

Higher Education Lenel User Group 12th Annual Conference

Hosted by Auburn University



AUBURN UNIVERSITY
Facilities Management

The Effects of Time on Perception and Action

Jim Carroll, AIA

Vice President, Auburn University Facilities Management



- Born in Montgomery, AL
- Raised in Maryland/DC area
- Graduated from University of Maryland
- 25 years of professional practice in architecture
- Moved to the Owner's side in 2011 as University Architect at AU

Jim Carroll, AIA
Vice President, Auburn University Facilities Management

“Those who cannot remember the past,
are condemned to repeat it”

George Santayana

20th Century Philosopher

“It is the soothing thing about history that
it does repeat itself”

Gertrude Stein

20th Century Novelist and Poet



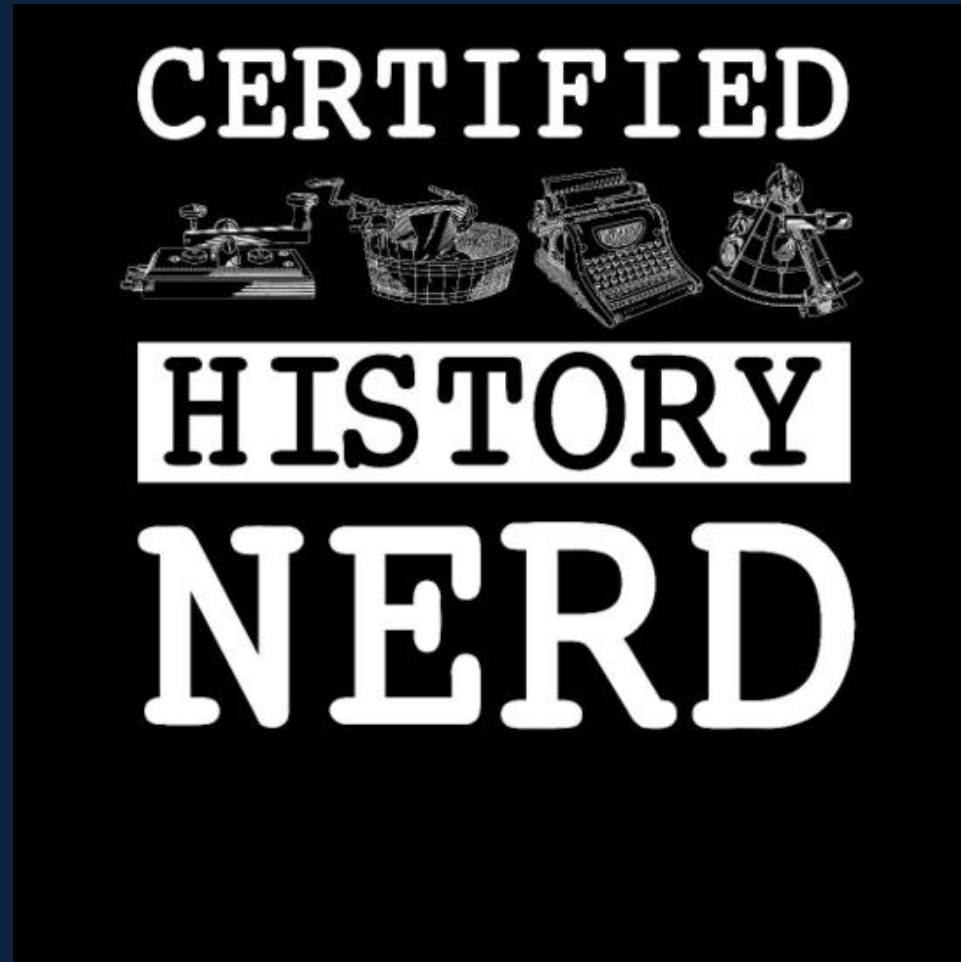
Nerds

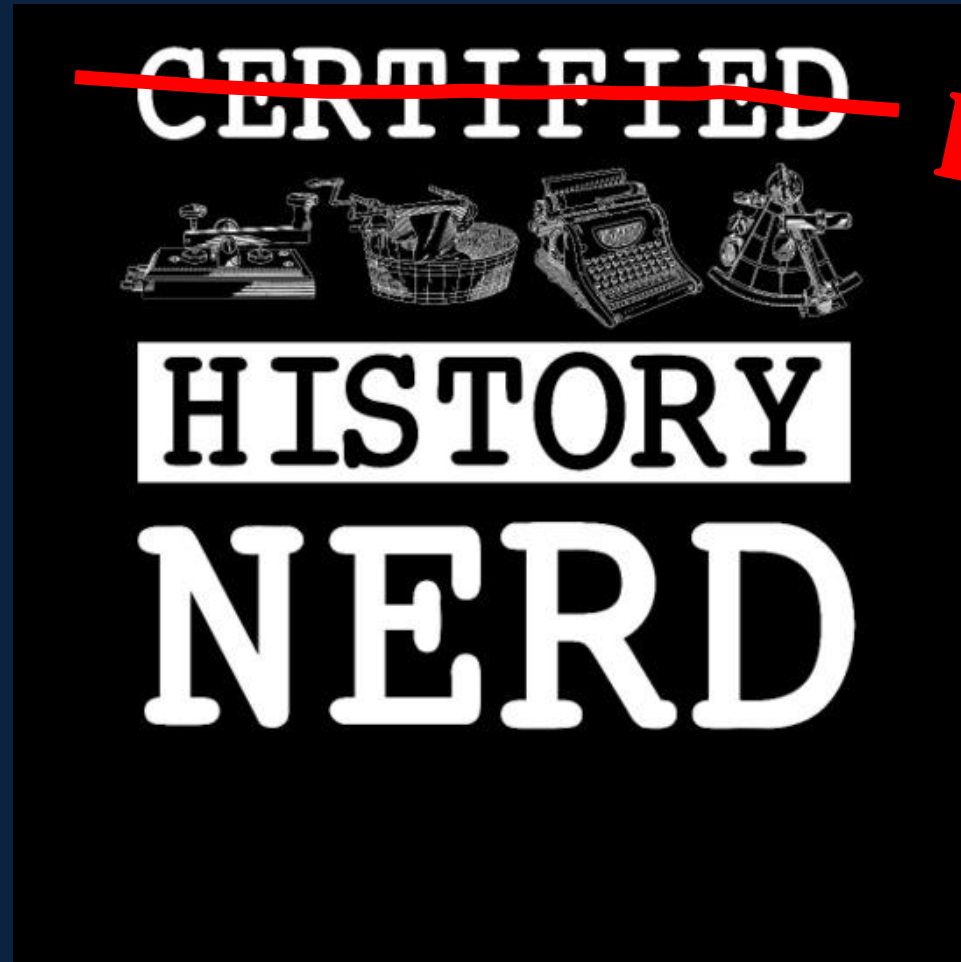




Nerds



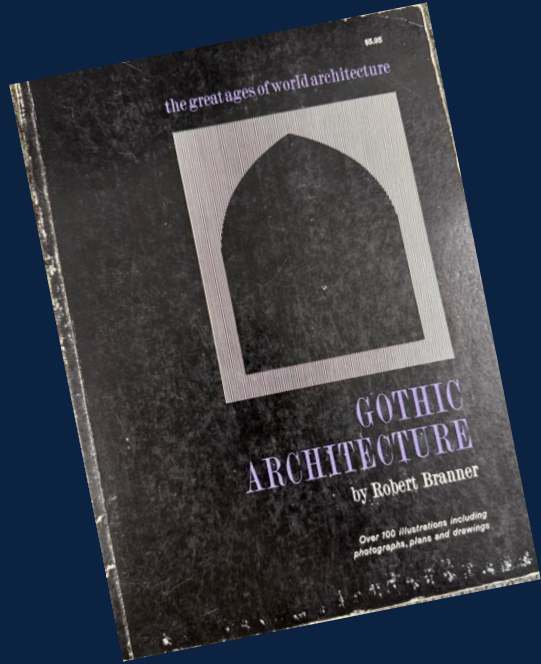




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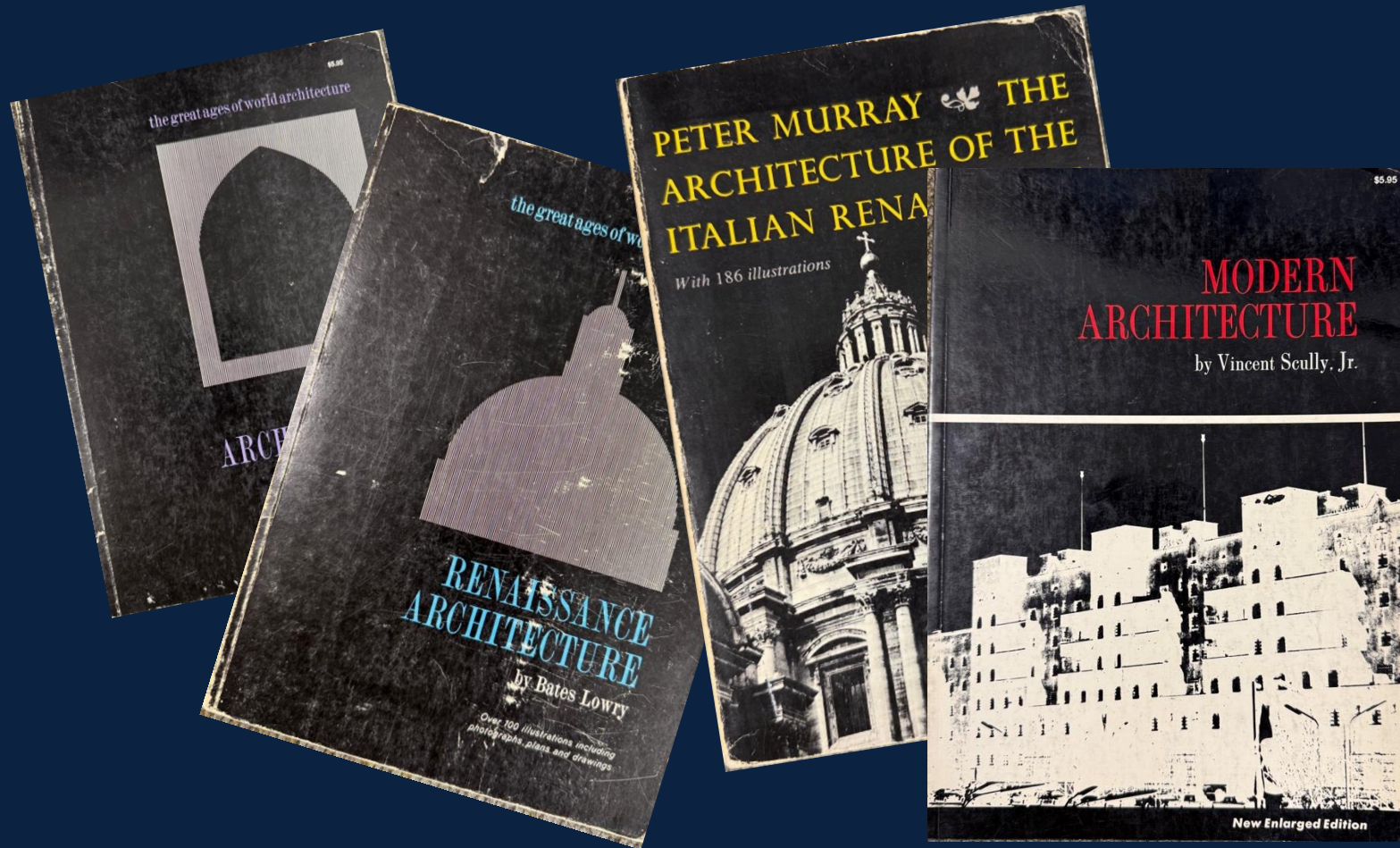
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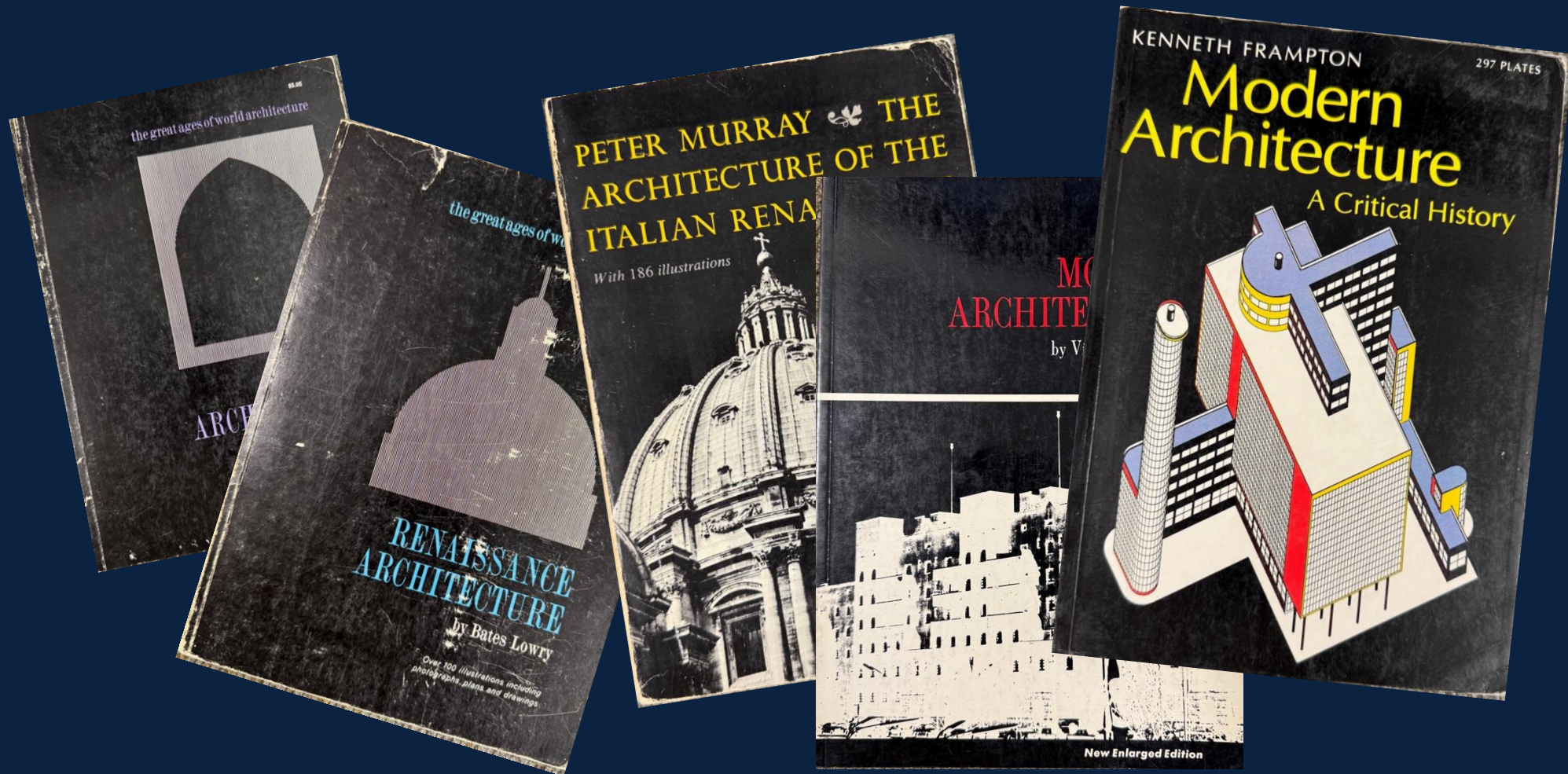




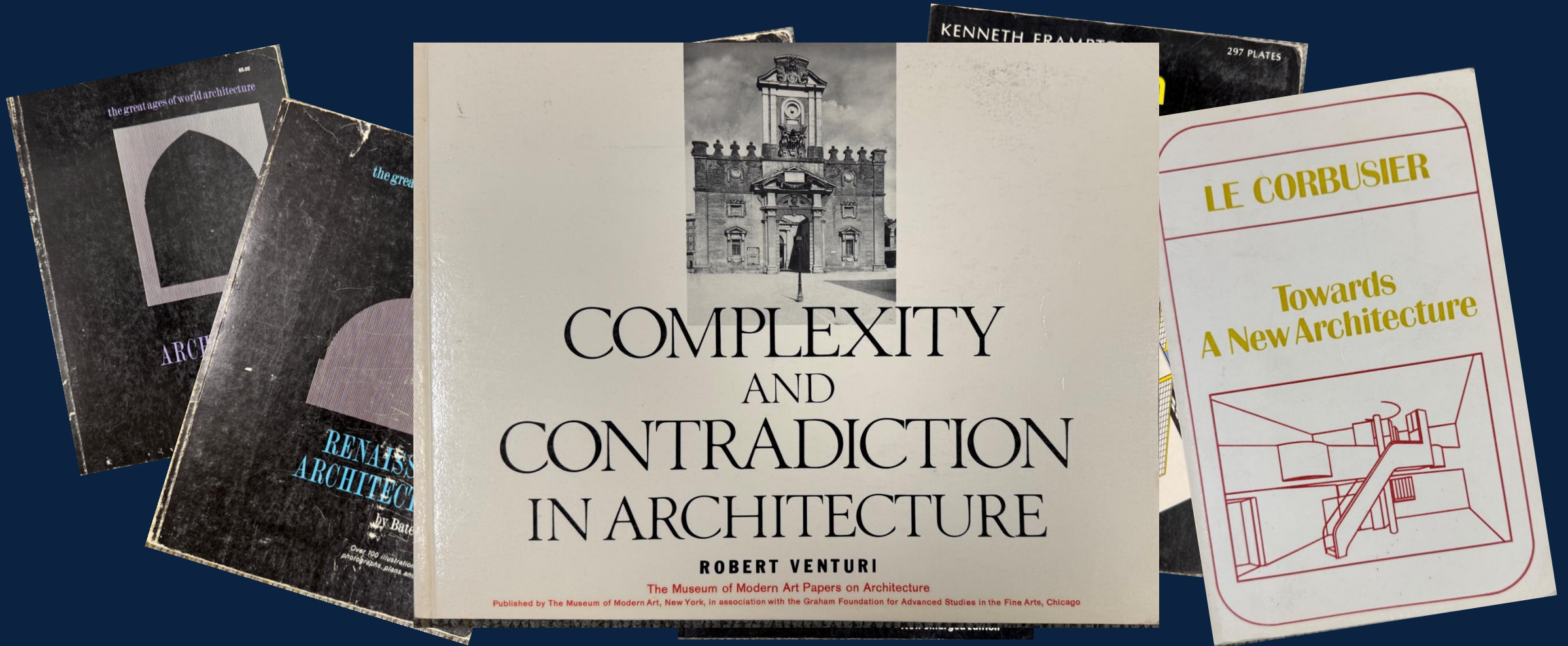




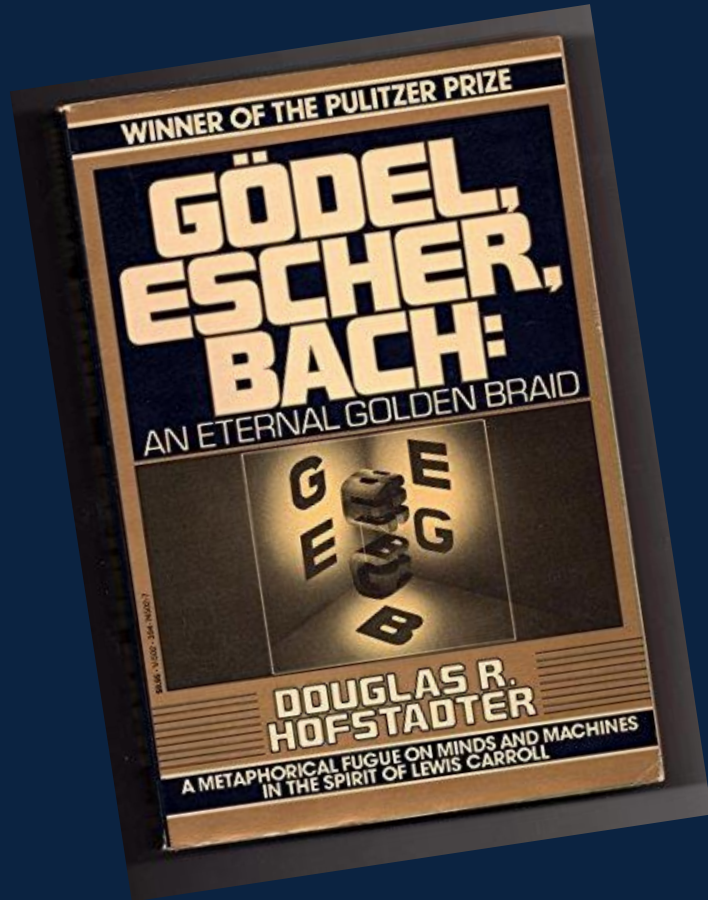


















Real Life with “technology”

25



1990

1995

2000

2005

2010

2015

2020

2025

Real Life with Technology

26



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2025

- Would we **lose** jobs?
- What about our **craft**?
- “...but I like to draw”
- **“Improve or die”**



Connecting the Dots

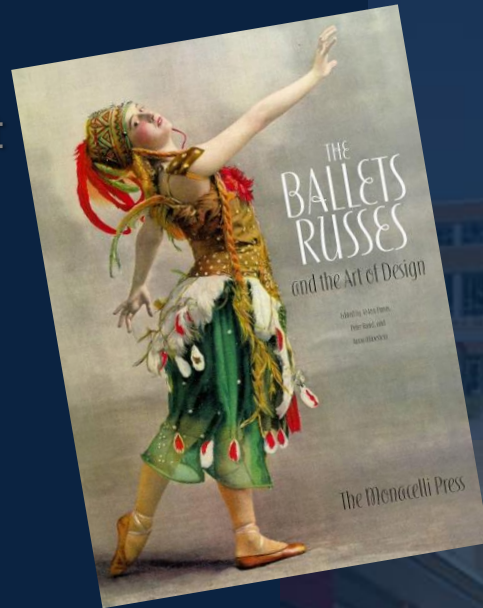
- One important project
- **Overlaps** with history
- Enter “**passion**”



Connecting the Dots

29

- One important project
- Overlaps with history
- Enter “**passion**”
- 1920s
 - Modernism
 - **Dance**
 - Harlem Renaissance & Jazz
 - Literature
 - Visual Arts
 - International Style/Bauhaus & Art Deco



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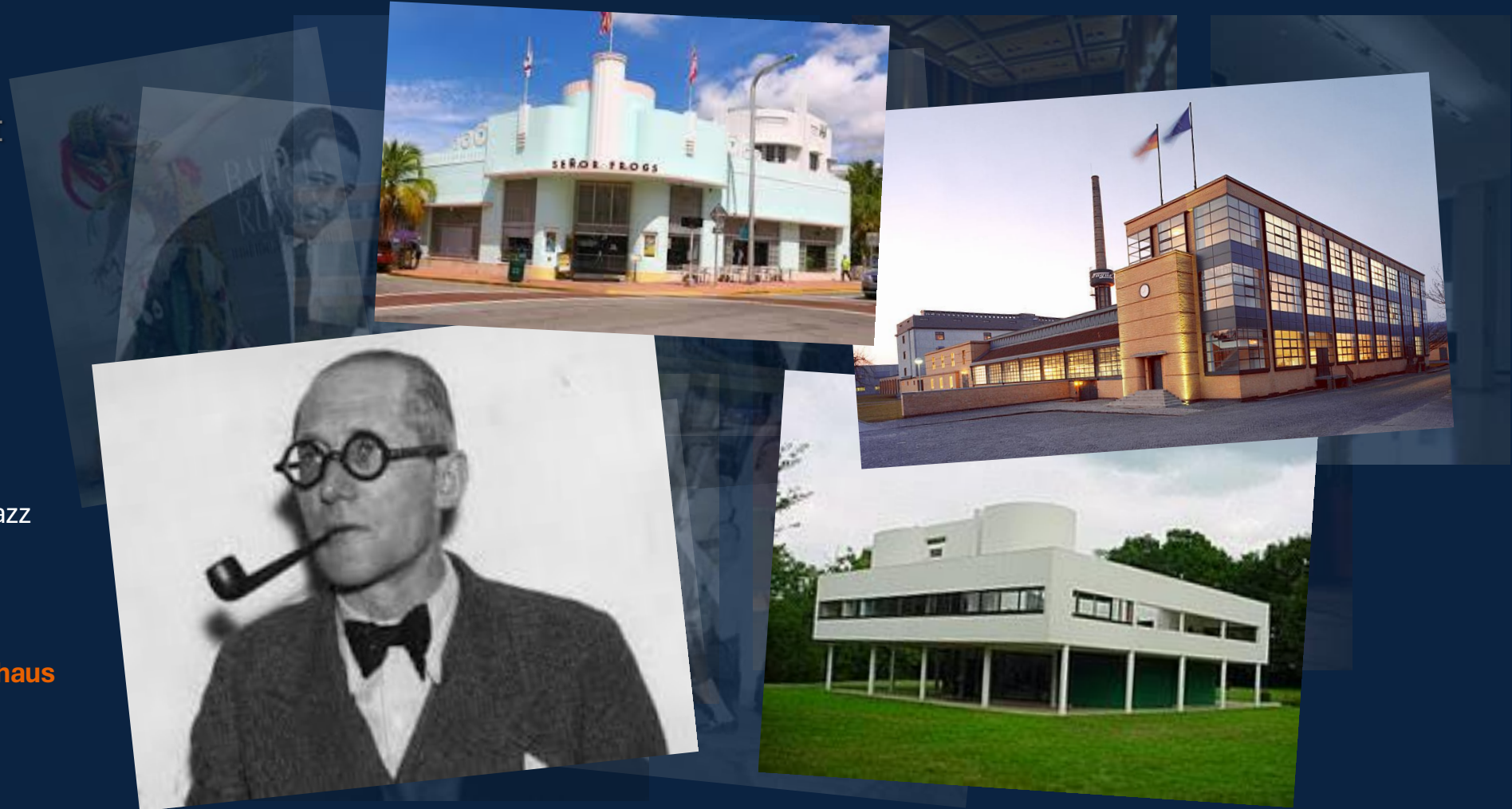
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“History never looks like history when
you’re living through it”

John W. Gardner

Secretary of HEW in the Johnson Administration

35

- 

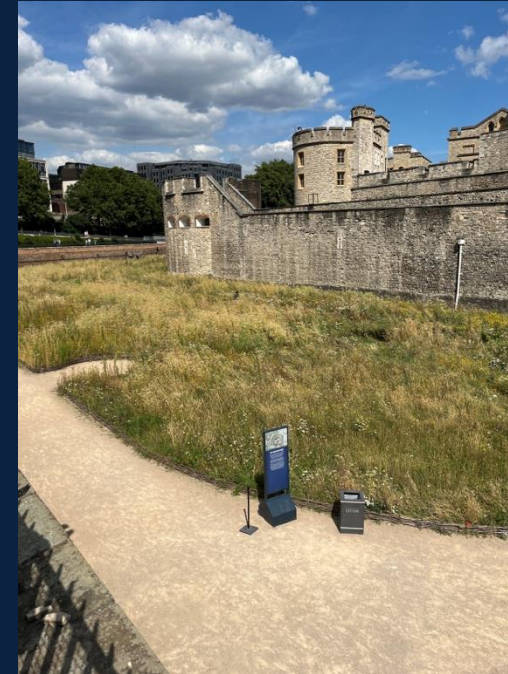


- 2025

Changes in the Landscape

37

- >400
- The "face" of security
- Natural barriers
- Overt man-made barriers
 - Moat
 - Hill
 - Drawbridge



1990

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Changes in the Landscape

38

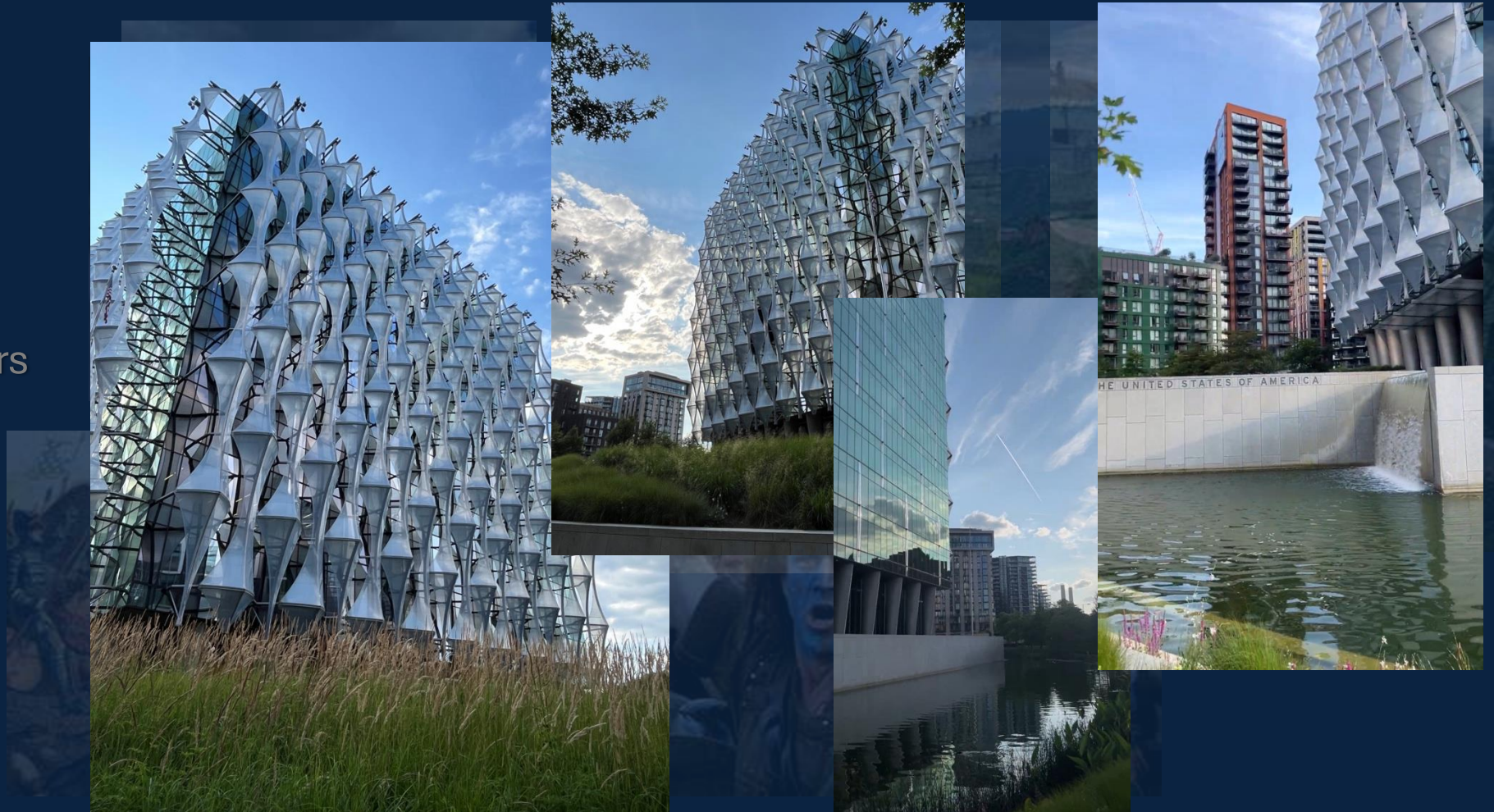
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Changes in the Landscape

39

- >400
- The **"face"** of security
- **Natural** barriers
- **Overt** man-made barriers
 - Moat
 - Hill
 - Drawbridge
- **1,000** years later...
 - Moat
 - Hill
 - Gates



1990

1995

2000

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2020

2025

Changes in the Landscape

- Moved to Auburn
 - **Widened** view
 - **Owner's** perspective
 - Rethinking professional practice
- 2011 Ongoing efforts
 - Campus growth
 - **Master Plan**
 - Classrooms
 - Student Services
 - **Campus Security**



The Role of the Owner

41

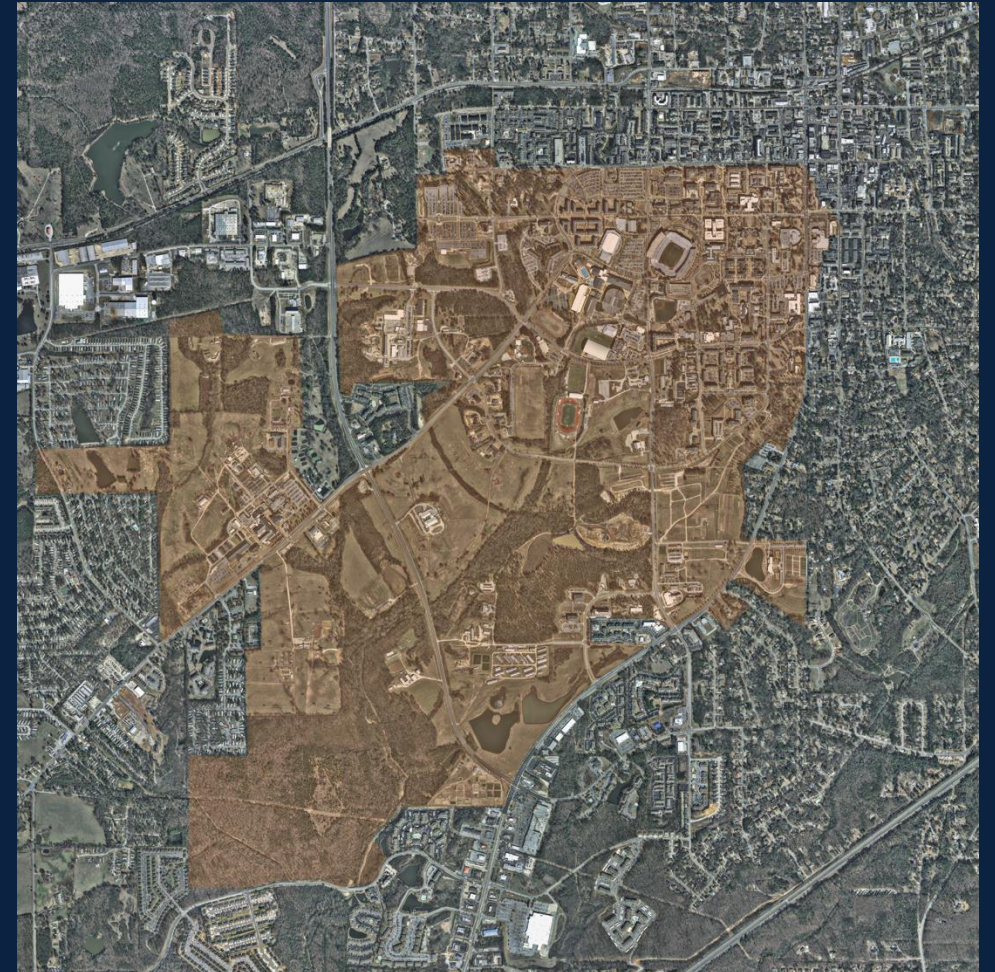
- The Owner
 - **Who** is the Owner?
 - **What** is the Owner's job?
 - **Learning** to be an Owner
 - The **COAA Way**
- Managing the effort
 - **Large** multi-disciplinary team
 - Outside **support**
 - Expertise on **specialized** efforts
 - The power of **peers**



Crime Prevention Through Environmental Design (CPTED)

42

- Natural access control
 - Defined **boundaries?**
 - Controlled **access points**
 - *Limited pathways*
- Natural surveillance
 - Maximize **visibility**
 - Promote **pedestrian** traffic
 - *Offer visual cues*
- Territoriality
 - Reinforce **ownership?**
 - Create **community**
 - *Use design elements*
- Activity support
 - **Promote** positive activities
 - Integrate **community** spaces
 - Support **local** businesses?
- Maintenance
 - **Maintain** clean environment
 - Address potential **hazards**
 - Promote **order** and control



Crime Prevention Through Environmental Design (CPTED)

43

- Landscape Master Plan
 - **Followed** Master Plan update
 - **First** plan ever developed
 - Developed **ground plane**
 - Developed standards
- Defining in-between spaces
 - Paving
 - Plantings
 - **Zones**





SIGNIFICANT
increase in students



37%
growth in
buildings



DECREASE
in utility
costs



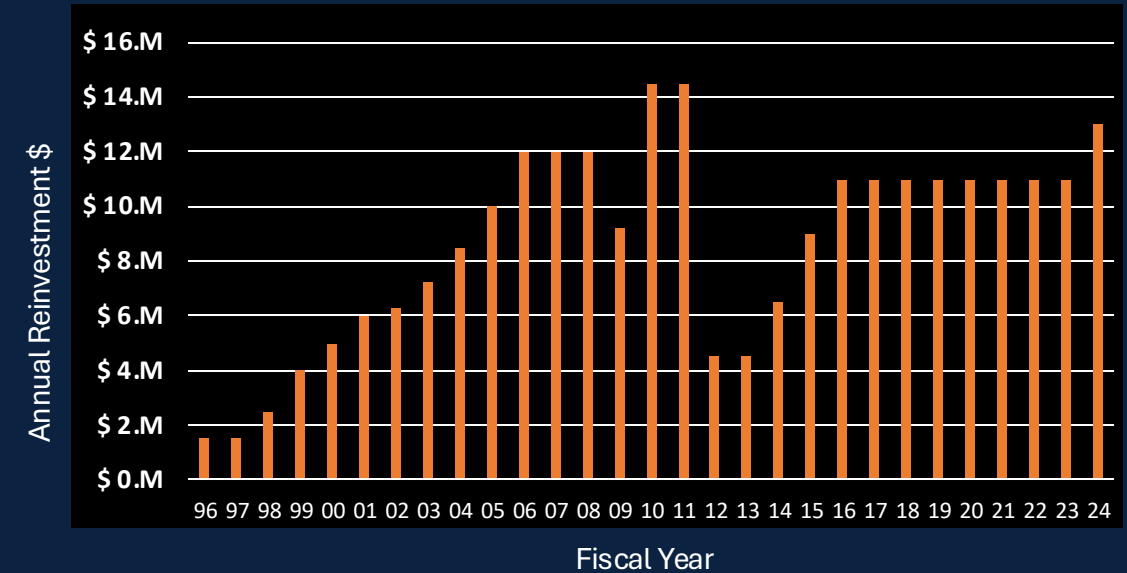
TECHNOLOGY
has led the way



- Unprecedented growth
 - **Significant** increase in students
 - **37%** growth in buildings
 - **Decrease** in utility costs
 - **Technology** has led the way
- Unprecedented investment
 - **Billions** in capital
 - **Millions** of square feet added
 - Expert **analysis** of existing facilities
 - Prepared for next steps

Building Name	Year Built	FCI	Reinvestment Need
Jordan-Hare Stadium	1939	.20	\$177,258,305
Upchurch Hall	1930	.57	\$30,259,125
Comer Hall ★	1910	.76	\$26,173,922
Ramsay Hall ★	1925	.59	\$21,054,791
Smith Hall, M.W.	1948	.50	\$18,864,171
Martin Hall ★	1910	.48	\$14,788,636
Samford Hall ★	1888	.29	\$13,818,138
Duncan Hall ★	1928	.41	\$11,519,702
Biggin Hall ★	1951	.31	\$11,211,221
Broun Residence Hall	1938	.50	\$11,145,618
Quad Center	1939	.49	\$10,406,376
Petrie Hall ★	1939	.62	\$10,103,750
Wilmore Laboratories	1949	.16	\$9,840,435
Corley Building	1939	.55	\$9,586,343
Little Residence Hall	1938	.45	\$9,251,002
Extension Hall	1938	.45	\$6,363,862
Smith Hall, O.D. ★	1908	.34	\$5,955,488
Langdon Annex	1905	.56	\$4,747,312
Tichenor Hall ★	1940	.15	\$4,603,677
Teague Residence Hall	1938	.21	\$3,758,562
Langdon Hall ★	1846	.38	\$3,426,102
Ingram Hall ★	1924	.16	\$2,906,083
Ross Hall ★	1930	.06	\$2,719,454
Cary Hall ★	1940	.10	\$1,953,043
Thach Hall ★	1951	.08	\$1,832,933
Harper Residence Hall	1938	.08	\$1,276,039
Hargis Hall ★	1888	.13	\$1,078,849
BERL	1949	.03	\$497,899
President House ★	1939	.02	\$226,733
Gavin Research Lab ★	1930	.00	\$214,140

★ Image & Character Building



Facilities Condition
Index (FCI)

=

Facility Reinvestment Requirement

Current Replacement Value (CRV)

“We buy what we’ve designed, we build what we’ve bought, we maintain what we've built, we renovate what we haven't maintained, and we demolish what we haven't renovated”

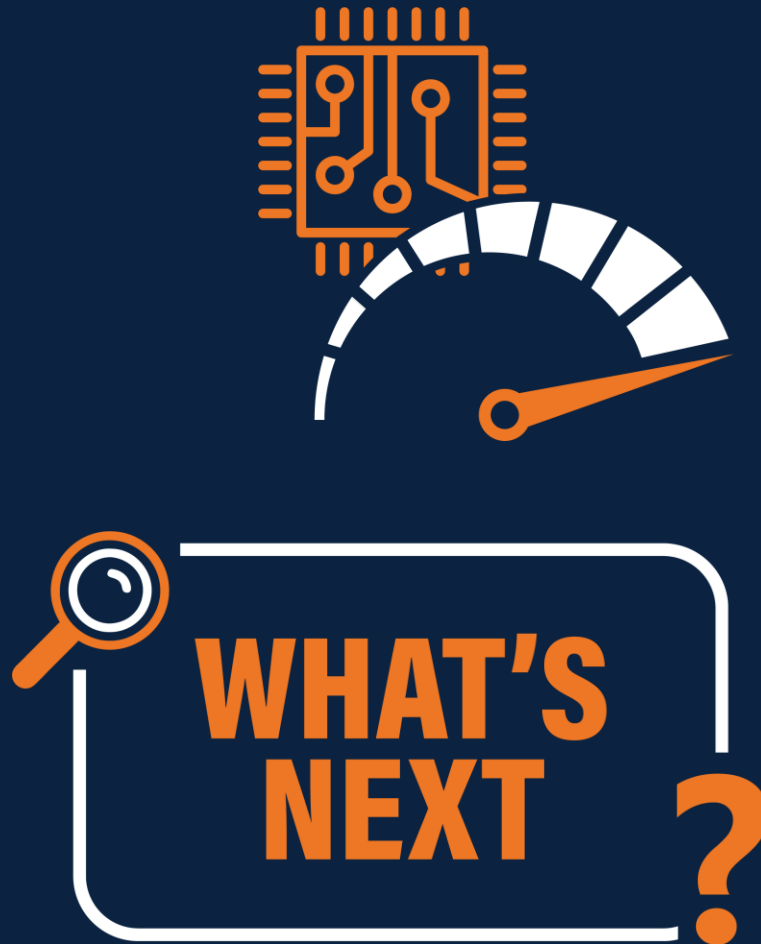
Jim Carroll

History Nerd

- Historic Reinvestment
 - Significant **renovations**
 - **Historic** facilities
 - New buildings will be **rare**
 - **Demolitions** will be important



- What does history tell us?
 - Technology happens **fast**
 - **Changes** may not be expected
 - How much **security** is enough?
- What will your work look like?
 - **Renovations** will require diligence
 - Will **wireless** completely take over?
 - Will **Artificial Intelligence** (AI) help?
 - What's the **next** great thing?



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