

BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA
270 Washington Street, S.W.
Atlanta, Georgia 30334-1450

**OFFICE OF THE VICE CHANCELLOR
FOR FACILITIES**

**(404) 656-2243
FAX 657-7433**

July 6, 1998

**Mr. Birdell Jackson
B&E Jackson & Associates, Inc.
Suite 2100
34 Peachtree Street
Atlanta, GA 30303**

**Re: Project No. BR-87-9901,
Land Planning, Bartow Center,
Floyd College**

Dear Mr. Jackson:

We are very pleased that the Chancellor and Board of Regents have recommended funding for Project No. BR-87-9901, Land Planning, Bartow Center, an urgently needed project at Floyd College. We are prepared to commission the land planning studies that will be required to support this project and we are offering your firm the opportunity to interview for this commission. Your firm is one of three firms that will be interviewed.

This project anticipates the gross site analysis for highest and best use for approximately 250 acres owned by the Board of Regents and located in Bartow County. A satellite center for Floyd College of approximately 50 acres is to be identified and included on the site. A more detailed land use plan for the Center, including utility analysis, storm water management, and regulatory issues, must be developed. A concept layout for the Center should include a preliminary grading/hydrology plan for the 50-acre parcel and estimate of development costs. These studies must be completed by **October 15, 1998**.

You are encouraged to review the project's site and situation during the site visit scheduled for **Wednesday, July 15, 1998, at 1:30 p.m.**; please contact Mr. Doug Webb at 706-295-6350 who is the campus' sole representative for this project, to reserve your space on the mandatory site tour. Mr. Webb will provide you with details regarding location, parking, and other specifics of the tour. All firms that are offered the opportunity to interview for this project will be invited to this tour; no other contact with campus personnel should be made by you.

If your firm is selected to design the Project, you will be offered a contract in the amount of **\$30,000**, a sum that includes all services, including existing conditions analysis, interviews, concept design, travel, and all other expenses. We believe this sum to be fair and equitable compensation for this work.

Your interview has been scheduled for **Wednesday, July 22, 1998, at 2:15 p.m.** at the Board of Regents, Room 6098, 270 Washington Street, S.W., Atlanta, Georgia 30334. At this interview we will be most interested in hearing how your firm will successfully complete this project; please focus your comments to specifically address this issue. In this regard, we will expect to have an informal discussion with the representatives of your planning team that will have the

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primary responsibility for the studies and analyses required to successfully complete this project; this should include the principal-in-charge, project designer, and project manager. Although it is likely that you will rely on consultants for various discipline-specific input, you should not bring these members of your team with you to the interview.


The interview will last 30 minutes, during which we need to reserve 10 minutes for questions and your responses. As indicated above, the purpose of the interview is to get to know the key individuals in the firm who will work on this project, as well as understand your firm's capabilities and philosophy. Therefore, in order to conserve set-up, time, etc., please do not bring a slide presentation or similar electronic graphic display for this interview. This is not a design competition and, therefore, we do not want to see any conceptual work for this specific project.

Please form your planning team; complete and return the enclosed SF255, along with the minority/women-owned business make-up of your proposed design team, together with any other material you would like the selection committee to have prior to the interview (4 copies to the campus point of contact and 2 copies to Ms. Eleanor Harleston at the above Board of Regents address); all copies are to be received no later than 4:00 p.m. on **Friday, July 17, 1998**. The Board of Regents of the University System of Georgia encourages the participation of MWBE and your commitment in that regard must be shown in your materials.

For your information, I have also included a blank copy of the contract, including exhibits, that will be used should you be offered this commission. Should your firm not have a house copy of the Board of Regents' Criteria for the design of projects, the instructions for purchasing a copy may be obtained from Ms. Harleston in our office.

The Selection Committee will consist of representatives of the campus and of the Board of Regents' Office of Facilities. Please feel free to contact Program Manager J. Dorsey, or Assistant Vice Chancellor Peter Hickey if you have any questions regarding this interview and selection process.

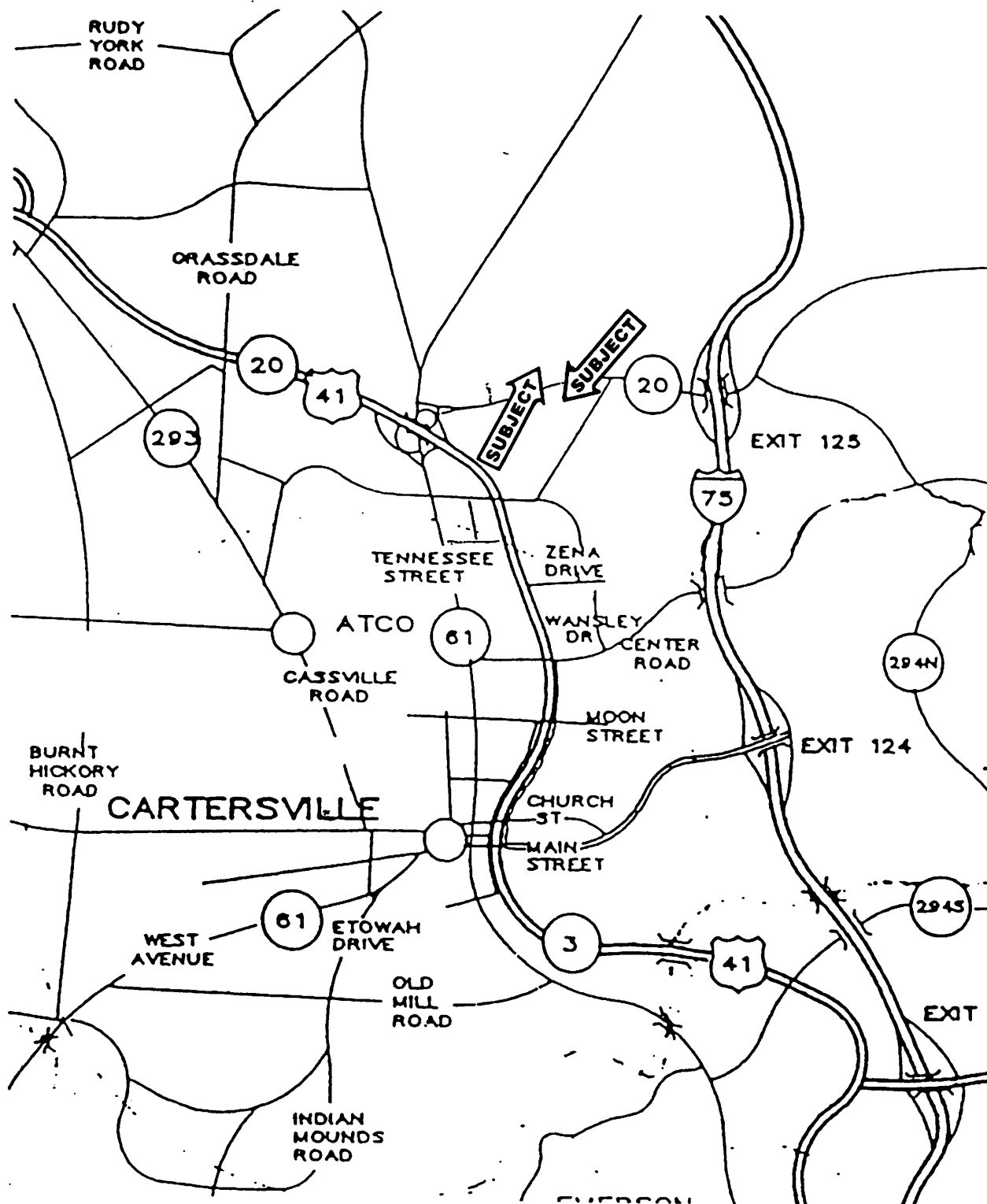
Sincerely,


Bill Chatham
Vice Chancellor for Facilities

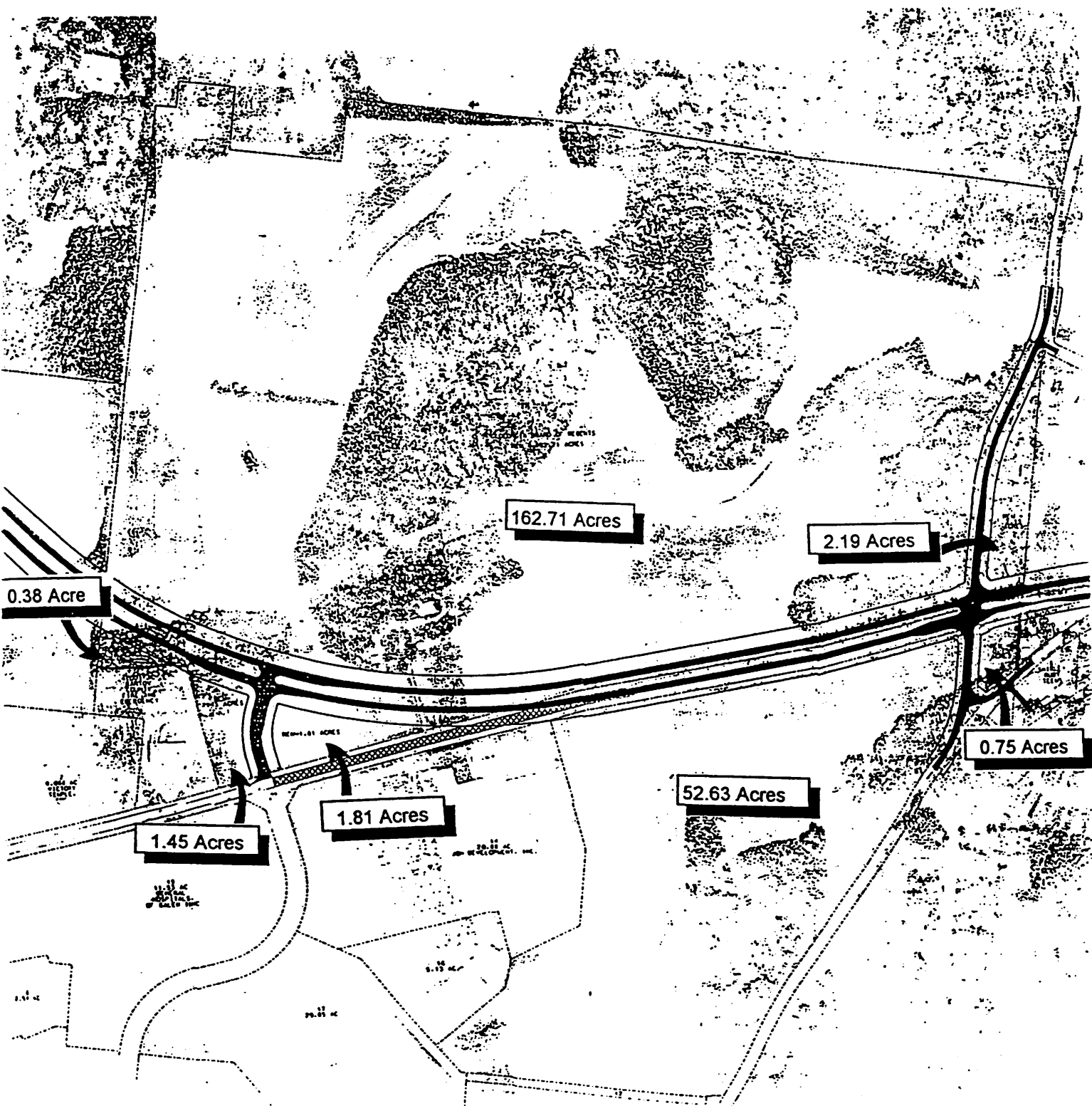
Enclosure

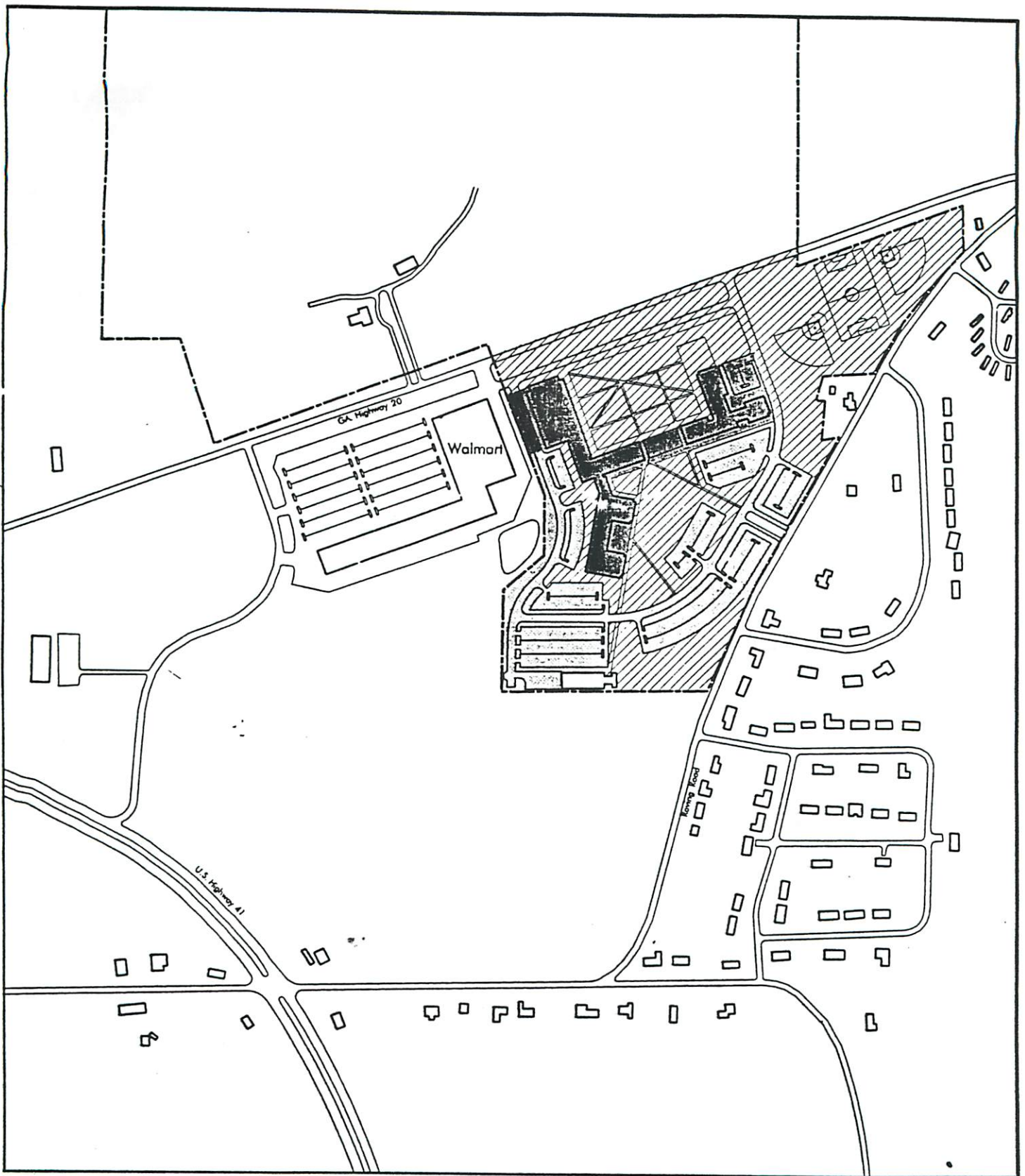
cc: Dr. H. Lynn Cundiff
Mr. Patrick McCord
Mr. Doug Webb
Assistant Vice Chancellor Peter Hickey
Mr. J. Hollis Dorsey, Jr.
General File

LOCATION MAP



AERIAL PLAT OF REMAINDERS








0 200 400 600'

November, 1997



Sasaki Associates, Inc.
Richard + Wittschiede Architects

Legend

-  Academic
-  Open space /recreation
-  Parking

1997 Proposed Location
Floyd College - Bartow Center
Master Plan

Floyd College

ENROLLMENT

Target: 37%

Fall'96	FTE students: 2,536	Headcount students: 2,997*(see breakdown below)
Fall'02	FTE students: 3,365	Headcount students: 3,959

*Main Campus-1,617/Heritage Hall-200/Haralson Ctr-80/Cartersville-500/ North Metro-600

Projected Faculty Growth: 7 to 8% per year

Fall'96	Headcount Faculty: 65	FTE Faculty: ____	Faculty/FTE students: 1/39
Fall'02	Headcount Faculty: 93	FTE Faculty: ____	Faculty/FTE students: 1/36

All documentation from Master Planning Team indicated significant population growth trends & projections for the Bartow County area. (Enrollment Target growth is focused in this area.) High School enrollment in surrounding counties is projected to double in the next 5 to 10 years.

FACILITIES

Acreage: Main Campus-226 (includes 56 acre lake), Proposed Bartow Center-54

Space: All locations: 234,372 ASF 303,286 GSF**

**Main Campus-207,892 /Heritage Hall-61,630/Cartersville-10,394/Haralson-23,370
ASF/FTE-92.4 GSF/FTE-119.6

Classroom utilization rate is Below Average. (Campus is concerned that "significant public service/continuing education mission" being met is not recognized in utilization statistics.)

Approximately \$4,855,000 General Classroom Building & Student Center is under construction. Approximately \$6,700,000 Library Technology Addition is #27 on the capital priorities list.

ISSUES:

No major changes in Academic program. Based on current trends, Main Campus will have nominal growth (Library & Recreational space) to meet national standards. (There is land available for growth--building sites, etc., but limited demand.) Program shifts between the Heritage Hall site and main campus are envisioned to improve efficiency and delivery of Continuing Ed./Economic Development and Public Service Programs at the Heritage Hall site.

Additional library space will be needed if SACS standards are used. (Master Planners question SACS requirements in light of current national standards and technology trends). We question the current proposition that Main Campus library expansion meets the need of remote centers.

Two potential building sites are shown on the Master Plan. Floyd College is proposing one site be designated for a "Police Academy". The Cross Team has no knowledge of this programmatic need/arrangement and suggests a generic reference to "building site opportunity" be used.

1 of 2 pages

SECRET

Page 1

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