

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

Institution: George C. Wallace Community College

Telephone Number: (334)556-2223

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

E-Mail Address: Lbell@wallace.edu

A. IMMEDIATE CAPITAL REQUIREMENTS - YEAR 1 (FY 2017-2018)

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 (Date reported cannot be before the start of the fiscal year to be reported on the form. Fiscal Years run from Oct. 1 - Sept. 30)	Projected Completion Date	Basis of Requirement (Use no more than 2 Codes. Click here to view Codes) USE LETTER OF CODE ONLY
	Education Trust Fund	Education Trust Fund Advancement & Technology Fund	Other State Funding	Other Funds												
<b>1. New Construction/Acquisition Projects</b>																
10	\$1,068,000				\$1,068,000			New	1(66%)10(34%)	6,400	4,740	E&G(66%)AUX (34%)	Yes	10/1/2017	9/1/2018	B,E
3	\$300,000				\$300,000			125	2T(40%)3(60%)	7,000	6,000	E&G(75%)OTHER (25%)	No	11/15/2017	4/1/2018	A,G
11	\$541,000				\$541,000			New	9			Other	No	10/1/2017	12/1/2017	G,J
	\$1,909,000				\$1,909,000											
<b>2. Renovation/Remodeling Projects</b>																
6	\$226,000				\$226,000			T7	1	6,252	5,886	E&G	Yes	6/1/2018	9/30/2018	E
1			\$225,000		\$225,000	Plant Funds		A2	4	14,342	11,227	E&G	No	3/15/2018	7/15/2018	D,E
2			\$386,000		\$386,000	Plant Funds		A2	4	14,342	11,227	E&G	No	4/15/2018	8/15/2018	D,E
4	\$230,000				\$230,000			A		20,880	12,958	E&G	No	5/15/2018	8/1/2018	E,G
5	\$1,040,000				\$1,040,000			Various	1(30%)2T(70%)	98,655	95,752	E&G	No	5/1/2018	8/30/2018	C,E
6	\$385,000				\$385,000			A27,T13,T17,T23,T24	1(17%)3(83%)	19,350	17,609	E&G	Yes	10/1/2017	9/1/2018	A,E
	\$1,881,000		\$611,000		\$2,492,000											
<b>3. Major Capital Equipment Projects</b>																
1.																
2.																
3.																
4.																
<b>4. Deferred Maintenance/Facilities Renewal (See Instructions)</b>																
9	\$200,000				\$200,000			N/A	9			Other	No	11/15/2017	4/1/2018	E
8	\$60,000				\$60,000			A5,FS	13(52%)10(48%)			Other	Yes	10/16/2017	3/15/2018	E,F
	\$260,000				\$260,000											
Total Immediate Year 1 Capital Requirements	\$4,050,000		\$611,000		\$4,661,000											

**A brief description and justification must be attached for each project listed above. If the descriptions/justifications are listed below adjust the print range so they print out properly.**

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 B)

Institution: George C. Wallace Community College

Telephone Number: (334)556-2223

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

E-Mail Address: Lbell@wallace.edu

**B. INTERMEDIATE CAPITAL REQUIREMENTS - YEAR 2 (FY 2018-2019)**

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 (Date reported cannot be before the start of the fiscal year to be reported on the form. Fiscal Years run from Oct. 1 - Sept. 30)	Projected Completion Date	Basis of Requirement (Use no more than 2 Codes. Click here to view Codes) USE LETTER OF CODE ONLY
	Education Trust Fund	Education Trust Fund Advancement & Technology Fund	Other State Funding	Other Funds												
<b>1. New Construction/Acquisition Projects</b> Construct drainage structures Wallace and																
1. Sparks	4	\$1,125,275			\$1,125,275			New	17 Flood control			Other	N/A	11/1/2018	6/15/2019	J,G
2. Indoor Baseball/Softball Practice Facility	3	\$350,000			\$350,000			New	5	5,000	5,000	E&G	Yes	10/1/2018	11/30/2018	B,L
3. Training for Industry Building Wallace	6	\$777,400			\$777,400			New	1(40%)2T(60%)	6,000	4,800	E&G	Yes	12/1/2018	6/15/2019	B,D
4.																
Subtotal		\$2,252,675			\$2,252,675											
<b>2. Renovation/Remodeling Projects</b>																
1. Replace Elevator in Science Bldg Wallace	1	\$100,000			\$100,000			A3	1	39,598	27,294	E&G	No	10/15/2018	12/1/2018	C,E
2.																
3.																
4.																
Subtotal		\$100,000			\$100,000											
<b>3. Major Capital Equipment Projects</b> Purchase and install Emergency generator for Sparks and Wallace																
1.	2	\$250,000			\$250,000			A,A52	1			E&G	No	3/15/2019	5/15/2019	G,J
2.																
3.																
4.																
Subtotal		\$250,000			\$250,000											
<b>4. Deferred Maintenance/Facilities Renewal (See Instructions)</b> Parking Lot Maintenance Wallace- Re-surfacing, signage, paint & drainage																
1.	5	\$600,000			\$600,000			N/A	17 Parking			Other	No	10/1/2018	1/15/2019	D,J
2.																
3.																
4.																
Subtotal		\$600,000			\$600,000											
<b>Total Intermediate Year 2 Capital Requirements</b>																
		\$3,202,675			\$3,202,675											

**A brief description and justification must be attached for each project listed above. If the descriptions/justifications are listed below adjust the print range so they print out properly**

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.





**GEORGE C WALLACE COMMUNITY COLLEGE, DOTHAN  
FACILITIES MASTER PLAN  
IMMEDIATE CAPITAL REQUIREMENTS YEAR 1 (2017—2018)**

NEW CONSTRUCTION – UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM – SPARKS CAMPUS - This project, Institutional Priority 11, 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 – EXPANSION OF WELDING TECHNOLOGY BUILDING AT THE WALLACE CAMPUS -- This Project, Institutional Priority 3, this project encloses the overhead crane and the West end of the current structure. It also add room for a planned robotic welding program while extending the metal preparation area.

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. Lighting will also be evaluated in this project for efficiency and applicability.

RENOVATION – LIBRARY/LRC – WALLACE CAMPUS – This project, Institutional Priorities 1 & 2, 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 7, 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.

**NEW CONSTRUCTION - OFFICE/ADMINISTRATIVE SPACE - WALLACE CAMPUS** – This project, Institutional Priority 10, 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.

**BUILDING RENOVATION – CONVERT MEDICAL ASSISTING BUILDING TO GENERAL PURPOSE INSTRUCTIONAL/ADMINISTRATIVE SPACE.** This project, Institutional Priority 6, 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 – REMODEL TECHNICAL BUILDING AND THE MAINTENANCE SHOP AND REPURPOSE FOR NEW COURSES.** This project, Institutional Priority 5, remodels existing building for new course work and allows the college to keep the technical course work in the central location and within close proximity of the existing technical programs as well as keeping some programs in their current location. Those effected are, Sheet Metal Mechanic (NEW), Print shop, Line-workers, Maintenance and an available technical building for future technical and/or work force development course work.

**FACILITY RENEWAL – SECURITY/PARKING LOT LIGHTING – WALLACE & SPARKS CAMPUSES** This project, Institutional Priority 9, 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.

**FACILITY RENEWAL - DEMOLITION OF OBSOLETE STRUCTURES – WALLACE CAMPUS** – This project, Institutional Priority 8, continues the systematic demolition of deteriorated and obsolete structures by demolishing the old President’s House and Frame Shop. 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.

**GEORGE C WALLACE COMMUNITY COLLEGE, DOTHAN  
FACILITIES MASTER PLAN  
INTERMEDIATE CAPITAL REQUIREMENTS – YEAR 2 (2018-  
2019)**

NEW CONSTRUCTION -- CONSTRUCT DRAINAGE STRUCTURES, WALLACE DOTHAN CAMPUS. This project, Institutional Priority 4, 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.

RENOVATION – REPLACE PASSENGER ELEVATOR – SCIENCE BUILDING – WALLACE CAMPUS. This project, Institutional Priority 1, 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 2, 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.

DEFERRED MAINTENANCE - PARKING LOT MAINTENANCE– WALLACE CAMPUS- This project, Institutional Priority 5, 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 6, 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.

**NEW CONSTRUCTION – INDOOR PRACTICE FACILITY – WALLACE CAMPUS** – This project, Institutional Priority 3, 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 eve height will be 20 feet.