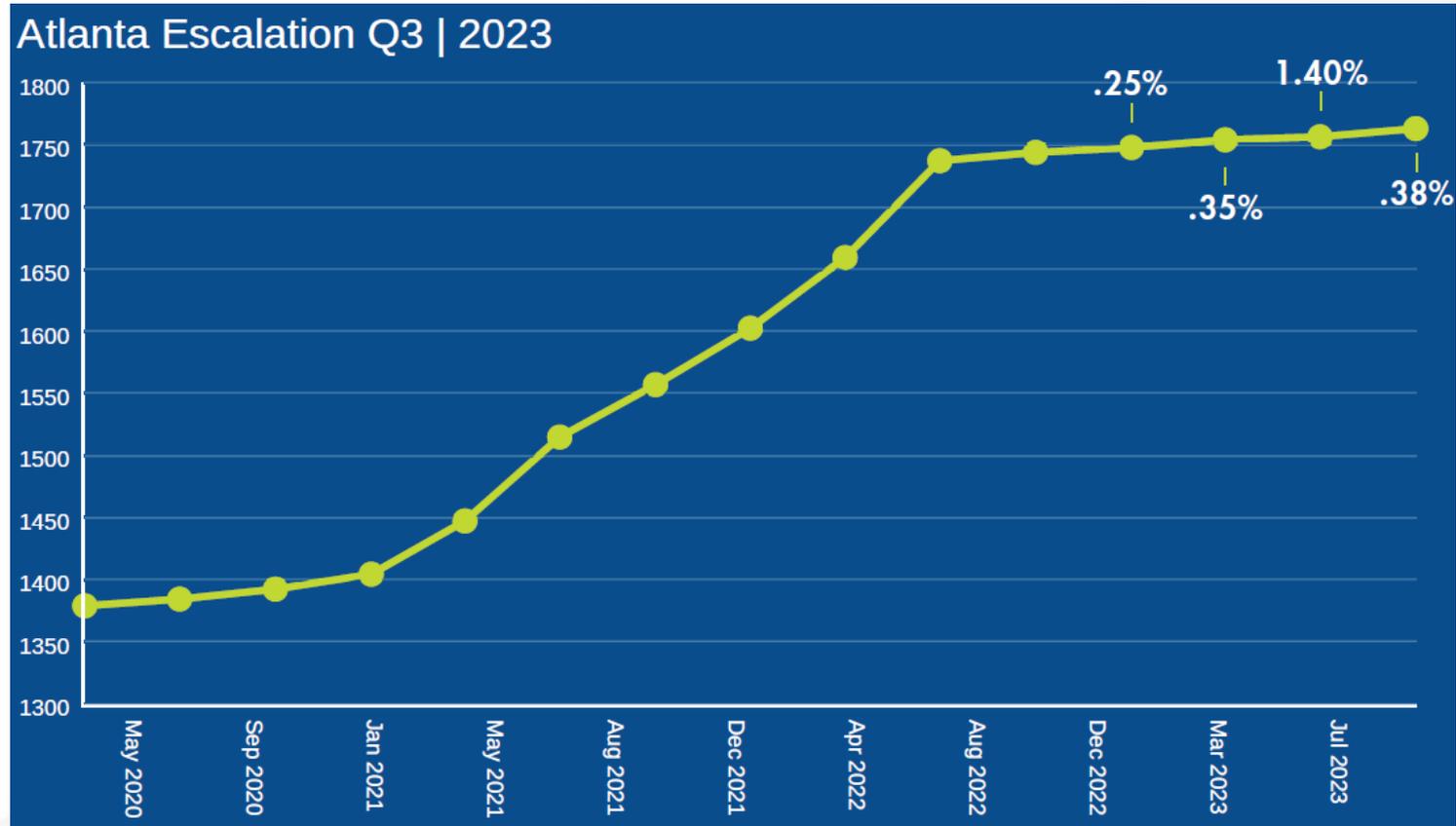
Construction pricing for the Atlanta market, on average, has remained relatively flat for about 15 months, with overall escalation over that period just under 1.5%. Our models show this trend continuing for the next few months at a minimum. With labor rates continuing to rise, though not as sharply as over the previous 12 months, some market segments remain very active, and some materials remain stubbornly escalatory. We are not anticipating that overall construction pricing will decrease over the next year like the industry is hoping it will.

Q3 Escalation

Atlanta, GA:

+0.38%

2023 – 3rd Quarter – J. E. Dunn



Q3 2023 .38% Escalation
Last 4 Quarters: 2.38%

2023 – 3rd Quarter – J. E. Dunn

LABOR & MATERIAL TRENDS THIS QUARTER			
LABOR WAGE CHANGE		MATERIAL PRICE CHANGE	
Bricklayer	0.00%	Steel	-1.94%
Carpenter	0.00%	Copper	-2.14%
Electrician	3.29%	Aluminum	-3.95%
Glazier	0.00%	Diesel	13.55%
Ironworker	0.00%	Ready Mix	9.27%
Laborer	0.00%	Lumber	-4.05%
Operator	0.96%	Other Materials	0.94%
Plumber/Fitter	7.13%	Gypsum	0.00%
Roofer	3.37%	Glass	-1.69%
Sheet Metal Worker	4.19%	Sheet Metal	-0.33%
*Other Materials consists of brick, block, precast insulation, floor covering, ceilings, and miscellaneous materials			

2023 – 3rd Quarter – Turner Construction

Q3 Escalation Local: .81% as compared to Turner National index of 1.17%

3RD QUARTER SUBCONTRACTOR SURVEY

	Wages	Labor Need	Material	Market	Price Impact
Concrete	↗	↗	↗	↗	↗
Steel	↗	↗	↔	↑	↗
Glass	↑	↔	↔	↔	↔
Drywall	↗	↔	↔	↔	↔
Elevator	↗	↗	↗	↔	↔
Mechanical	↑	↔	↗	↑	↑
Electrical	↑	↑	↑	↑	↑

2023 – 3rd Quarter – Turner Construction

QUARTERLY LOCAL ESCALATION

Variance from Previous Quarter	
Material	↔
Labor	↔
Market Conditions	↔
Overall	↔

All the trade partners that responded stated that the work is still very steady with no real slow down in sight except for commercial office buildings. Labor and material rates have steadied to mostly less than 1%. Trade partners are still being selective in the projects they pursue and estimating capacity for budget rounds is still tough. Electrical and Mechanical subs are still reporting lack of qualified labor for the large complex projects in the market.

Escalation Improvement

From Turner Construction:

- **Q1 2022 - Q4 2022: ATL was 8.70%**
- **Q2 2022 - Q1 2023: ATL was 6.48%**
- **Q4 2022 - Q3 2023: ATL was 3.84%**

Escalation Rate

Some suggested escalation rate(s) for future construction projects:

- **Buyout in 2024: 1.25% per quarter or 5% for the year (less if not systems intensive)**
- **Buyout 2025+ 5-6% per year depending on the project type.**

Task Order Contractors

OUA

Melanie Ford, Senior Director of Construction

Task Order Contractors

Contractor and Design Professional(DP) firms are pre-qualified for design, construction, and maintenance services. Pre-qualification minimizes delays by eliminating the RFP/Q process for each individual project

- **Firms respond to a posted RFQ/P for their applicable service**
- **Successful firms are awarded task order (TO) contracts**
- **Both FMD and OUA hold TO contracts but all are collectively available to UGA**

Individual Project Limits

- **<1\$ million for construction**
- **<5\$ million for maintenance**

Annual Contractor Limits

- **<5\$ million for Contractors**
- **<\$600,000 for Design Professionals**

OUA Construction Manager Task Order Contracts

**Albion General Contractors
Allstate Construction Company
Blue River Group
Carroll Daniel Construction
Cloverleaf Group
Davco Services
DSI Design and Construction
Ezekiel Construction
Grahl Construction
Hogan Construction Group**

**Leapley Construction Group
Mathias Corporation
Milestone Construction
Oconee Construction Services
Piedmont Construction Group
Parker Young
Sheridan Construction**



OUA Design Professional Contracts

2WR of Georgia

BCA Studios

Beck Architecture Georgia

Collins Cooper Carusi Architects

Cooper Carry

Page Southerland Southeast

Fitzgerald Collaborative Group

Flad and Associates

JMA Architecture

Menefee Architecture

Menefee Architecture

Perkins and Will

Pond & Company

Warren Epstein & Associates Architects

WSP USA Buildings



FMD Task Order Contracts

Civil, Grading and Structural

Alan Densmore, Inc.
BM&K Construction, Inc.
Industrial Mechanical, Inc.
Martin Construction and Grading, Inc.
Structural Resources, Inc.

Roofing

Bone Dry Roofing Company
Skyline Construction Services, Inc.
Core Roofing Systems, Inc.

MEP

Automated Logic Contracting Services
Batchelor and Kimball, Inc.
Craft Electrical Services
Donnelly Electric Services, LLC
Fire Protection Associates, Inc.
Gainsville Mechanical, Inc.
Georgia Electrical Tech, LLC
Industrial Mechanical, Inc.
Inglett and Stubbs, LLC
John F. Pennebaker Company, Inc.
Johnson Controls, Inc.
Jones Mechanical Contractors, Inc.
Mann Mechanical Company, Inc.
Martin Mechanical Contractors, Inc.
Maxair Mechanical, LLC
McKenney's, Inc.
SamsCo Heating and Air, Inc.



FMD Continued

MEP IDIQ

Burns & McDonnell Engineering Company, Inc
Barnett Consulting Engineers, Inc.
Clark Nexsen, Inc.
Croft & Associates, Inc.
NBP Engineers, Inc.
RMF Engineering, Inc.
Setty and Associates International, PLLC
SL King & Associates, Inc. (SLKA)
Smith Seckman Reid (SSR)
TLC Engineering Solutions, Inc.
Wiley & Wilson, Inc.

IDIQ MEP Engineering Services

Johnson Spellman & Associates, Inc.
Newcomb & Boyd, LLP
RMF Engineering, Inc.
Whitlock Engineering Services, LLC

JOC or IQCC Program Management Consulting

The Gordian Group

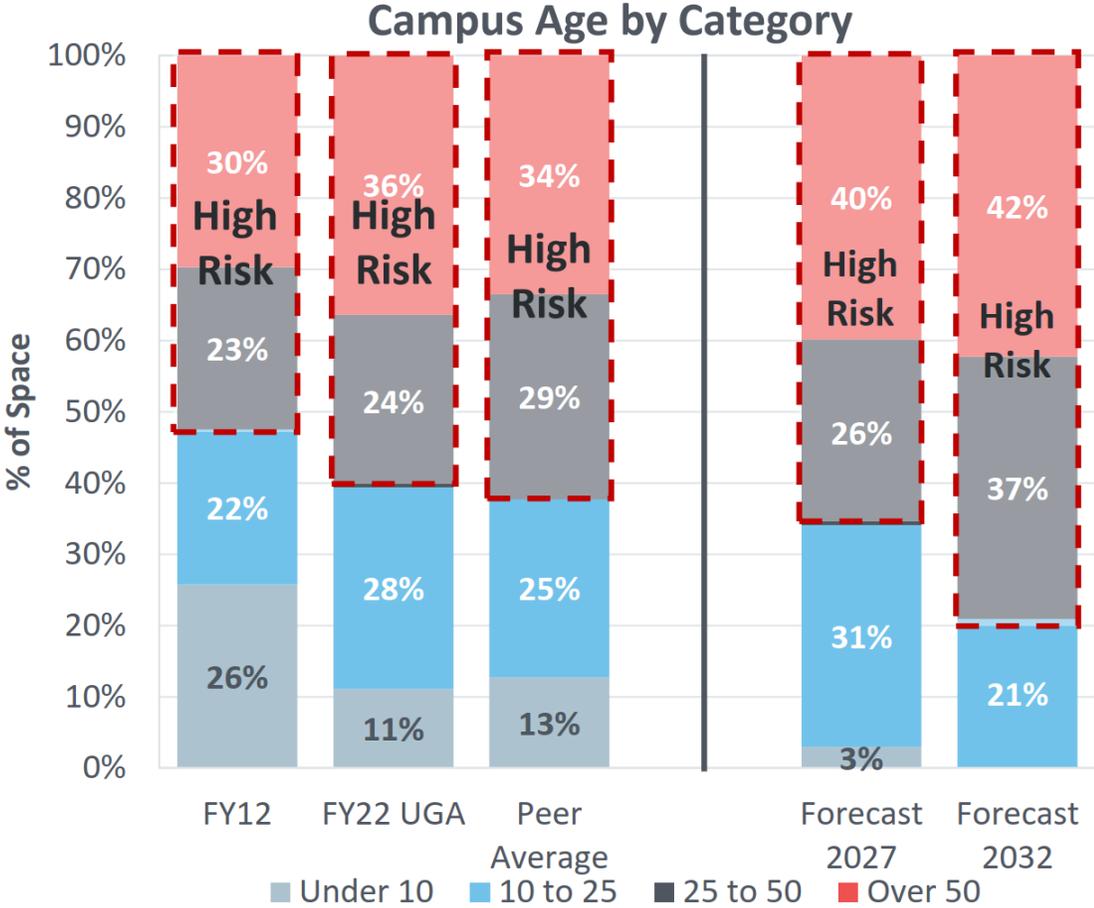


Gordian Survey Updates

Jeff Benjamin, PE CEFP
Associate Vice President, FMD

Future Space Changes Campus Age Profile

Without changes, 79% of campus will be in high-risk category by 2032



Buildings Over 50
 Life cycles of major building components are past due. Failures are possible. Core modernization cycles are missed.
 Highest risk

Buildings 25 to 50
 Major envelope and mechanical life cycles come due. Functional obsolescence prevalent.
 Higher Risk

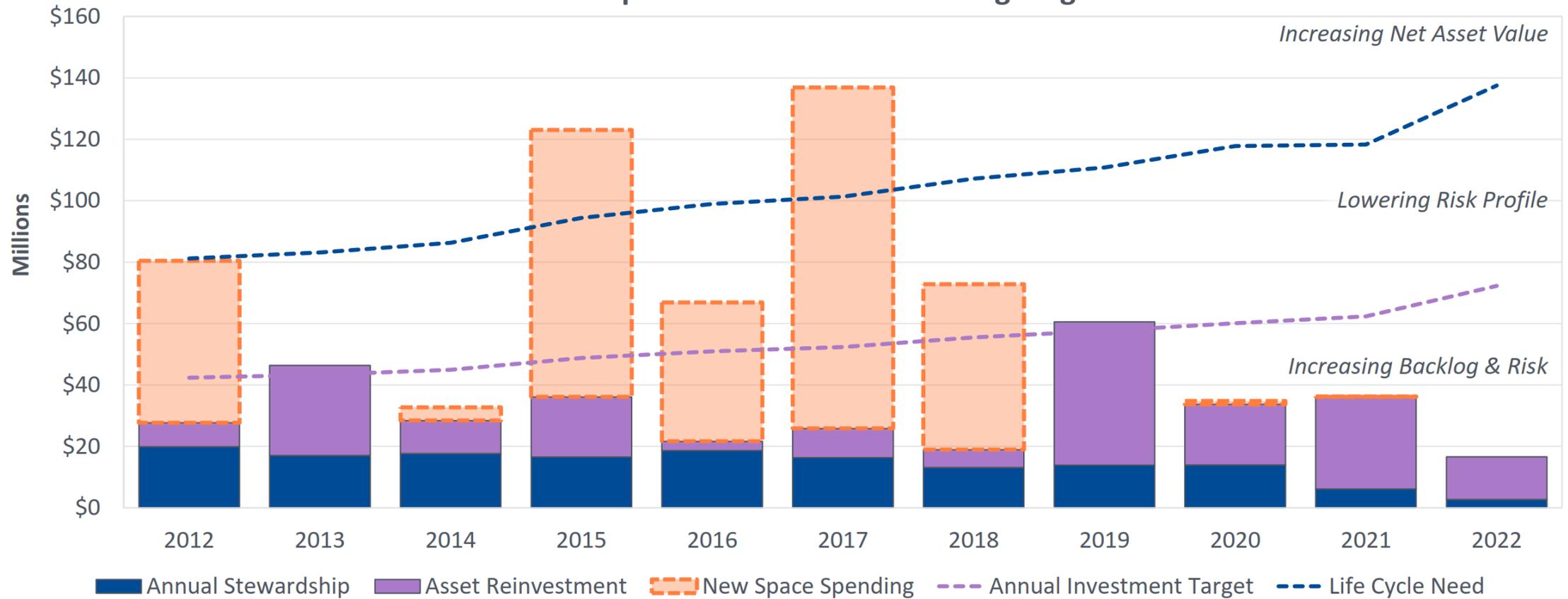
Buildings 10 to 25
 Short life-cycle needs; primarily space renewal.
 Medium Risk

Buildings Under 10
 Little work. "Honeymoon" period.
 Low Risk

Total Capital Investment vs. Funding Target

As existing space investment falls short of target, backlog of needs grows

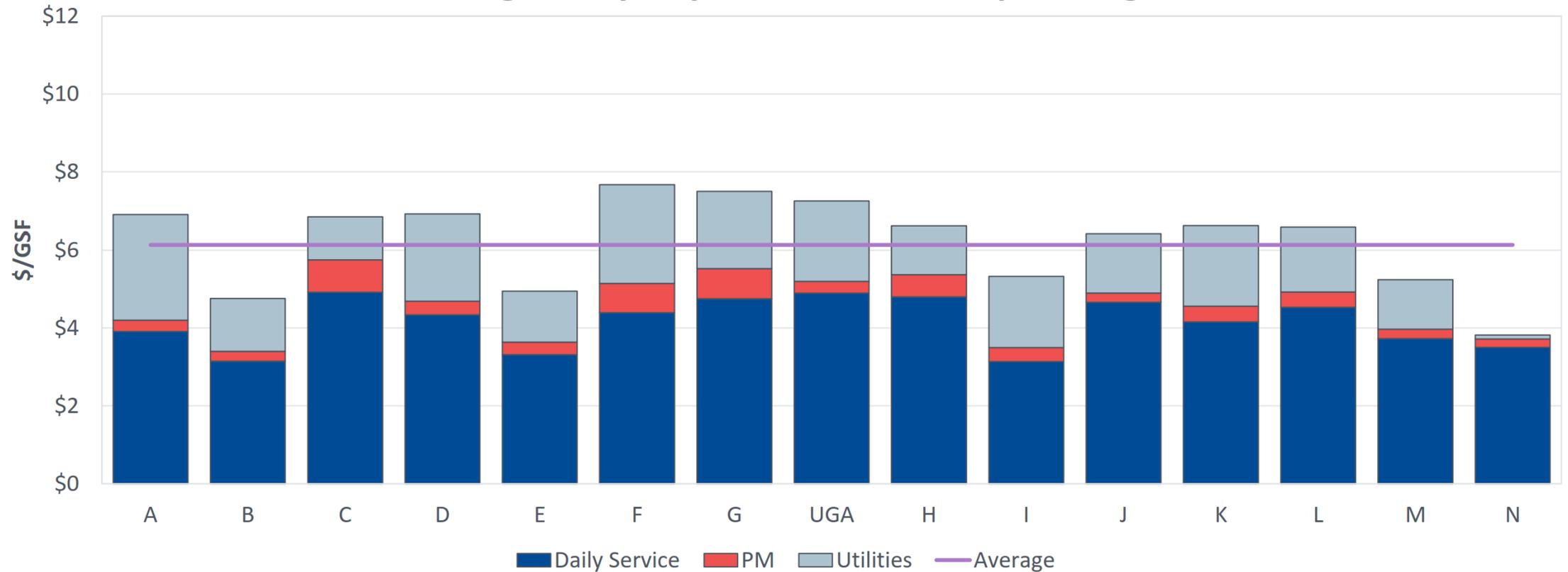
Total Capital Investment vs. Funding Target



Capital Renewal

Accounting for the regional cost of living, UGA spends above peer average in FY22

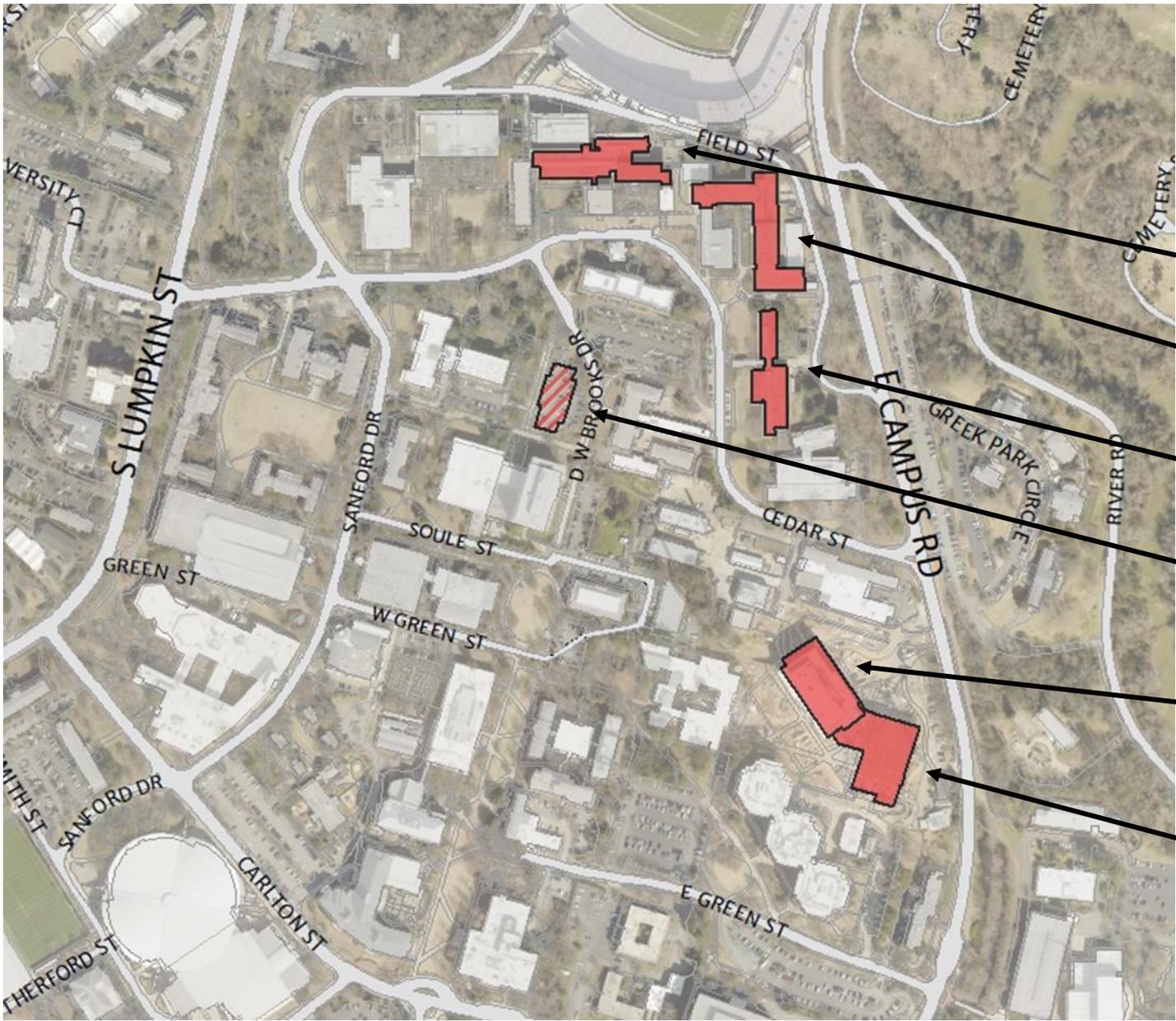
Regionally Adjusted Facilities Operating Actuals



Science and Ag Hill Modernization Strategic Plan

Gwynne Darden
Associate Vice President, OUA

Aerial View



Existing Chemistry

Existing Biological Sciences

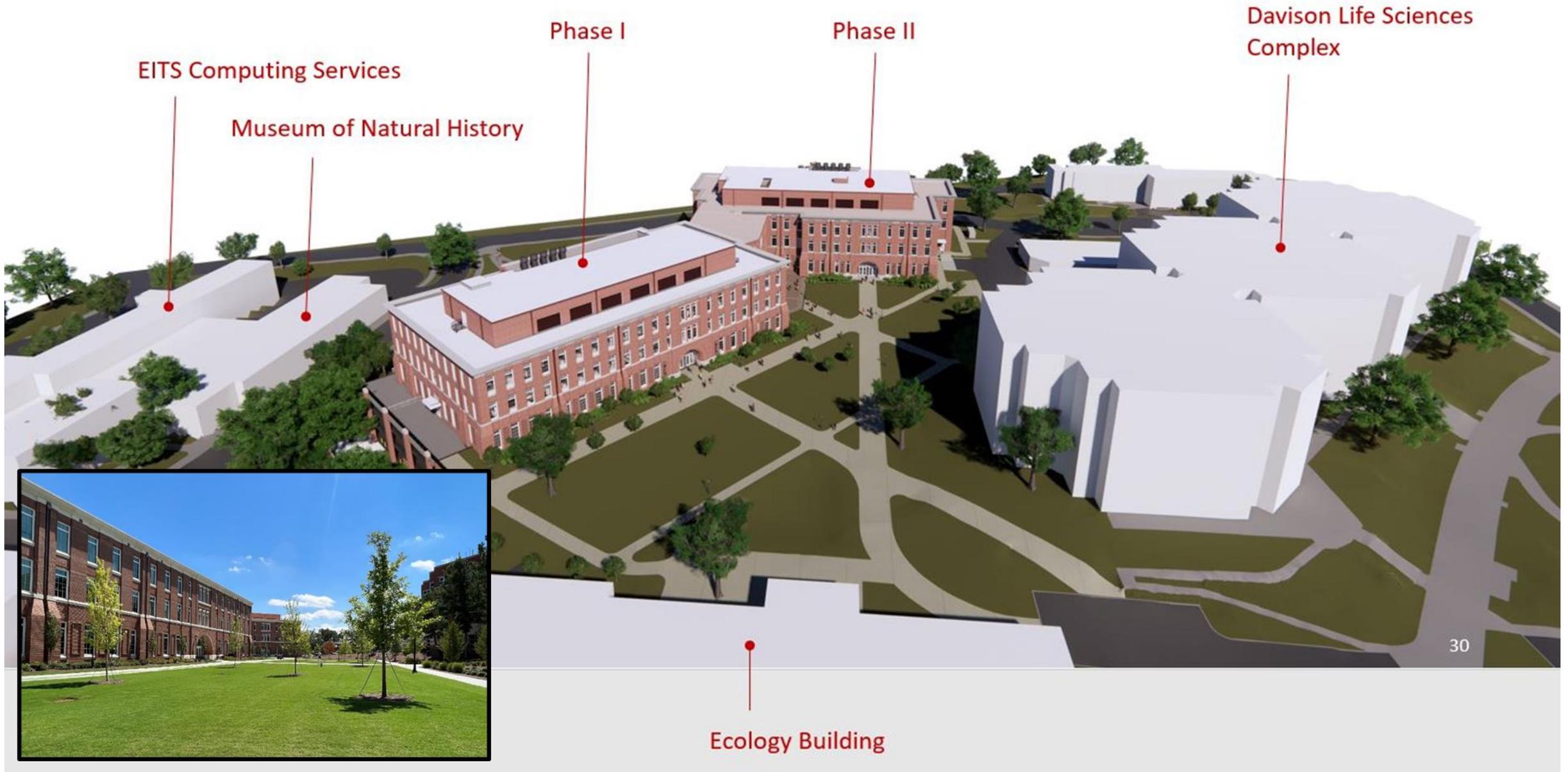
Building 1013 (Old Poultry Science)

Completed New Poultry Science

**Completed New Interdisciplinary
Stem Research Building 1**

**Completed New Interdisciplinary
Stem Research Building 2**







2017





2022



Interdisciplinary STEM Research Buildings 1 and 2

38 Principal Investigators
21 Admin & Support Techs
161 Graduate Research Assistants
83 Undergraduate Research Assistants
12 Post Docs
88 Seat Classroom
403 Occupants

College of Engineering **40%**

Franklin College of Arts
and Sciences **60%**

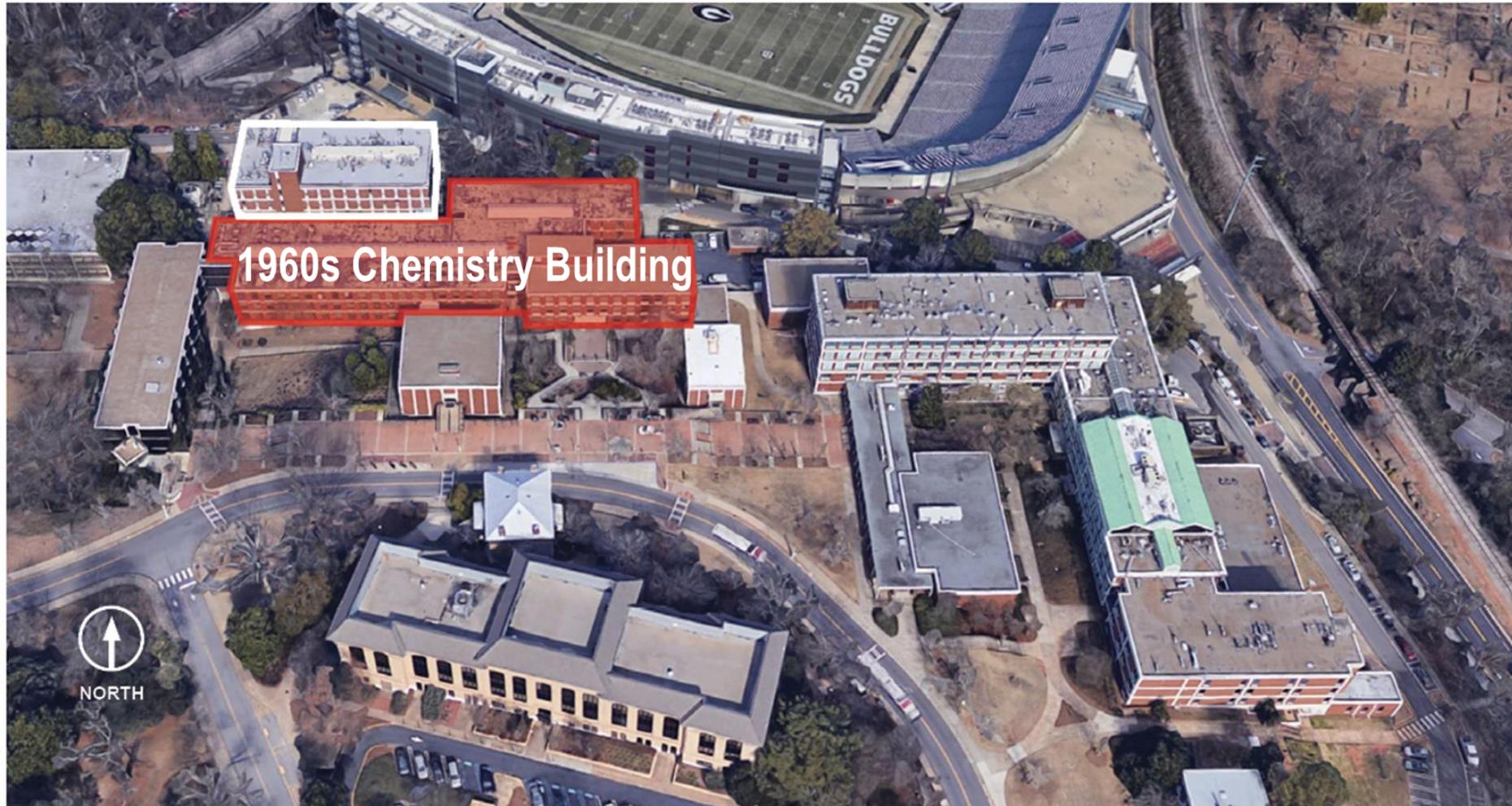
- Chemistry Department

Shared Core Facilities:

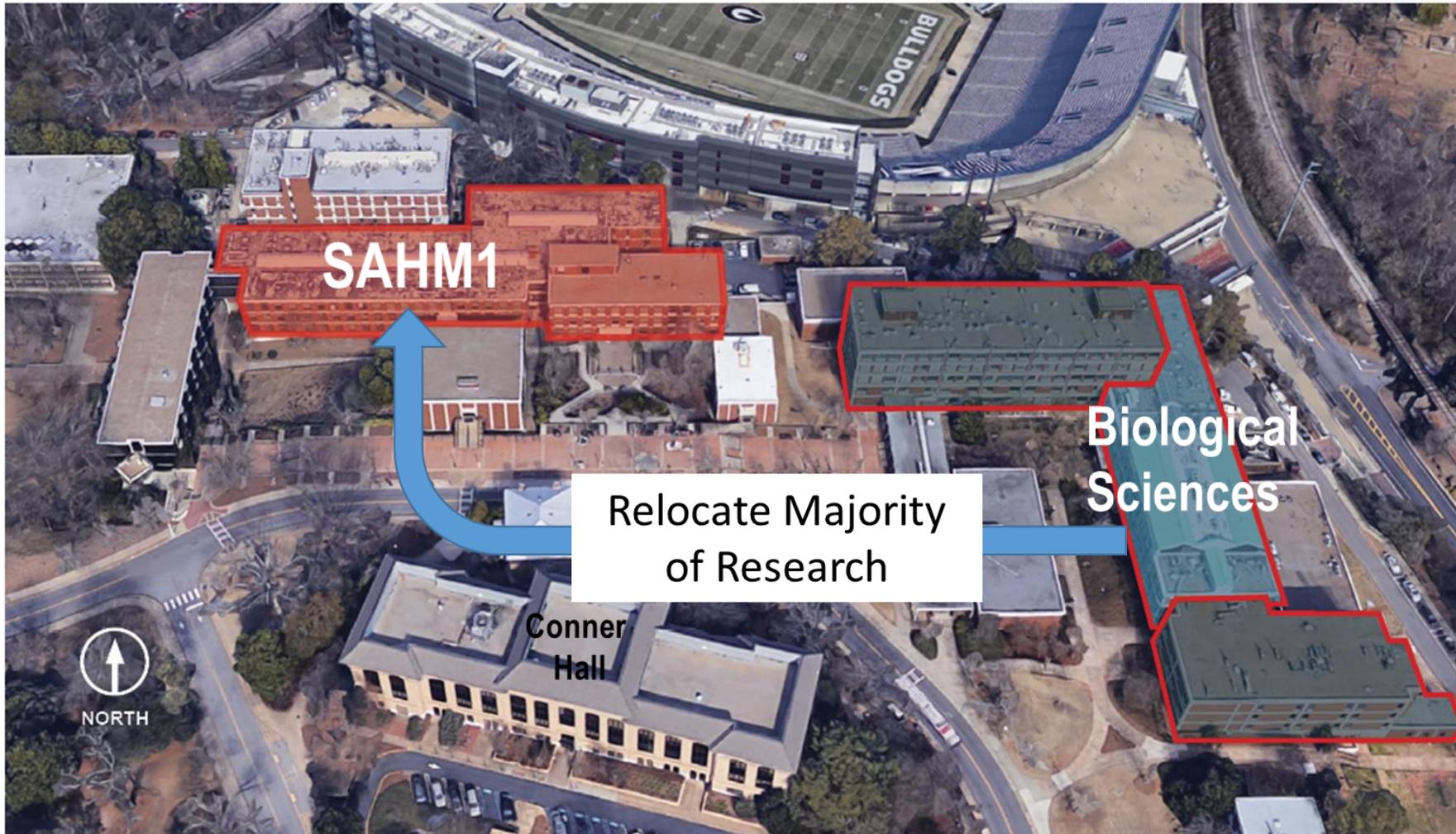
- Georgia Electron Microscopy (GEM)
- NMR and Mass Spectrometry



I-STEM 1 and 2 vacated 1960s and portion of 1970s Chemistry Wings



Science and Ag Hill Modernization Phase 1: \$64.3M



**Construction
began December
2022**

**Moves during
Summer 2024**



37 Principal Investigators

10 Admin

230 Graduate and Undergraduate Research

Write Up Stations

56 Post Docs

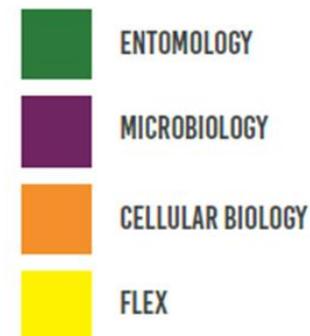
333 Occupants

Franklin College of Arts and Sciences **64%**

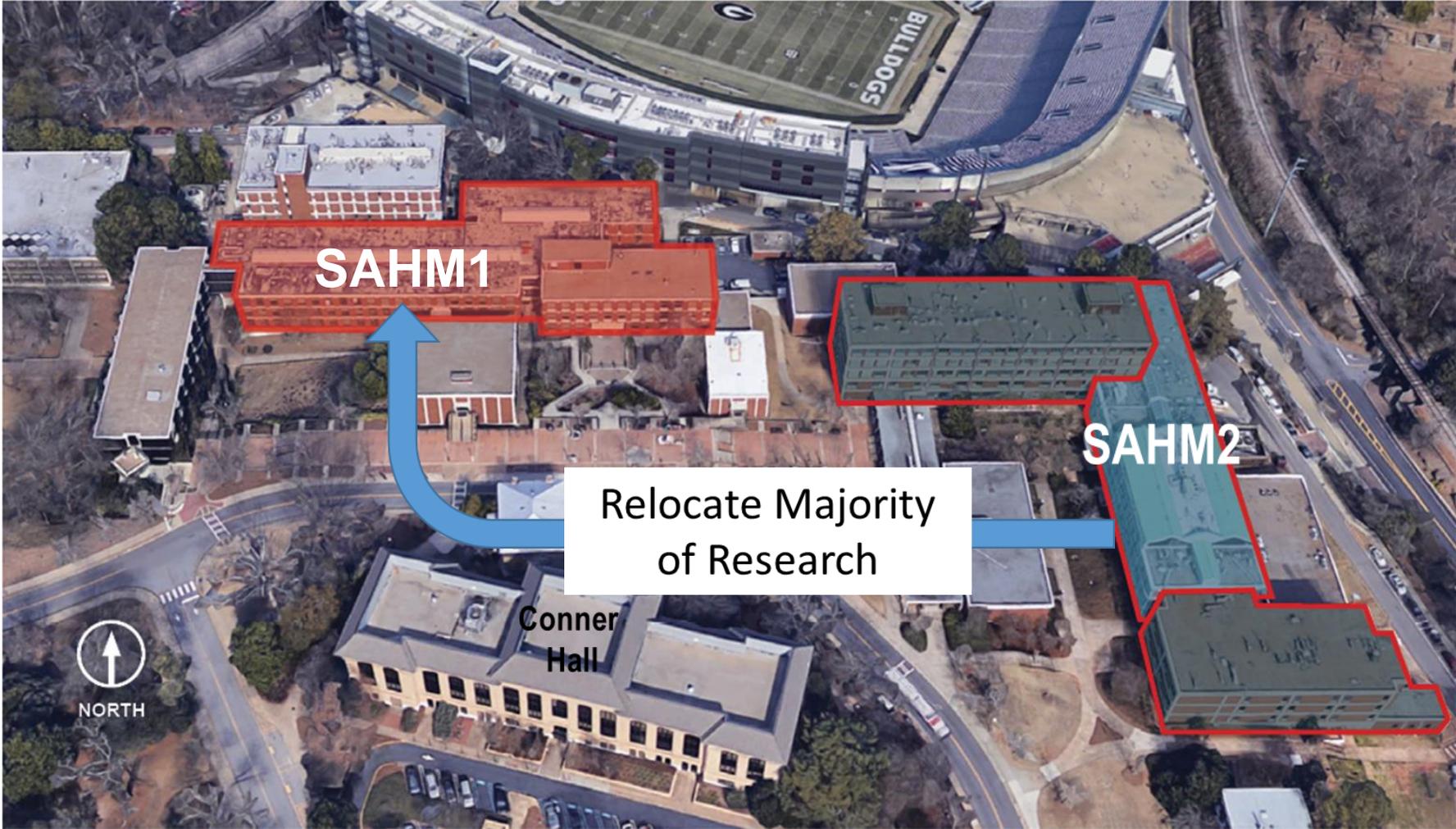
- Cellular Biology
- Microbiology

College of Agricultural and Environmental
Sciences **36%**

- Entomology



Science and Ag Hill Modernization Phase 2



Enabling Moves during Summer 2024

1st Area of Renovation - East Wing

Science and Ag Hill Modernization Phase 2 \$49M

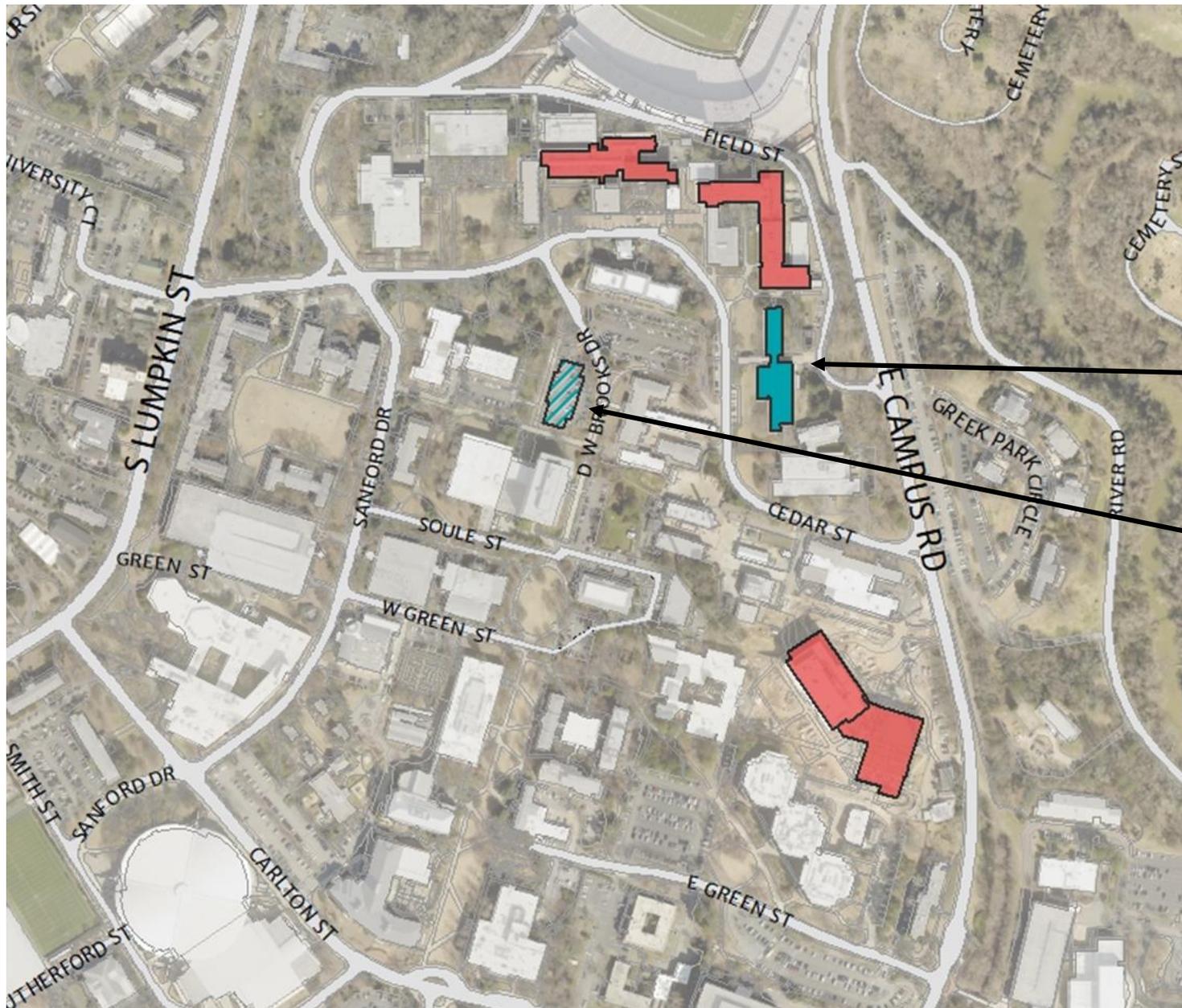


Design Funded

**Construction
Start September
2024**

**Potential Moves
Fall 2025**





Building 1013 (Old Poultry Science)

Completed New Construction Poultry Science

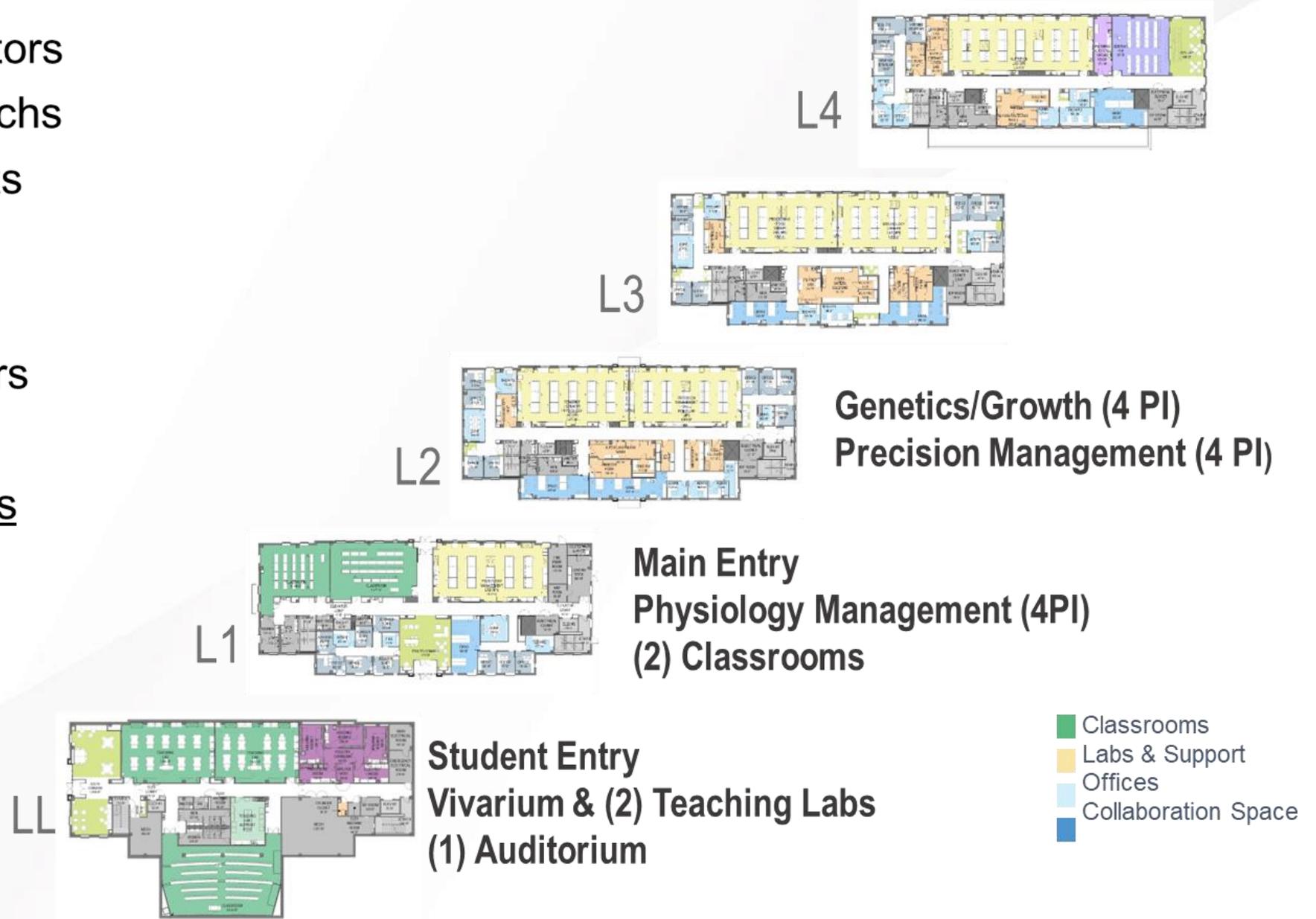
Classes begun January 2024



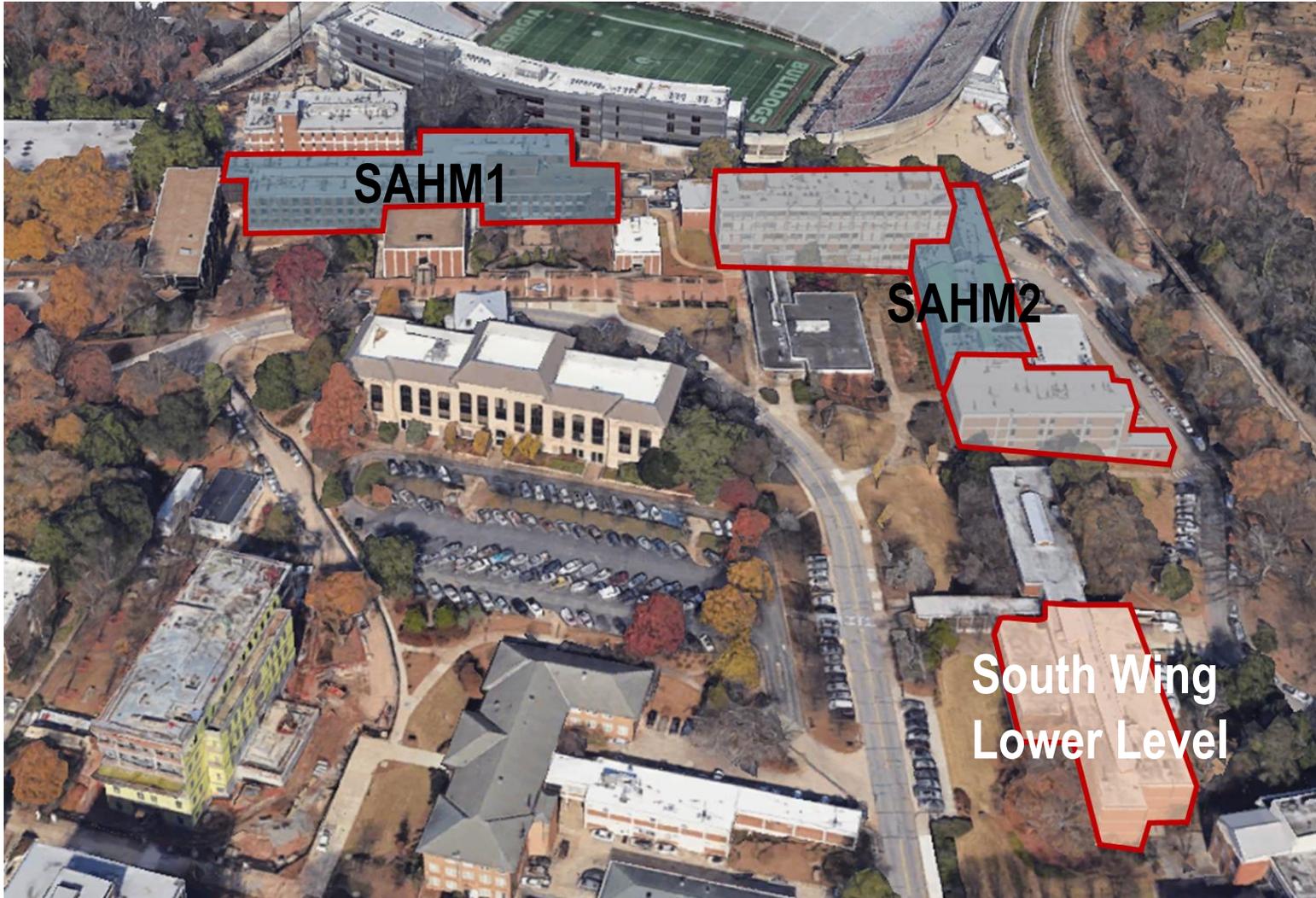


- 25 Principal Investigators
- 7 Admin & Support Techs
- 75 Graduate Assistants
- 16 Post Docs
- 4 Visiting Scholars
- 4 Professional Advisors
- 190 Classroom Seats
- 68 Teaching Lab Seats

389 Occupants



Building 1013 Phase 1

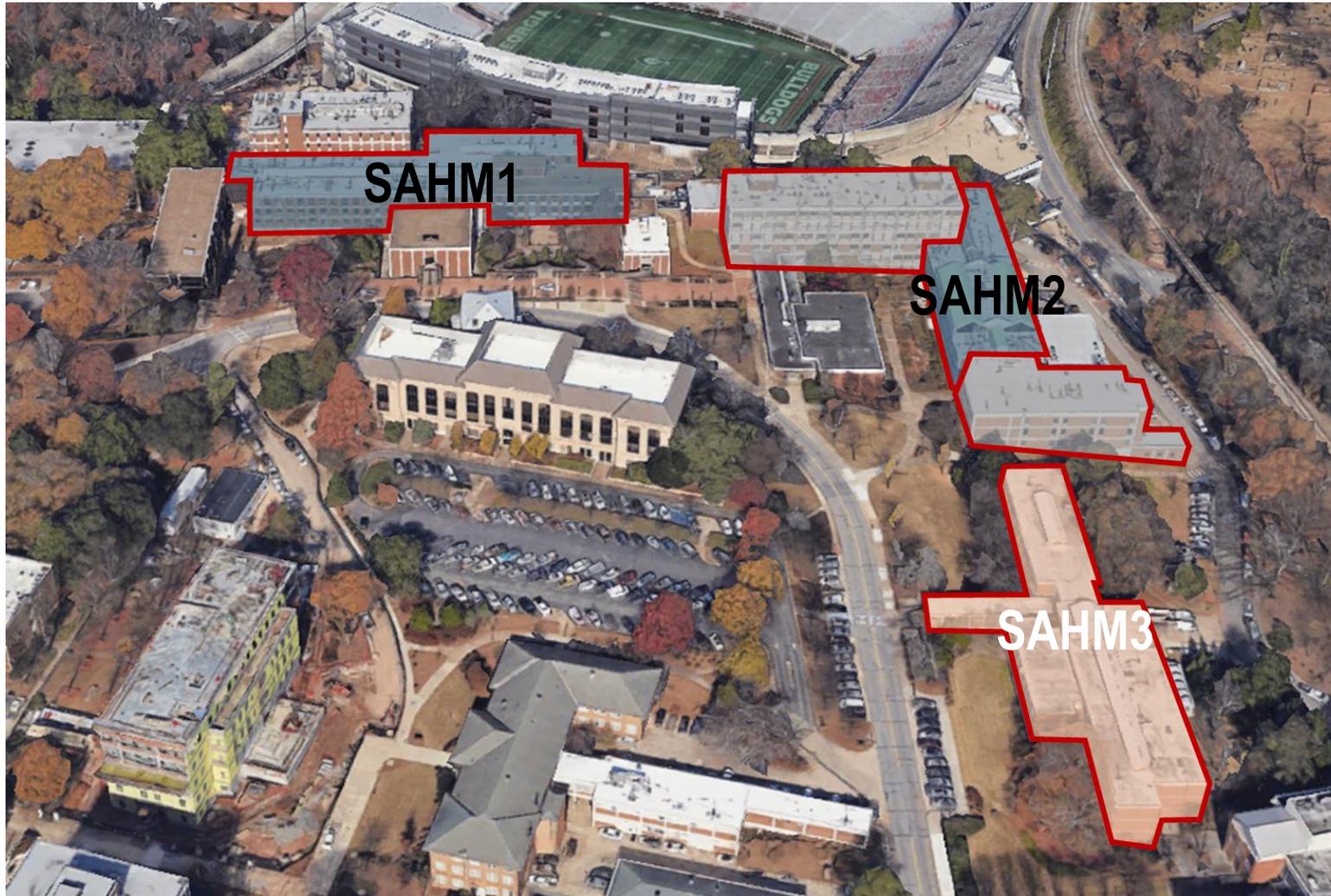


**Renovation Begins
Fall 2024**

**14,000 NSF
\$11 Million**

- **Active learning classrooms**
- **Collaborative study spaces**
- **Building Systems improvements**
- **Code updates**

Science and Ag Hill Modernization Phase 3

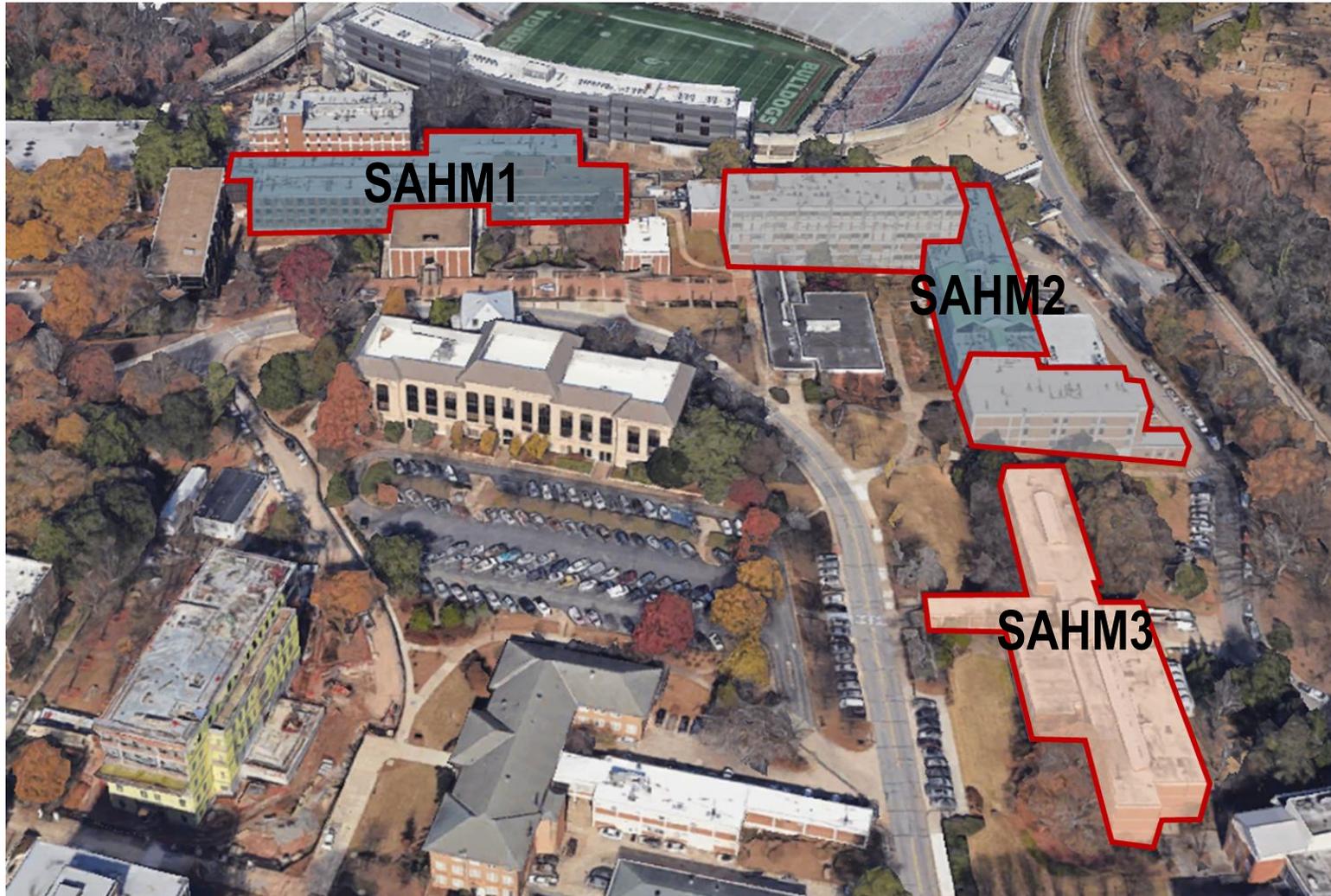


**Design Fund Request
Spring Session 2024**

**Est. \$35.8 million
50,000 GSF**

- **South Wing -
Instruction Hub**
- **North Wing - Institute
for Integrative
Precision Ag**

Science and Ag Hill Modernization Infrastructure

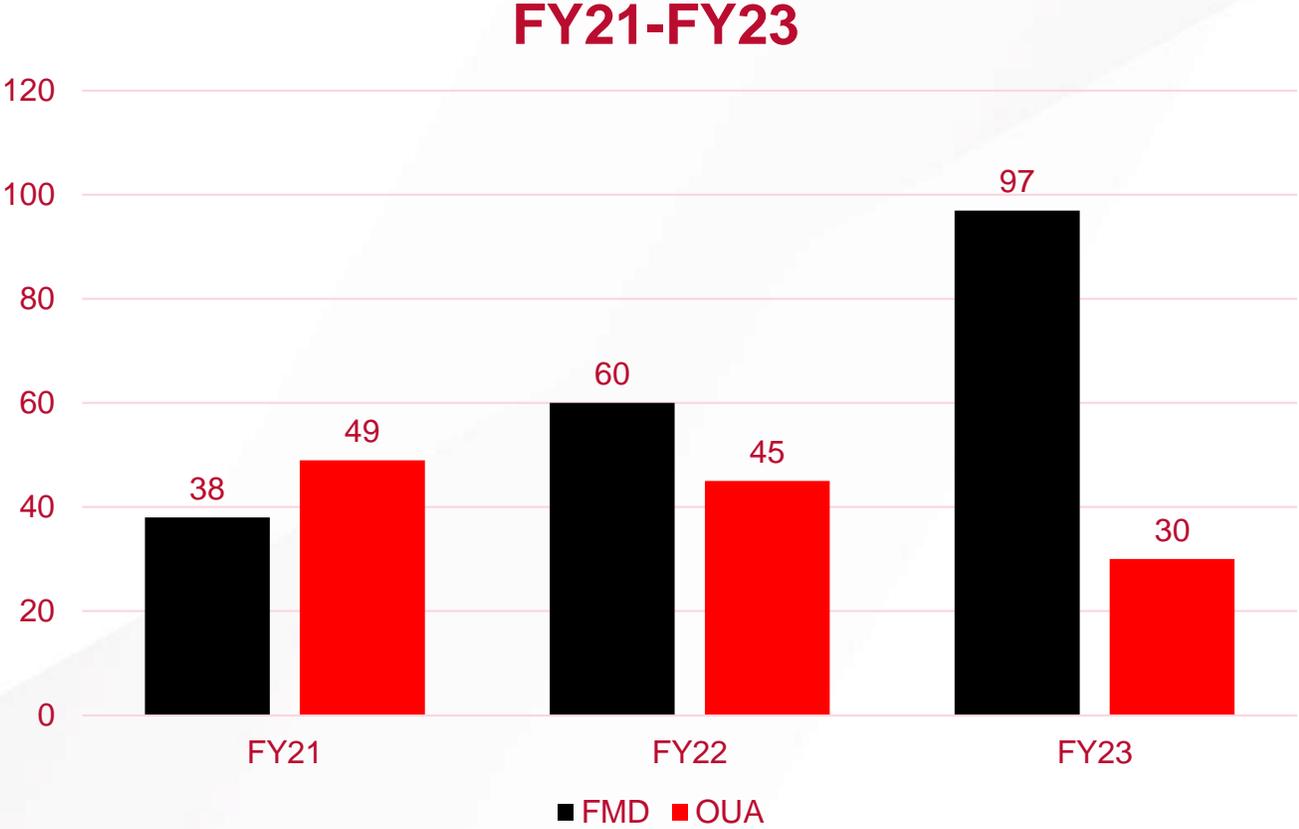


- **\$5M Infrastructure** various water, electrical, storm, sanitary sewer, natural gas, and steam projects.
- **\$8.5M Additional infrastructure** proposed in FY24 Amended Budget

Facilities Project Initiation Requests (FPIF)

Jeff Benjamin, PE CEFP
Associate Vice President, FMD

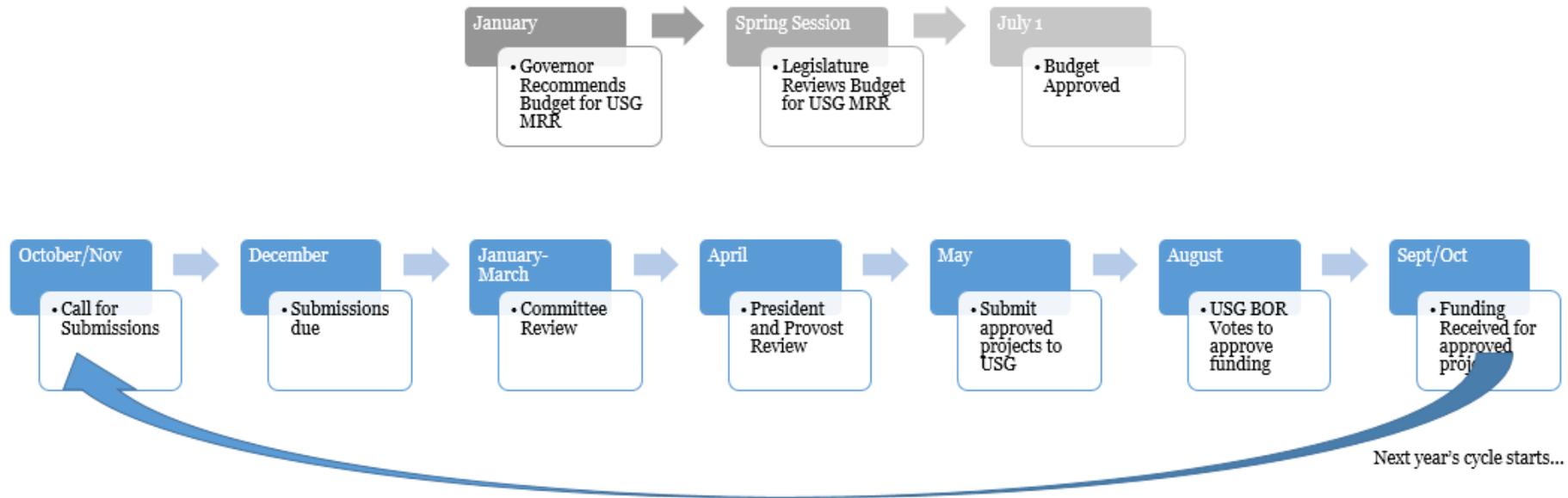
Annual FPIF Submission and Assignment



MRR Update

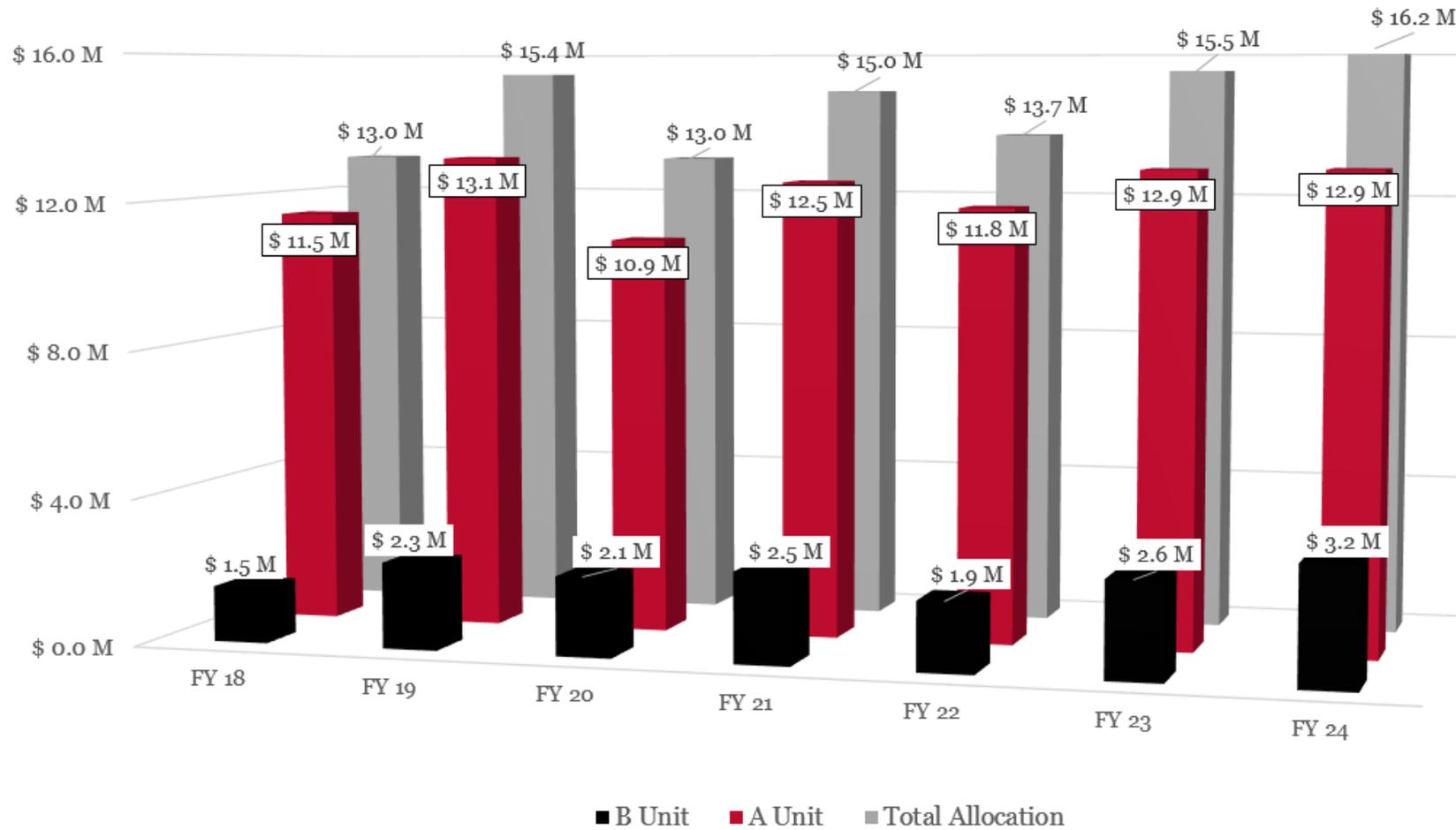
Clayton Wilcox
Sr. Director, FMD Business Administration

State Funding Timeline

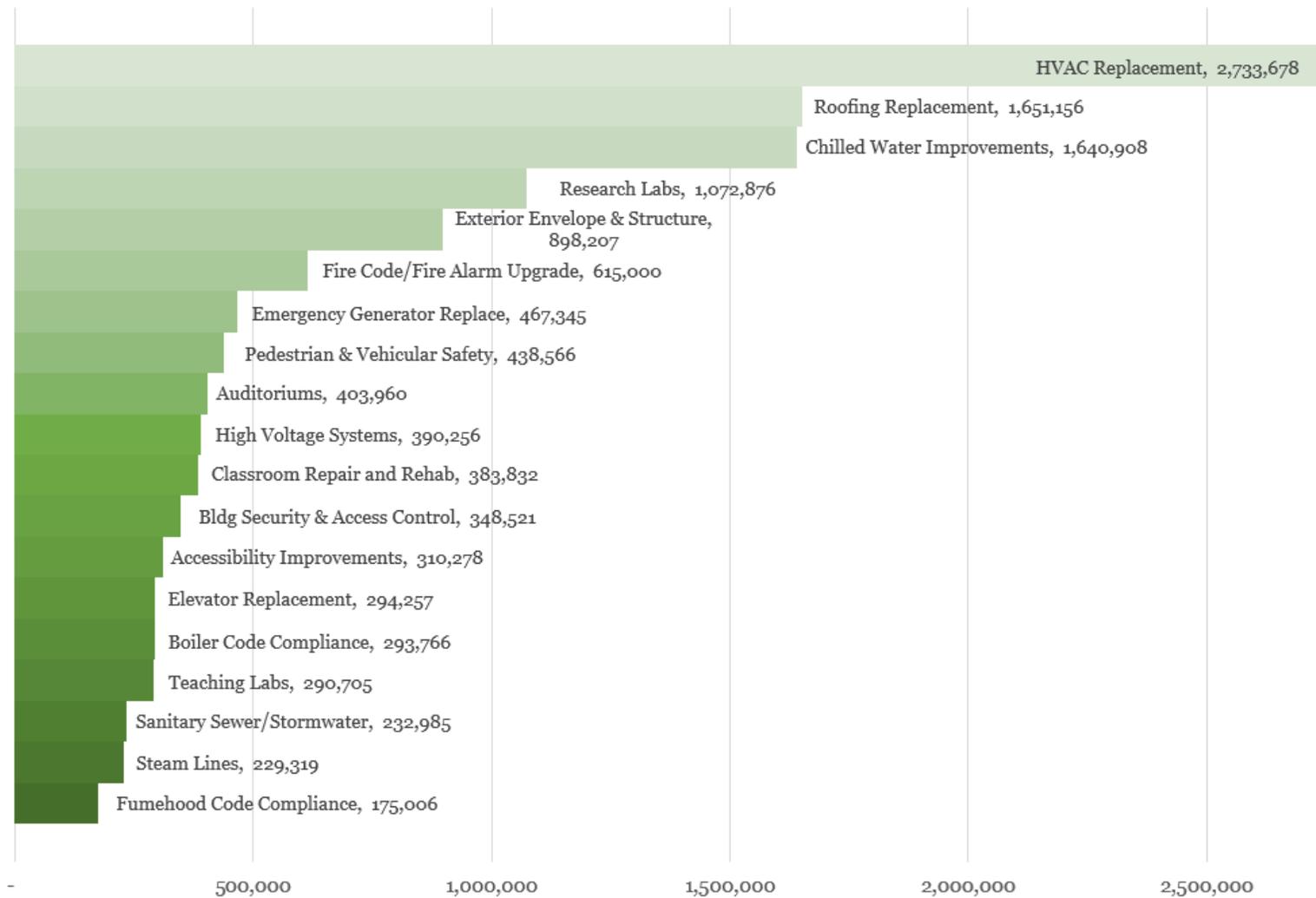


UGA and USG Major Repair &
Rehabilitation (MRR) Cycle Timeline

MRR Allocation by Year



FY 2023 MRR Spend by Program



Space Planning & Management

Krista Coleman-Silvers

Assistant Vice President for F&A and
Director of Space Planning & Management

Demolitions

- **Demolition Due Diligence Package is required for any structure with a Building Number**
- **Due Diligence is submitted to the USG Office of Real Estate & Facilities**
- **Historic-requires Board of Regents approval prior to submitting to the Office of the Governor**
- **Non-Historic-USG ORE&F staff submits directly to the Office of the Governor**
- **Office of the Governor releases Executive Order(EO) for facility demolition**

Requestor is provided with copy of EO and demolition can proceed



Questions



UNIVERSITY OF
GEORGIA
Finance & Administration

Thank You

FINANCE AND ADMINISTRATION

SERVING

THE **MISSION** OF UGA®

YOU + ME → WE ELEVATE THE 

New Section Slide



First Lastname

Speaker Title

Slide Subject or Topic, Arial 36, 1 or 2 lines

Text Arial 24, text, bulleted text, or full slide chart etc.



Title with Photo

Lorem ipsum dolor sit amet, consectetur adipis tempor incididunt.

Ut labore et dolore magna aliqua ad minim veniam, exercitation ea commodo consequat.

Duis aute irure dolor in reprehenderit in voluptate velit esse.

