Physical Plant Mission
The Physical Plant strives to: 1.) Perform all services in a manner that consistently satisfies our customers with the cleanliness, appearance, operation and safety of our buildings, grounds and utilities. 2) Perform all work with integrity and efficiency in a cost-effective manner that adds value to Mercer University. 3) Create a working environment that allows each employee to develop professionally and excel. 4) Develop and implement innovative work procedures to provide better employee utilization and customer service. 5) Work as a team toward a common goal and vision to continuously improve and adapt to change in a proactive manner.

Follow-up Report on Last Year's Action Plan
Action Plan Update
- Renovation projects at 315 College St for the McDuffie Center for Strings and at 250 Martin Luther King Blvd. for the Medical Office Building have been scanned. Smaller projects are still being updated.

- Twenty new trees were planted in the MEP parking lot and are thriving. Replacement trees for the Quad have not been added but the project remains open for funding consideration.

1: Campus appearance
Preserve and improve the campus appearance

Outcome not assessed this year: ☐

Strategies
Add to tree canopy on Macon Campus

First Assessment Method (required)
Report the number of trees/foliage planted, removed or relocated on campuses.

Assessment Type: Direct Measure

Assessment Results and Analysis
1. Twenty trees and irrigation were added to the islands in the MEP parking lot.
2. Fifteen trees were replaced in the new parking lot on Stadium Dr.
3. A minimum of fifty trees were included in the Cruz Plaza project with a majority large canopy trees.

Second Assessment Method (required)
Report of additional projects on buildings and grounds that improve the campus appearance.

Assessment Type: Direct Measure

Assessment Results and Analysis
1. Several buildings on the Macon and Atlanta Campuses were pressure washed to remove mildew that had accumulated over the years. These buildings included Swilley, Patterson, UC, McCorkle, Stetson, Tarver, and Willet.
2. Irrigation was installed to provide coverage around the Welcome Center and Admissions House.
3. Landscape improvements with shrubbery, flowers, and irrigation were completed in front of the
Administration Building, Tennis Center, and University Center.

4. Plans for landscape improvements were completed for 1309 Adams St.

5. Pressure washed and cleaned the exterior of the Woodruff House.

6. The Cruz Plaza project added several landscaped areas for annual and perennial flower beds, green space and irrigation, 2 fountains, plus seat walls.

7. A portion of the MEP parking lot was removed in FY 12 to accommodate moving an older home to 1170 Ash St. Landscaping and irrigation were completed around the house.

**Third Assessment Method (optional)**
Report additional project to improve campus appearance

**Assessment Type**: Direct Measure

**Assessment Results and Analysis**

1. New signage was installed to identify buildings and sports location, directional signage was also added.

2. The road providing access to the south campus was in poor condition after construction of the Fieldhouse and Stadium. This section was removed and resurfaced.

3. The parking lot adjacent to the Hilton was enlarged and resurfaced.

4. The climbing tower and small structure adjacent to the Stetson parking lot were demolished to provide additional space as part of the Black Field.

**Confidence:**

**Related Items**

*There are no related items.*

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2: **Conservation and preservation**
Conserve resources in water, soil, and facilities

**Outcome not assessed this year:** □

**Strategies**
Use best practices to conserve campus resources where appropriate with emphasis on building renovation, water and energy conservation

**First Assessment Method (required)**
Report of all installations that assist in conserving resources/energy on all campuses.

**Assessment Type**: Direct Measure

**Assessment Results and Analysis**

1. The restrooms on all floors of the north end Law School were updated with low flow toilets that use two thirds less water per flush.

2. One of the HVAC systems was replaced at 315 College St., Center for Strings, and significant improvements were made for sound proofing that will increase the building insulation and reduce electricity usage.

3. The boiler was replaced at the Davis Building with a more energy efficient unit that will reduce usage and expenses.

4. One of the HVAC units at the Medical Office Building was replaced during renovation and provide more energy efficient service

**Second Assessment Method (required)**
Report all restorations of buildings associated with campuses.

**Assessment Type**: Direct Measure

**Assessment Results and Analysis**
There were 3 major renovation projects on entire buildings on the Macon campus this year. Two were completed and one is ongoing. No full building renovations were made on other campuses.

1. The antebellum house at 315 College St. was renovated with a focus on acoustics. It will serve as the McDuffie Center for Strings.

2. The former Music Hall of Fame on Martin Luther King Blvd. was purchased and totally renovated to
serve as a medical office building for Mercer Medicine.

3. The former Presbyterian Church at the intersection of College St. and Oglethorpe will serve as the Tatnall Center for the Arts. Construction began this year and will continue into the fall.

4. Architectural plans are near completion and construction bids are in process for construction of a new building addition and partial renovation of leased space in Savannah to support expansion of the Medical School.

Partial building renovations were also completed:

1. The restrooms on the north end of the Law School were upgraded and the interior finishes replaced.
2. A portion of the bottom level of the University Center was renovated to house a locker room, office space and a meeting room for the women's lacrosse program.
3. The Pharmacy lab in the Teaching and Research Center was renovated.
4. Classroom 175 in the Teaching and Research Center was expanded to add space for more students.
5. The second floor of the Davis Building was renovated for the Masters of Public Health Program

HVAC repairs completed:

1. improved air flow in Shorter Hall
2. replaced the cooling tower at 400 Poplar St.
3. replaced the air handler at the Douglas Center
4. boiler upgrades were completed on 10 buildings on the Macon Campus to meet new codes
5. replacement of the boiler serving the Davis Building on the Atlanta Campus

Repairs completed:

1. the porches on both ends of the Administration Building were rebuilt and replace
2. the wood floor on the the Intramural Courts at the UC were replaced due to water damage
3. the roof on the canopy of the Stetson Building was replaced
4. the hydraulic cylinder for the elevator in Tarver Library was replaced
5. repairs were made correct leaks from the plaza area at the AACC building
6. the deck at Sheffield was repaired
7. the deck at MEP was replaced

Flooring/carpet replacement and painting projects:

1. Ware Hall second floor - replaced flooring and painted
2. Wiggs Hall second floor - replaced carpet and painted
3. MEP refectory carpet was replaced
4. Plunkett lower level carpet replaced
5. Tennis Center - refinished floors and painted
6. Connell Student Center lower level- renovated the former Admissions area to house Financial Aid - replaced carpet and painted
7. 1240 Elm St. - replaced flooring and carpet, painted to house the Trio Program
8. Stetson - carpet was replaced on the second floor
Design services were completed for 2 major projects in Atlanta:

1. adding a second backup generator for the Duvall Building
2. replacing the skylight and upper roof of the AACC Building

Third Assessment Method (optional)
Assessment Type:
Assessment Results and Analysis
Confidence:
Related Items
There are no related items.

3: Safety
Improve and maintain a safe environment.

Outcome not assessed this year: ☐

Strategies
Review current accessibility and safety issues and address problem areas.

First Assessment Method (required)
Report annual changes to campus areas and buildings that contribute to a safer environment.

Assessment Type: Direct Measure
Assessment Results and Analysis
1. Construction of Cruz Plaza was completed. It includes wide pathways for improved pedestrian traffic flow.
2. The automated fire alarm systems for two residency halls, Shorter and MEP complex, were replaced and upgraded.
3. Several sections of sidewalks that were potential trip hazards were replaced. These were primarily in areas with older sidewalks.
4. A new sidewalk was added connecting stadium seating on the home side to the sidewalk parallel to the Fieldhouse.
5. Plans for hardscape and landscape renovations were completed for the south campus circulation project. Construction began in February with a projected finish date in August. This will provide additional paved pathways for easier access around the athletic fields.
6. Bike ramps and bike check out space was added close to Auxiliary Services.
7. Campus tours were completed with Student Affairs to review lighting concerns and lights were repaired and/or replaced.

Second Assessment Method (required)
Report on ADA improvements

Assessment Type:
Assessment Results and Analysis
1. As part of the sidewalk improvement plan, handicap access entries were added at the intersection of College Place and Edgewood Avenue.
2. Cruz Plaza includes several curb cuts to allow easy handicap access.
4: Expense reductions
Reduce expenses in order to operate in a cost-efficient manner

Outcome not assessed this year: □

Strategies
Continually monitor purchases and vendors in search of opportunities to reduce expenses

First Assessment Method (required)
Cost-effective purchases will be made whenever possible throughout the year.

Assessment Type: Direct Measure

Assessment Results and Analysis
More energy efficient lighting is being used frequently in new installations and to replace systems. The most obvious is the LED lighting used for the stadium. These have a long life, use significantly less energy and are less expensive.

Second Assessment Method (required)
Changes reported in terms of specific services or vendors that are economical and effective.

Assessment Type:

Assessment Results and Analysis
Physical Plant completed a project in FY 12 to replace a number of HVAC units and chiller with more energy efficient equipment. This qualified the university for a lower rate structure with Georgia Power and reduced energy usage; this resulted in significant electricity expense savings. We are still below fees charged in fiscal year 12 even though we have added a stadium and lighting plus additional parking lots and lighting.

Third Assessment Method (optional)

Assessment Type:

Assessment Results and Analysis

Confidence:

Related Items
There are no related items.

5: Environmental protection
Maintain and improve environmental protection

Outcome not assessed this year: □

Strategies
Work with EPD to continue monitoring cleanup of environmental hazard identified at intersection of Coleman Ave. and Montpelier.

First Assessment Method (required)
Respond appropriately to evaluations based on the results and maintain correspondence with EPD.

Assessment Type: Direct Measure

Assessment Results and Analysis
The Ga. Environmental Protection Division (EPD) continues to monitor our progress in cleaning the ground water. The ground water treatment and monitoring underground contamination by Mercer is improving and some treatment with sodium persulfate has taken place.

Second Assessment Method (required)
Make progress on environmental plans beyond EPD supervision.

Assessment Type: Direct Measure

Assessment Results and Analysis
1. The old Atlantic Cotton Mill property has been cleaned of asbestos and arsenic in the soil.
2. Asbestos abatement has occurred at several sites. The following list includes major sites abated this year:
   a. 1096 College St. (future home of Tatnall Center for the Arts)
   b. 245 Martin Luther King Blvd. (future home of Mercer Medicine office building)
   c. vacant properties on Mercer Rd. were abated and demolished
   d. Ware Hall
   e. Wiggs Hall
   f. Law School
   g. Tennis Center
   h. 1240 Elm St.
   i. Sheffield
   j. Davis MPH renovation
   K. Duvall lab renovation

Third Assessment Method (optional)

Assessment Type:

Assessment Results and Analysis

Confidence:

Related Items
There are no related items.

Use of Results and Action Plan

Action Plan: Use of Results for Improving Unit Operations
-Continue to work with administration to complete construction and renovation projects in progress and develop plans for future projects to meet the design and functionality needs of the students, faculty and staff. Provide maintenance and repair services throughout the year. Continue grounds enhancement projects.

-Continue to monitor the latest advances in construction, grounds and building maintenance and energy conservation.

Action Plan: Use of Results to Improve the Assessment Process
Several projects have been planned for FY 15 and some are already in progress. Please see the attached for file for details.

Action Plan: Other Uses of Results:

Other Uses Explanation

Stakeholders: With whom will you share these assessment results and/or action plans?:
Assessment coordinator, University Administration
Dissemination Strategies: How will the assessment results or plans be disseminated?: Final Report, Informal or Summary reports, Staff Meetings

Stakeholders and Dissemination Strategies Comments

Budgetary Feasibility (optional)

Estimated Implementation Date: 7/1/2014
Estimated Completion Date: 6/30/2014

Person(s) Responsible
Related Items
There are no related items.