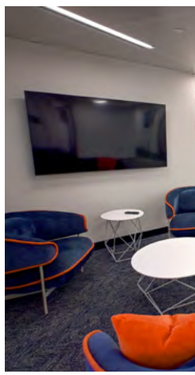
# CAPITAL PROGRAM REPORT









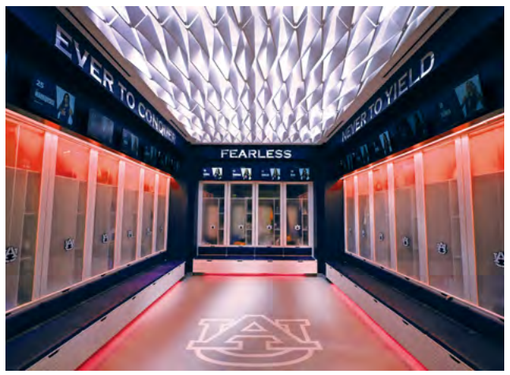


















AUBURN
FACILITIES MANAGEMENT

## ACADEMIC YEAR IN REVIEW 2025-2026

# ABOUT THIS REPORT



I am proud to introduce Auburn University's inaugural Annual Year in Review edition of the Capital Program Report, a publication created to showcase the facilities and infrastructure projects completed during the past year. These projects represent meaningful investments in Auburn's future by enhancing learning, research, student life and campus operations while supporting the university's mission. Each accomplishment is the result of the expertise, dedication and collaboration of Facilities Management and our campus partners.

While our Capital Program Report, which is published five times a year, provides regular updates on projects in progress, this report offers an opportunity to reflect on what has been completed this academic year and the value those projects bring to the Auburn Family. The publication includes expanded feature pages for projects valued at $5 million or above and noteworthy projects below $5 million, along with stories and project highlights that provide additional perspective on the scope and impact of Auburn's capital investments and operations. By documenting these achievements in one place, we are establishing a permanent record of a remarkable year of progress and celebrating the work that is helping shape Auburn's future.

*Jim Carroll*

*Vice President of Facilities Management*

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# SEE INSIDE

## PROJECT PAGES:


**LIST OF PROJECTS COMPLETED THIS ACADEMIC YEAR**
*Page 4 - 5*

**AUBURN'S LARGEST RESEARCH PROJECT**
*Page 6 - 10*

**GAME-CHANGING ATHLETICS PROJECTS**
*Page 11 - 15*

**PRESERVING AUBURN'S CAMPUS**
*Page 16 - 18*

**ENHANCING THE STUDENT EXPERIENCE**
*Pages 19 - 25*

**EXPANDING AUBURN'S REACH**
*Pages 26 - 29*


## FEATURED STORIES:


**BEHIND THE SCENES:**
*Preparing Auburn's largest research project for move-in day*
*Pages 30 - 31*

**A TEAM BEHIND THE TEAM:**
*How Facilities Management and campus partners power gameday each fall*
*Pages 32 - 33*

**AUBURN'S DEFERRED CAPITAL RENEWAL PROGRAM:**
*Planning, prioritization and funding are key*
*Pages 34 - 35*

**KEEPING THE LIGHTS ON:**
*The story behind Auburn University's 99.99-percent electrical reliability*
*Pages 36 - 37*

**BRIDGING THE SKILLED TRADES GAP:**
*Auburn Facilities Management leads the way*
*Pages 38 - 39*

**ROOTED IN CARE:**
*How Auburn's tree care team protects a campus legacy*
*Pages 40 - 41*

# PROJECTS COMPLETED THIS ACADEMIC YEAR

## $500K - $1M

Biological Research Facility - Convert from Steam to Campus Hot Water System *(Burns & McDonnell Engineering Company/Bradley Plumbing & Heating)*

Cater Hall - Building Envelope Inspection *(Raymond Engineering-Georgia/MMC Contracting)*

Central Dining Commons - Build Frictionless Convenience Store *(Seay, Seay & Litchfield/J.A. Lett Construction)*

Chemistry Building - Replace Roof and Sealant Repairs *(Stephen Ward & Associates/Roof Technology Partners)*

Chemistry Building - Rooms 134 and 151, Replace Carpet *(J.A. Lett Construction)*

Extension Hall - Dedicated Outdoor Air Systems *(Sherer Consulting Engineers/Associated Mechanical Contractors)*

Foy Hall - First Floor, Renovate Restrooms *(Stacy Norman Architects/Whatley Construction)*

Foy Hall - Suite 189, Replace AHU-1 *(Dewberry Engineers/Associated Mechanical Contractors)*

Haley Center - College of Human Sciences Surge Planning *(AU In-House Construction)*

Haley Center - The Speech and Hearing Clinic, Various Renovations *(Poole & Company Architects/AU In-House Construction)*

Harbert College of Business - Interior Branding and Signage Program, Phase II *(Williams Blackstock Architects/J.A. Lett Construction)*

Horton-Hardgrave Hall - Room 2046, Other Use Options *(Inox Design/Carlisle Construction)*

JC Smith Museum of Art - Exterior Envelope Repairs *(Wiss, Janney, Elstner Associates/J.A. Lett Construction)*

Lowder Hall - Room 024, Renovate Lab *(Inox Design/J.A. Lett Construction)*

Lowder Hall - Rooms 008 and 008A, Various Renovations *(Inox Design/MMC Contracting)*

Miller Gorrie Center - Rooms 325 and 327, Thesis Studio Upgrades *(CMH Architects/Carlisle Construction)*

O.D. Smith Hall - Roof, Building Envelope & Foundation Repairs *(Raymond Engineering-Georgia/Willoughby Roofing & Sheet Metal)*

Plainsman Park Rehab Center - Renovate Second Floor *(CDFL Architects/J.A. Lett Construction)*

Samford Hall - Building Wide, Fire Alarm System Upgrades *(Mills-Conoly Engineering/Electrical Technicians)*

The Hotel at Auburn University & Dixon Conference Center - Renovate Laundry Room *(Seay, Seay & Litchfield/Carlisle Construction)*

West Samford Avenue and Duncan Drive - New Traffic Signal *(Skipper Consulting/Stone & Sons Electrical Contractors)*

## $1M - $5M

Auburn University Regional Airport - Southern Union Hangar

Cambridge Residence Hall - Building Demolition *(Williams Blackstock Architects/Whatley Construction)*

Clement Hall (AUM) - Mechanical Renovation and other Refurbishments (Phase II) *(CHB Mechanical/Associated Mechanical Contractors)*

Draughon Village Laundry - Convert Laundry Facility into Restrooms *(Seay, Seay & Litchfield/J.A. Lett Construction)*

Haley Center - Campus Store, Renovation *(Goodwyn Mills Cawood/Carlisle Construction)*

Haley Center - Quad 3 Mechanical Room, Replace Air Handling Unit 3A (Phase I) *(CHB Mechanical/Bradley Plumbing & Heating)*

Hutsell-Rosen Track - Track Resurfacing *(Beynon Sports Surfaces)*

Jordan-Hare Stadium and Thach Avenue - Infrastructure Improvements and Broadcast Relocation *(CDFL Architects/J.A. Lett Construction/Electrical Technicians)*

Lowder Hall - Suite 101, Refurbishment *(Chambless King Architects/J.A. Lett Construction)*

Melton Student Center - Patio Renovation *(Williams Blackstock Architects/Gamble Winter Construction)*

Miller Poultry Center - Hatchery, HVAC Upgrades to Support New Incubators *(Dewberry Engineers/Bradley Plumbing & Heating)*

Neville Arena - Weight Room, Expansion and Renovation *(Goodwyn Mills Cawood/Batson-Cook Company)*

Recreation and Wellness Center - AV Upgrades *(J & A Engineering/Electrical Technicians)*

Spidle Hall - Demolition *(Burns & McDonnell Engineering Company/Buch Construction)*

Village Residence Halls - Interior Refurbishments and Mechanical Upgrades (Phase IV) *(Williams Blackstock Architects/Whatley Construction)*

Village Residence Halls - Mechanical Upgrades (Phase V) *(Williams Blackstock Architects/Batson-Cook Company)*

Watson Field House - Renovation for Volleyball Team *(Seay, Seay & Litchfield/Buch Construction)*

Wire Road Sidewalk from Lem Morrison Drive to West Samford Avenue *(Kimley-Horn and Associates/D & J Enterprises)*

## $5 MILLION+

Auburn University Applied Research Institute (Huntsville, AL) *(McMillan Pazdan Smith/Turner Construction)*

Gogue Performing Arts Center Studio Theatre and Amphitheatre Build-Out *(Wilson Butler Architects/Rabren General Contractors)*

Hemlock Drive - Environmental Remediation of Former Rugby Field Landfill *(Labella Associates/Harmon Engineering & Contracting)*

Jordan-Hare Stadium - Provide a New Score and Video Board System *(LBYD/Stone Building)*

Lowder Hall - Advising Suite Renovation *(Chambless King Architects/Webb Construction Group)*

Neville Arena - Team Support Improvements *(Goodwyn Mills Cawood/Buch Construction)*

New University Student Housing Phase I *(Niles Bolton Associates/Rabren General Contractors)*

Quad Residence Halls Renovation  Phase II: Teague & Little Halls *(Davis Architects/Rabren General Contractors)*

STEM + Agricultural Sciences Complex *(Goodwyn Mills Cawood/Hoar Construction)*

# TOTAL PROGRAM OVERVIEW

## STARTED THIS ACADEMIC YEAR

**42** PROJECTS

**$526.5** MILLION

**3,245,840** SQUARE FEET

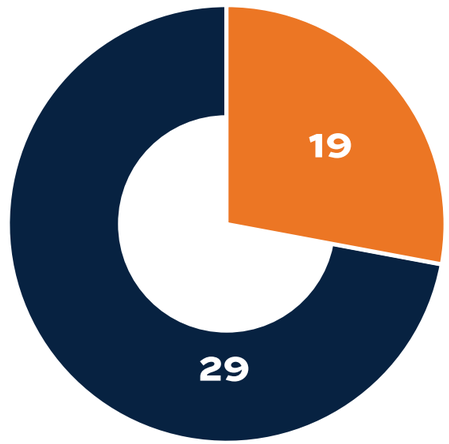
## COMPLETED THIS ACADEMIC YEAR

**48** PROJECTS

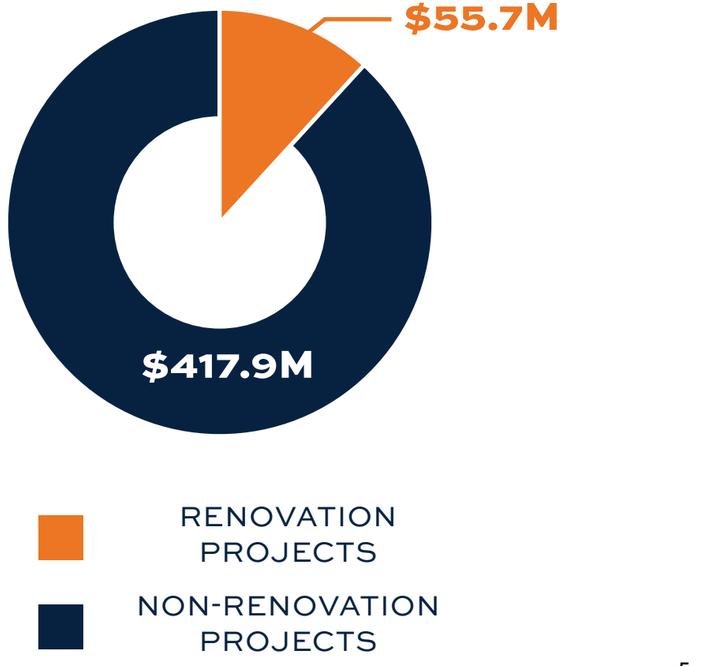
**$473.6** MILLION

**872,128** SQUARE FEET

### NUMBER OF COMPLETED PROJECTS THAT ARE RENOVATIONS




### DOLLARS SPENT ON COMPLETED RENOVATION PROJECTS



# STEM + Agricultural Sciences Complex

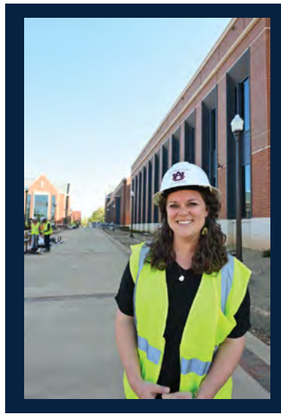
# AUBURN'S *Largest Research Project*

This year we celebrate completion of the largest research project in Auburn University history – STEM + Agricultural Sciences Complex.

Spanning approximately 265,000 square feet across three interconnected buildings, the complex brings together key programs from the College of Sciences and Mathematics and the College of Agriculture in a state-of-the-art environment of modern laboratories, classrooms, faculty offices and student collaboration spaces that enhance Auburn's ability to educate future scientists, mathematicians and agricultural leaders.



*STEM + Agricultural Sciences Complex*



## READ MORE

Turn to page 30 to learn more about how Facilities Management prepared Auburn's largest research project for move-in day.

# 100% COMPLETE

# STEM + Agricultural Sciences Complex

*Client:* COLLEGE OF AGRICULTURE AND COLLEGE OF SCIENCES AND MATHEMATICS




*Aerial view of the complex showcasing the open green and Horticulture Teaching Garden. Terrell Hall is in the foreground.*

*Date occupied by:*

**MAY**
2026

*Total project cost:*

**$224**
MILLION

*Architect:*
**GOODWYN MILLS CAWOOD**

*Contractor:*
**HOAR CONSTRUCTION**

## PROJECT OVERVIEW

The Science, Technology, Engineering and Mathematics (STEM) + Agricultural Sciences Complex project constructed three three-story buildings consisting of approximately 265,000 total square feet. It includes state-of-the-art laboratory, classroom, student collaboration and faculty spaces for the following colleges and their respective departments: Mathematics and Statistics, Geosciences, and Biological Sciences departments within the College of Sciences and Mathematics, and Crop, Soil and Environmental Sciences; Entomology and Plant Pathology, and Horticulture departments within the College of Agriculture. All three buildings are connected by an underground equipment corridor.

**Check out the STEM + Agricultural Sciences Complex Full Timelapse here:**

*aub.ie/STEMASC*



*A view of the two-story bridge between Building B and C. Beneath the bridge, the College of Education Building can be seen in the distance.*



*A ramp connects the complex to the Garden of Memory and new boardwalk.*

*Design and Construction Project Managers:* Mary Melissa Taddeo and David Johnson

# STEM + Agricultural Sciences Complex – Building A

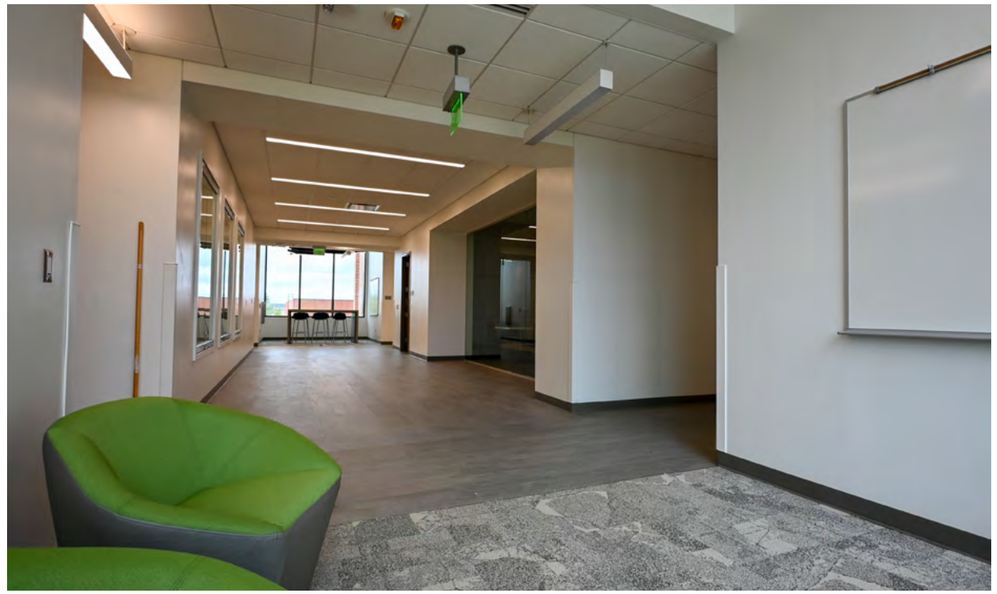
## *Client:* COLLEGE OF AGRICULTURE AND COLLEGE OF SCIENCES AND MATHEMATICS



*Furniture has been installed in the Building A atrium.*

## BUILDING OVERVIEW

Building A houses the Department of Mathematics and Statistics, with its main entrance located off of West Samford Avenue. It includes state-of-the-art teaching laboratories and seminar rooms on the first and second floors as well as drafting and computer labs for Geographic Information Systems. The third floor features a rooftop terrace overlooking the new green space.



*The third floor features lounge areas outside of the math tutoring center.*



*First-floor teaching labs are designed to connect indoor and outdoor spaces, linking directly to the Horticulture Teaching Garden shown in the background.*

*Design and Construction Project Managers:* Mary Melissa Taddeo and David Johnson

# STEM + Agricultural Sciences Complex – Building B

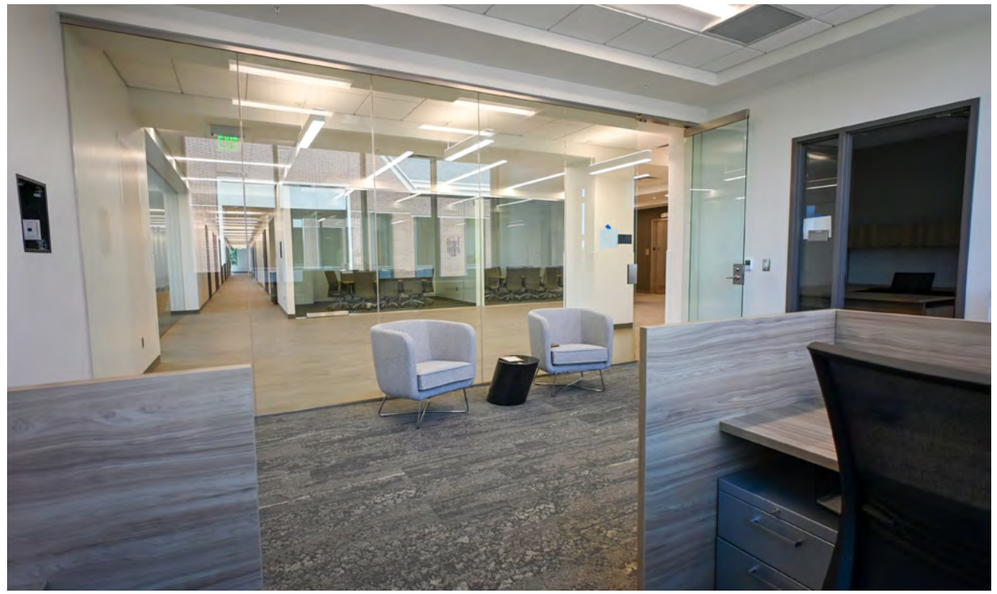
## *Client:* COLLEGE OF AGRICULTURE AND COLLEGE OF SCIENCES AND MATHEMATICS



*Furniture has been installed in this Building B lobby.*

## BUILDING OVERVIEW

Building B primarily includes research labs and offices. A two-story elevated bridge connects Buildings B and C. This building also contains a secondary lobby facing the new green space.



*This administrative suite has space for the department chair's office, reception and waiting areas.*



*A basement research lab for Geosciences features isolation slabs in the floor for future equipment.*

# STEM + Agricultural Sciences Complex – Building C

## *Client:* COLLEGE OF AGRICULTURE AND COLLEGE OF SCIENCES AND MATHEMATICS



*Graduate teaching assistant work stations located outside of a research lab.*



*The seed vault is housed within Building C's basement.*



*Environmental rooms are complete in the basement lab support suite.*

## BUILDING OVERVIEW

Building C contains research laboratories. It is also home to a full-service court with a loading dock for ease of deliveries and lab sample processing. The basement of Building C contains shared laboratory support space for aquatic animals, amphibians, reptiles and insect breeding.

*Design and Construction Project Managers:* Mary Melissa Taddeo and David Johnson

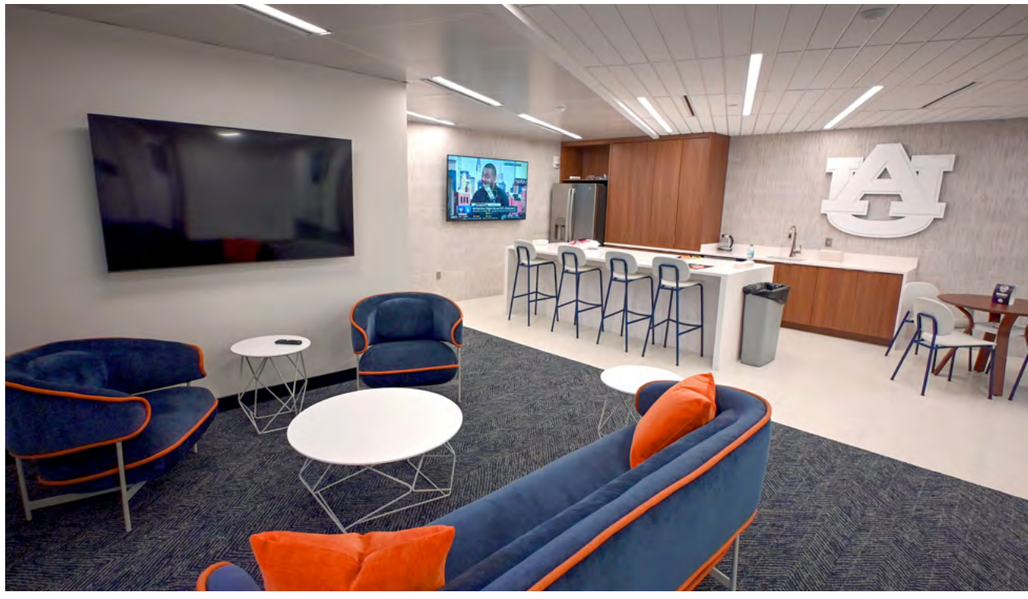


## Jordan-Hare Stadium North End Zone Videoboard

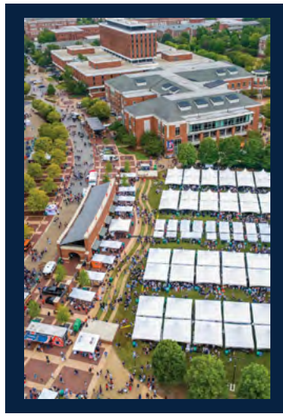
# GAME-CHANGING

## *Athletics Projects*

Facilities Management continued to support Auburn Athletics through a range of capital improvements designed to enhance the student-athlete experience, strengthen competitive programs and modernize key athletic facilities. Working closely with Athletics and campus partners, Facilities Management provided planning, design and construction oversight for projects that improved training, wellness, team support and operational spaces while ensuring facilities remain functional, efficient and aligned with the university's long-term goals.



*Neville Arena Team Support Improvements*



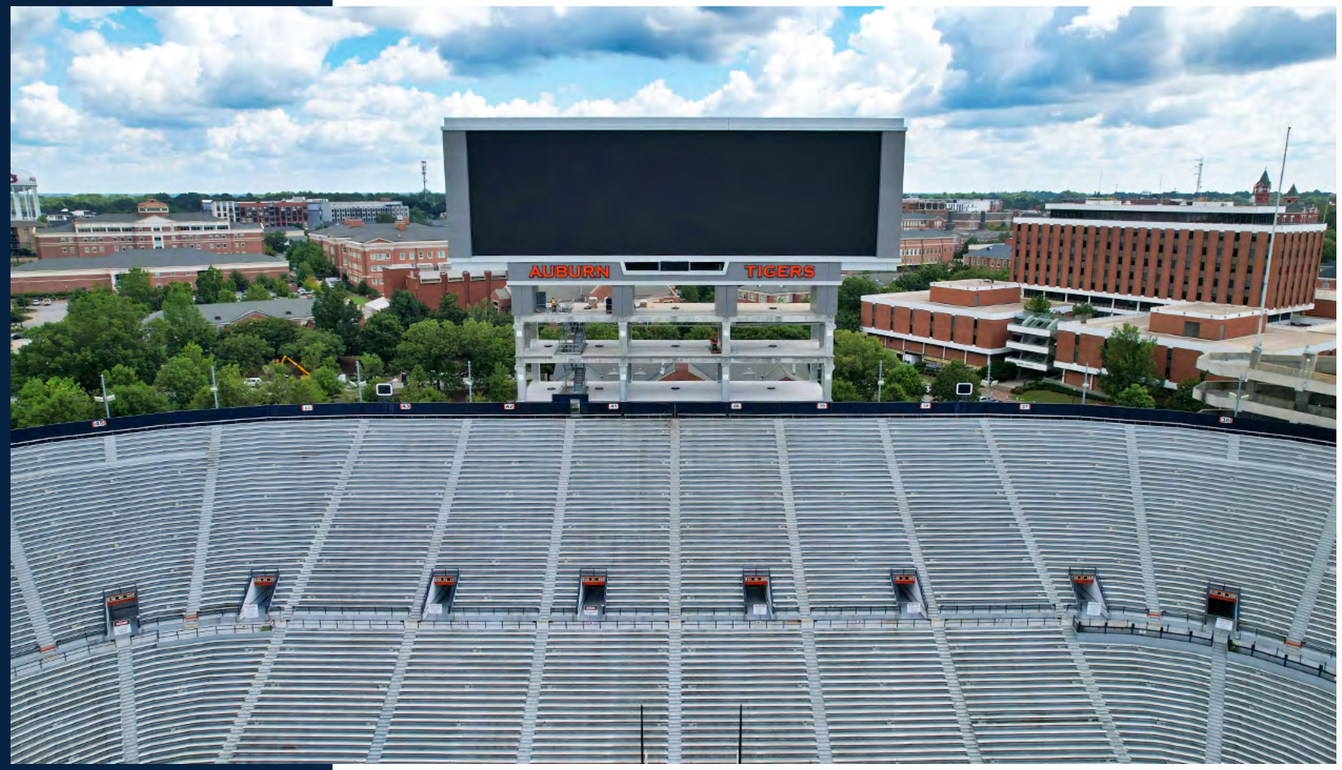
**READ MORE**

Turn to page 32 to learn more about how Facilities Management and campus partners power gameday.

**100%**
COMPLETE

# Jordan-Hare Stadium North End Zone Videoboard

*Client:* ATHLETICS




*The Jordan-Hare Stadium North End Zone Videoboard made its gameday debut Sept. 6, 2025.*



*The interlocking AU logo mirrors the back of the south end zone videoboard.*

*Date occupied by:*
**AUGUST**
2025

*Total project cost:*
**$25.7**
MILLION

*Engineer:*
**LBYD ENGINEERS**

*Contractor:*
**STONE BUILDING**

## PROJECT OVERVIEW

The Jordan-Hare Stadium North End Zone Videoboard project constructed a videoboard approximately 47 feet high by 154 feet wide which is roughly two-thirds the size of the existing south end zone videoboard. The videoboard provides an improved gameday experience notably for south end zone patrons, including the student section, who now have a clear view of the new videoboard. The videoboard is supported by a concrete frame structure that will facilitate future development in the north end zone.

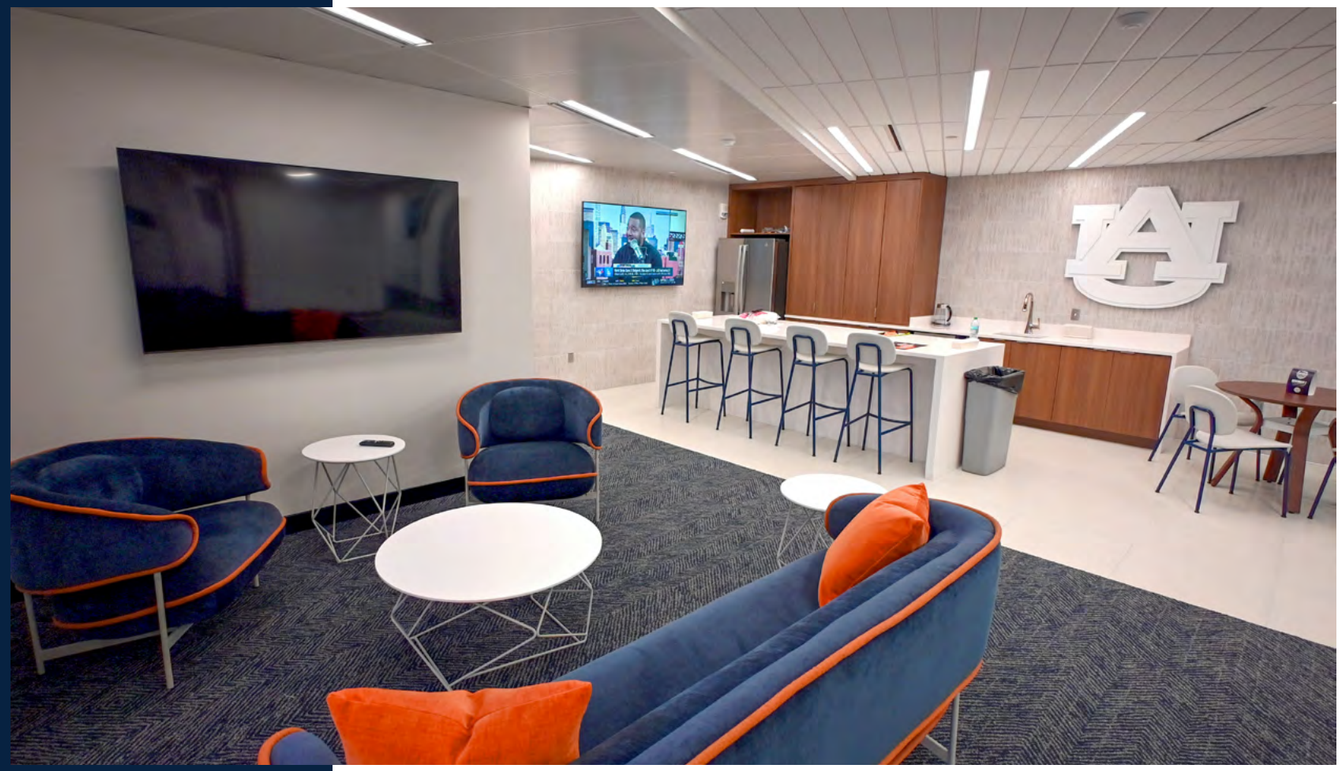
**Check out the Jordan-Hare Stadium North End Zone Videoboard Full Timelapse here:**
*aub.ie/JHSNEZV*

*Design and Construction Project Managers:* Amy Bingham and Justin Gilliam

**100%**
COMPLETE

# Neville Arena Team Support Improvements

*Client:* ATHLETICS



*A new lounge space and breakroom for the women's basketball team.*

*Date occupied by:*
**OCTOBER**
2025

*Total project cost:*
**$9**
MILLION

*Architect:*
**GOODWYN MILLS CAWOOD**

*Contractor:*
**BUCH CONSTRUCTION**

## PROJECT OVERVIEW

The Neville Arena Team Support Improvements project renovated 22,500 square feet within the arena including enhancements to the existing practice gym, scholarship lobby upgrades, and relocated and enlarged team meeting and office spaces within the men's and women's basketball suites.




*The new lobby features sleek finishes and energy-efficient LED lighting.*




*The men's basketball operations suite features a wall of honor highlighting NBA players.*

*Design and Construction Project Managers:* Ben Burmester and Justin Gilliam

# 100% COMPLETE

# Athletics Complex Renovation for Sports Medicine

*Client:* ATHLETICS




*A view of the new Sports Medicine physical therapy space located inside the Athletics Complex.*

*Date occupied by:*
**AUGUST**
2025

*Total project cost:*
**$3.4**
MILLION

*Architect:*
**SS&L ARCHITECTS**

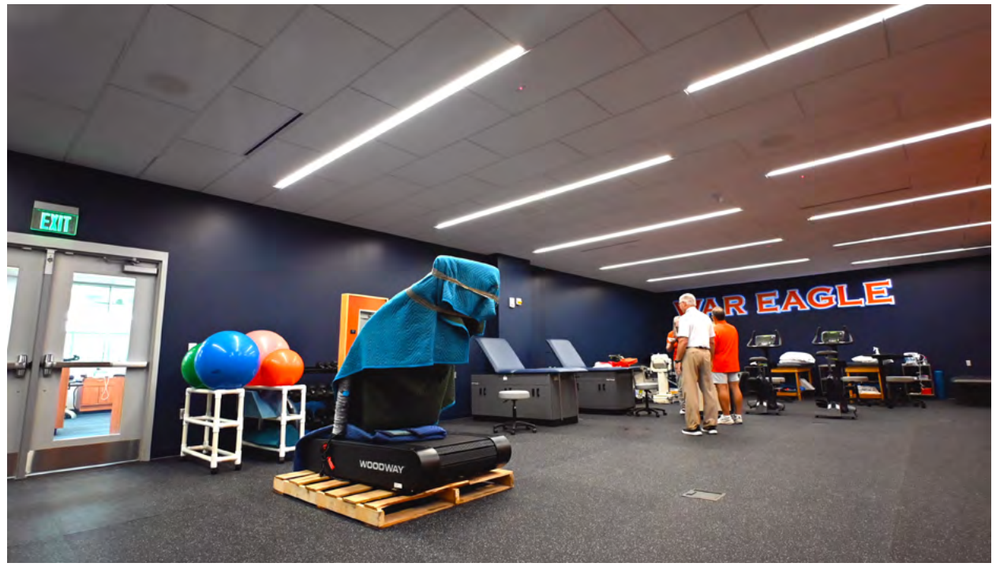
*Contractor:*
**J.A. LETT CONSTRUCTION**

## PROJECT OVERVIEW

The Athletics Complex Renovation for Sports Medicine renovated approximately 15,000 square feet within the facility. The project included a renovation of space previously occupied by the football program to relocate Sports Medicine and Athletic Training Services from the Plainsman Park Strength and Rehabilitation Center and Beard-Eaves Memorial Coliseum. This scope of work enables the Athletics Department to co-locate, expand and improve centralized sports medicine and training services to its student athletes.




*The new reception area for Sports Medicine.*




*A view of additional physical therapy space.*

*Design and Construction Project Managers:* Sarah Gregory and Justin Gilliam

# Watson Fieldhouse – Renovation for Volleyball Team

*Client:* ATHLETICS

**100%**
COMPLETE




*The newly renovated locker room features customized LED lighting with dynamic color options.*

*Date occupied by:*
**SEPTEMBER**
2025

*Total project cost:*
**$4**
MILLION

*Architect:*
**SS&L ARCHITECTS**

*Contractor:*
**BUCH CONSTRUCTION**

## PROJECT OVERVIEW

The renovation work included spaces in the Watson Fieldhouse and the Athletics Complex to support the volleyball program. Renovations included new offices for coaching staff, a recruitment lounge and new team locker room facilities.




*A new lounge features stylish furniture and a creed wall that celebrates the team's values and spirit.*




*The newly designed conference room showcases a feature wall that adds visual interest and character.*

# Quad Residence Halls Renovation – Phase II – Teague & Little

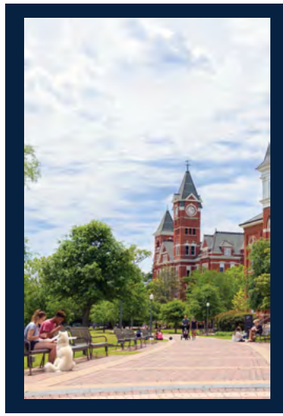
# PRESERVING

## *Auburn's Campus*

Auburn University is committed to preserving and enhancing the campus experience through the ongoing stewardship of its existing facilities. By investing in proactive maintenance, infrastructure improvements, and carefully planned renovation projects, the university extends the lifespan of its buildings while improving safety, accessibility, efficiency and overall functionality. Through the expertise of Facilities Management's in-house professionals and a strategic approach to planning, design and construction, Auburn ensures that its facilities continue to support the evolving needs of students, faculty, staff, and visitors while safeguarding the character and value of the university's built environment.



*Quad Residence Halls Renovation – Phase II – Little Hall*



## READ MORE

Turn to page 34 to learn more about Auburn's Deferred Capital Renewal Program.

# 100% COMPLETE

# Quad Residence Halls Renovation – Phase II – Teague

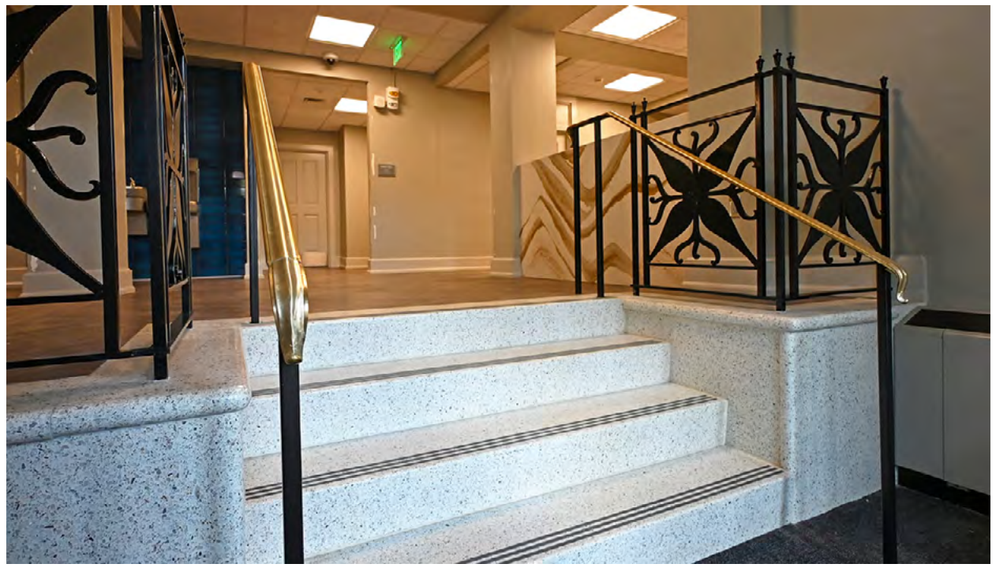
*Client:* STUDENT AFFAIRS



*The remodeled common area kept the original bookshelves, fireplace and mantel.*




*Decorative message boards welcoming the new residents line the hallway.*



*The new front entrance stairs with refinished steel decorative railings.*

*Date occupied by:*
**AUGUST**
2025

*Total project cost:*
**$22.5**
MILLION

*Architect:*
**DAVIS ARCHITECTS**

*Contractor:*
**RABREN GENERAL CONTRACTORS**

## PROJECT OVERVIEW

Phase II of the Quad Residence Halls Renovation project renovated approximately 51,320 square feet of existing interior and exterior space located in Teague and Little halls. Renovations included replacing mechanical, electrical, plumbing and HVAC systems; upgrades to furnishings and fixtures; renovations to meet current ADA code requirements; replacing all windows and doors, and utility improvements to connect the facility to the campus hot water system.

**Check out the What's New, AU? Quad Residence Halls Renovation Phase II: Teague & Little Halls video here:**
*aub.ie/QRHRTL*

*Design and Construction Project Managers:* Chris Murphy and Kelly O'Neal-Young

**100%**
COMPLETE

# Quad Residence Halls Renovation – Phase II – Little

*Client:* STUDENT AFFAIRS



*Little Residence Hall's renovated common space.*



*A newly renovated bedroom in Little Residence Hall.*



*The renovated hall includes new meeting spaces.*

*Date occupied by:*
**AUGUST**
2025

*Total project cost:*
**$22.5**
MILLION

*Architect:*
**DAVIS ARCHITECTS**

*Contractor:*
**RABREN GENERAL CONTRACTORS**

## PROJECT OVERVIEW

Phase II of the Quad Residence Halls Renovation project renovated approximately 51,320 square feet of existing interior and exterior space located in Teague and Little halls. Renovations included replacing mechanical, electrical, plumbing and HVAC systems; upgrades to furnishings and fixtures; renovations to meet current ADA code requirements; replacing all windows and doors, and utility improvements to connect the facility to the campus hot water system.

*Design and Construction Project Managers:* Chris Murphy and Kelly O'Neal-Young



## Melton Student Center Patio Renovation

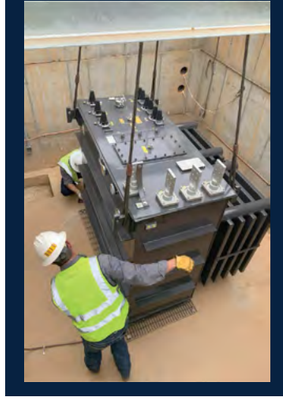
# ENHANCING

## *the Student Experience*

Facilities Management's work aligns with the university's first strategic goal of providing an *exceptional student experience* beyond the classroom by developing and maintaining the residence halls, dining facilities, athletic venues, green spaces and gathering areas that support campus life. This ensures students can live, connect, and thrive in a safe and welcoming environment.



*New University Student Housing – Phase I – Concourse Hall*



**READ MORE**

Turn to page 36 to learn more about how Facilities Management keeps the lights on.

# 100% COMPLETE

# New University Student Housing – Phase I – Concourse Hall

*Client:* STUDENT AFFAIRS



*This entry to the new residence hall is located adjacent to the Haley Concourse.*

*Date occupied by:*

**JULY**
2026

*Total project cost:*

**$80**
MILLION

*Architect:*
**NILES BOLTON ASSOCIATES**

*Contractor:*
**RABREN GENERAL CONTRACTORS**

## PROJECT OVERVIEW

Phase I of the New University Student Housing project constructed a four-story, 125,000-square-foot residence hall that will house 371 students. It is located at the west end of the Upper Quad Residence Halls and along the Haley Concourse.



*The multipurpose room is ready for use.*



*Furniture has been installed in the social and kitchen area.*

*Design and Construction Project Managers:* Chris Murphy and Kelly O'Neal-Young

**100%**
COMPLETE

# Melton Student Center Patio Renovation

*Client:* STUDENT AFFAIRS






*The patio renovation features an event lawn with tiered seating and lounge and study areas as well as a large LED screen to serve as a focal point for outdoor events.*

*An aerial photo showcases the completed Melton Student Center patio renovation. On the left, the seating wall has been removed to create a more engaging exterior study space. On the right, students are shown using the new event lawn.*



*The shaded areas provide seating for meetings, studying and other events and help create an even more interactive and comfortable atmosphere for home football games with its proximity to the campus green.*

*Date occupied by:*
**FEBRUARY**
2026

*Total project cost:*
**$3**
MILLION

*Architect:*
**WILLIAMS BLACKSTOCK ARCHITECTS**

*Contractor:*
**GAMBLE WINTER CONSTRUCTION**

## PROJECT OVERVIEW

The Melton Student Center Patio Renovation project renovated approximately 21,200 square feet of outdoor area, which now provides engaging exterior study areas, space for small-scale events and additional multi-purpose lounge areas for student use. There is also an event lawn with tiered seating and audio-visual components, lounge and study areas, and extensive landscape and hardscape improvements.

**Check out the What's New, AU? Melton Student Center Patio Renovation video here:**
aub.ie/MSCPR

*Design and Construction Project Managers:* Carter Miles & John Bumpers

**100%**
COMPLETE

# Auburn University Bookstore Renovation

*Client:* ADMINISTRATION




*A view of the renovated campus store from the entry. At left is the new cash wrap, and at right is the sales floor with new merchandise displays.*

*Date occupied by:*
**AUGUST**
2025

*Total project cost:*
**$2.2**
MILLION

*Architect:*
**GOODWYN MILLS CAWOOD**

*Contractor:*
**CARLISLE CONSTRUCTION**

## PROJECT OVERVIEW

The Auburn University Bookstore Renovation project included new floor, wall and ceiling finishes; lighting; cash wrap and associated point-of-sale infrastructure; retail fixturing package, and reconfigured space for the existing technology area.




*New brighter finishes, new lighting and an updated graphics package brings the store a fresh new look.*




*The new technology area offers tech support to faculty, staff and students.*

*Design and Construction Project Managers:* Carter Miles and Wade Kennedy

# 100% COMPLETE

# Cambridge Residence Hall - Building Demolition

*Client:* STUDENT AFFAIRS



*Former site of Cambridge Residence Hall.*



*A view of the residence hall early in the demolition process.*



*A section of the building along Thach Avenue being removed.*

*Completion Date:*
**APRIL**
2026

*Total project cost:*
**$4.7**
MILLION

*Architect:*
**WILLIAMS BLACKSTOCK ARCHITECTS**

*Contractor:*
**WHATLEY CONSTRUCTION**

## PROJECT OVERVIEW

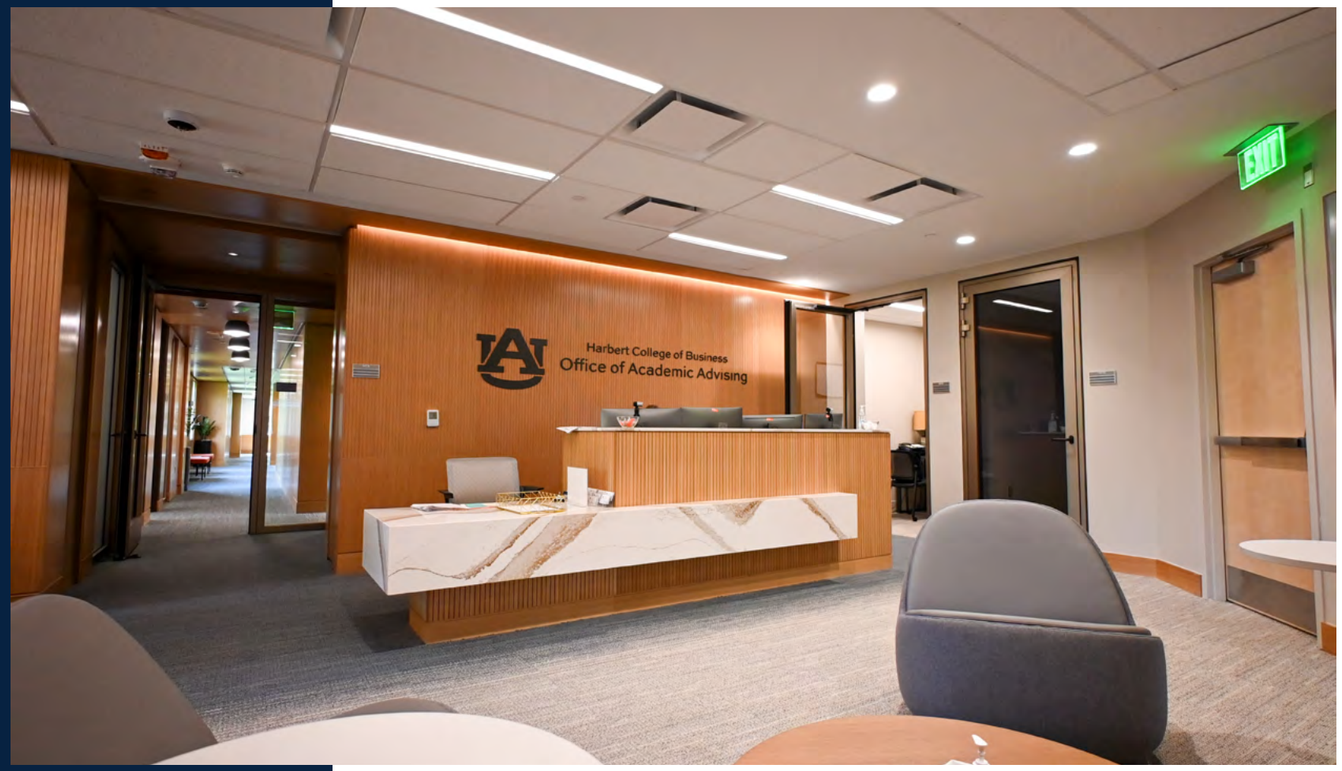
Cambridge Residence Hall was demolished to allow for the construction of the East Thach Residence Hall, which will include 696 beds, along with study and community spaces, a storm shelter and outdoor recreation areas. Construction of the new residence hall began in July 2026.

**Check out the Cambridge Residence Hall - Building Demolition timelapse video here:**
aub.ie/CRHBD

# Lowder Hall Advising Suite Renovation

## *Client:* HARBERT COLLEGE OF BUSINESS

**100%**
**COMPLETE**




*The Lowder Hall Advising Suite reception area.*

*Date occupied by:*
**NOVEMBER**
2025

*Total project cost:*
**$5.5**
MILLION

*Architect:*
**CHAMBLESS KING ARCHITECTS**

*Contractor:*
**WEBB CONSTRUCTION GROUP**

## PROJECT OVERVIEW

The Lowder Hall Advising Suite Renovation project renovated 6,500 square feet of space to convert the existing academic advising suite into a modern, welcoming and operationally efficient space. The project added a reception area, conference rooms, tutoring spaces and offices.

**Check out the Lowder Hall Advising Suite Renovation video here:**
*aub.ie/LHASR*



*Custom wood paneling is featured throughout the renovated suite.*



*A corridor of the renovated Lowder Hall Advising Suite includes more space and seating for open collaboration between students and faculty.*

*Design and Construction Project Managers:* Philip Johnson and Tyler Hand

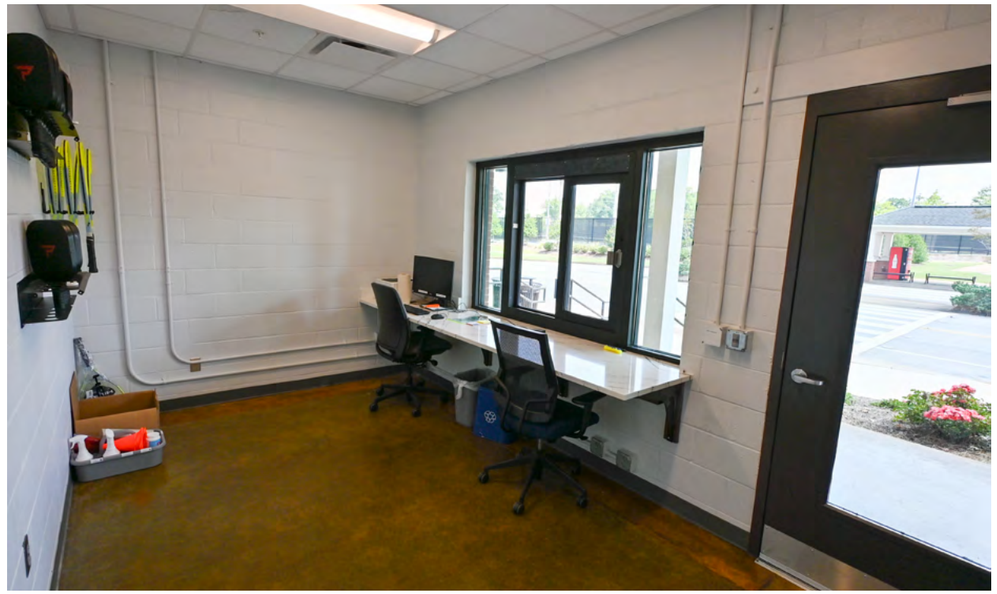
# 100% COMPLETE

# West Campus Fieldhouse Facility Renovation

## *Client:* STUDENT AFFAIRS




*A front view of the renovated West Campus Fieldhouse.*



*The equipment check-out space.*



*The wheelchair tennis program locker room.*

*Date occupied by:*
**AUGUST**
2025

*Total project cost:*
**$1.7**
MILLION

*Architect:*
**SS&L ARCHITECTS**

*Contractor:*
**J.A. LETT CONSTRUCTION**

## PROJECT OVERVIEW

The West Campus Fieldhouse Facility Renovation project renovated the existing one-story, 2,000-square-foot building to provide new public restrooms, equipment check-out and a training room to serve the nearby intramural tennis and pickleball courts. Additionally, the project included a locker room and two changing rooms for the wheelchair tennis program, which is currently housed in Beard-Eaves Memorial Coliseum but practices at the adjacent tennis courts.

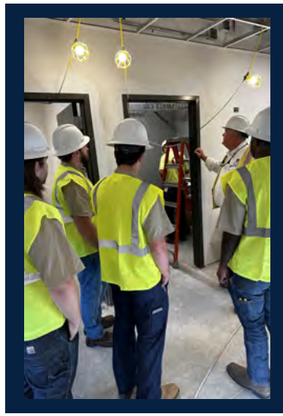
# EXPANDING

## *Auburn's Reach*

Facilities Management is dedicated to the collaborative efforts, strategic planning and technical expertise required to support Auburn University's growth and mission both on campus and across the state. Facilities Management advances the university's second strategic goal, *impactful research and creative scholarship*, by enhancing academic, research and cultural facilities and creating high-quality environments that foster innovation, discovery and creative excellence.



*Gogue Performing Arts Center Studio Theatre and Amphitheatre Build-Out*



**READ MORE**

Turn to page 38 to learn more about how Facilities Management is bridging the skilled trades gap.

**100%**
COMPLETE

# Auburn University Applied Research Institute

*Client:* ADMINISTRATION




*Front entrance of the recently completed Applied Research Institute.*

*Date occupied by:*
**FEBRUARY**
2026

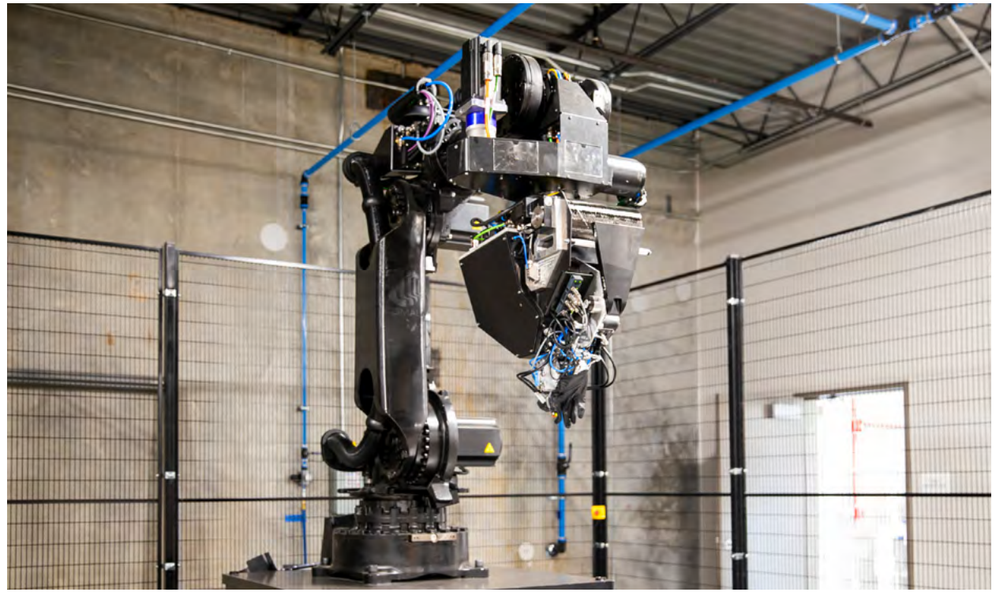
*Total project cost:*
**$24**
MILLION

*Architect:*
**MCMILLAN PAZDAN SMITH**

*Contractor:*
**TURNER CONSTRUCTION**

## PROJECT OVERVIEW

The Auburn University Applied Research Institute in Huntsville, Alabama, focuses on advanced manufacturing for aviation and missile systems, additive manufacturing design, the Army Pathfinder program and radiation hardening testing for spaceflight hardware. Recently expanded research opportunities necessitated acquiring specialized equipment including a Big Area Additive Manufacturing printer, a metal 3D printer for rapid prototyping and a cyclotron for radiation hardening research. To address the need for additional research space, Auburn University partnered with the City of Huntsville Industrial Development Board to develop a new site for the Auburn University Applied Research Institute. The project site is located on a 14.5-acre parcel about one mile from the Auburn University Research and Innovation Campus.



*The Continuous Composite CF3D Enterprise robotic 3D printing system.*




*The Stratasys F900 large-scale 3D printing system is operational and ready for use.*

# 100% COMPLETE

# Gogue Performing Arts Center Studio Theatre and Amphitheatre Build-Out

*Client:* ADMINISTRATIVE EFFECTIVENESS



*An aerial view of the new outdoor amphitheatre, featuring a stage, orchestra pit and lawn designed to accommodate approximately 3,000 patrons.*

*Date occupied by:*
**OCTOBER**
2025

*Total project cost:*
**$15**
MILLION

*Architect:*
**WILSON BUTLER ARCHITECTS**

*Contractor:*
**RABREN GENERAL CONTRACTORS**

## PROJECT OVERVIEW

This project enclosed the existing outdoor stage to create a 3,500-square-foot studio theatre, an addition/alternate from the original 2015 project. A new exterior stage was extended, along with a full build-out of the exterior amphitheatre, designed to seat approximately 3,000 patrons in orchestra and general admissions seats. Construction took place at the corner of Woodfield Drive and South College Street along the south side of the existing Jay and Susie Gogue Performing Arts Center.

**Check out the What's New, AU? Gogue Performing Arts Center Studio Theatre and Amphitheatre Build-Out video here:**

aub.ie/GPACST



*The existing outdoor stage was enclosed to create this 3,500 square-foot studio theatre.*



*A view of the new outdoor stage as seen from the orchestra pit.*

*Design and Construction Project Managers:* Mary Melissa Taddeo and Nick Blair

**100%**
COMPLETE

# Hemlock Drive – Environmental Remediation of Former Rugby Field Landfill

*Client:* GENERAL CAMPUS/INFRASTRUCTURE



*The completed site has been treated with hydroseeding—a sprayed blend of seed, mulch and water used to grow grass and stabilize the soil.*

*Date occupied by:*
**OCTOBER**
2025

*Total project cost:*
**$5.8**
MILLION

*Architect:*
**LABELLA ASSOCIATES**

*Contractor:*
**HARMON ENGINEERING & CONTRACTING**

## PROJECT OVERVIEW

This project focused on the environmental restoration of a former landfill site located on university property. The primary goal was to remove accumulated debris to ensure the site meets standards for unrestricted future use.

# BEHIND THE SCENES:

*Preparing Auburn's largest research project for move-in day*




*Mary Melissa Taddeo*

*"The Facilities Management team has been excellent ... Every time we have had needs or questions, the provisions and answers have been swift and accurate. So far, we are very pleased."*

*Desmond Layne*
*Head of the Horticulture Department*

When students return this fall, the new STEM + Agricultural Sciences Complex will feel polished, purposeful and ready for learning. What most won't see is the months and, in many cases, years of careful coordination by Facilities Management teams working behind the scenes to prepare Auburn University's largest academic project for occupancy.

Following spring graduation, about 300 faculty and staff representing multiple departments within the College of Agriculture and the College of Sciences and Mathematics will begin moving into the STEM + Agricultural Sciences Complex. For Facilities Management, the project represents one of the most complex academic moves in Auburn's history.

## PLANNING LONG BEFORE THE FIRST BOX IS PACKED

Facilities' involvement began well before moving was on the calendar. Studio Director Mary Melissa Taddeo and Project Manager David Johnson from Planning, Design and Construction (PD&C) have been preparing for occupancy since the earliest design conversations.

"This project is massive," Taddeo said. "We're touching 11 existing buildings across campus—coordinating faculty, staff, labs and equipment—all within a single summer window."

Those buildings include Parker Hall, Funchess Hall, Beard Eaves Memorial Coliseum, Haley Center, Rouse Life Sciences Building and several others. In some cases, entire academic programs are relocating. In others, labs, offices or specialized equipment are moving through carefully choreographed transitions, including instances where one department vacates a space so another can backfill behind them.

To manage the logistics, Taddeo maintains master spreadsheets tracking hundreds of occupants, rooms and destinations. Specialized move vendors handle general office contents and noncalibrated lab equipment, while departments coordinate highly sensitive scientific equipment moves requiring manufacturer oversight.

## FROM FURNITURE TO FUNCTIONALITY

While logistics planning continues, another critical effort has been unfolding inside the buildings themselves: furniture installation.

Whitney Brock, a licensed interior designer and project manager with PD&C, has overseen what may be the largest furniture installation ever completed for an academic building on campus. Over four months, furniture from 23 manufacturers will be delivered by more than 45 trucks—35 of them 18-wheelers.



*Whitney Brock managing the design, procurement and installation of furniture in the complex.*

"Our goal is that spaces are truly move-in ready," Brock said. "That means offices designed for current and future work styles, flexible classrooms, collaborative lounges and common areas that support how people actually use the building."



*Antonio Lopez and Scott Floyd deliver waste and recycling bins to the new offices.*

Furniture planning involved mock-up reviews and a structured selection process to ensure office designs deliver functional and effective workspaces for faculty and staff.

Installations have begun while construction is still underway to meet the tight summer timeline, requiring coordination with contractors and traffic management for deliveries.

The College of Agriculture's Horticulture Department is in the process of working with Facilities. The department will be moving almost 30 faculty and staff into Buildings B and C.

"The Facilities Management team has been excellent," said Desmond Layne, head of the Horticulture Department. "We have had regular, scheduled and detailed updates ... We have gone on three guided, hardhat tours so far as the building construction has permitted these. Every time we have had needs (e.g., boxing supplies) or questions, the provisions and answers have been swift and accurate. So far, we are very pleased."

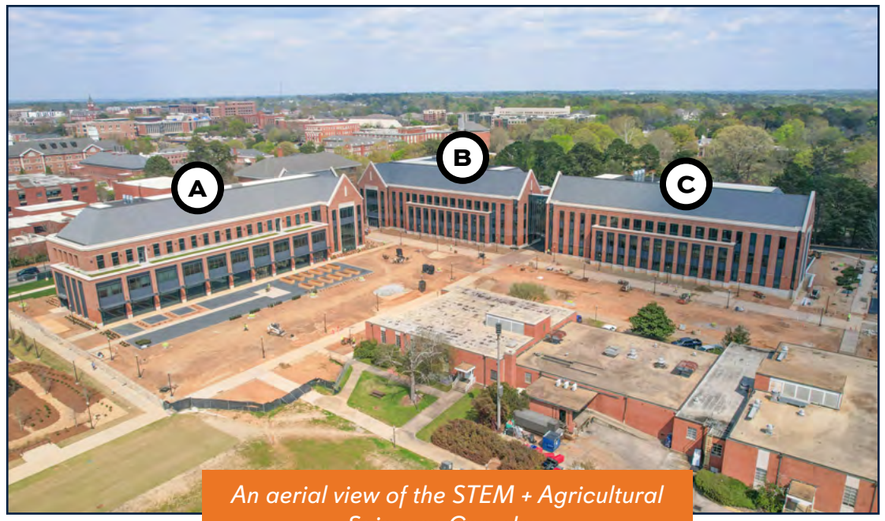
## KEEPING CAMPUS SERVICES RUNNING WHILE PREPARING FOR THE MOVE

Facilities' Campus Services departments have been heavily involved, balancing preparation for the new complex while maintaining daily operations across campus.

For Contract Services, that means planning custodial staffing and service levels. In total, six additional custodians are being added to the custodial contract, four assigned to night shifts and two during the day, to support the new complex once occupants arrive.

"Our focus is making sure cleaning services align with how each space will be used," said Ryan Harris, assistant director of Campus Services. "We're meeting with departments to talk through expectations, priorities and schedules and incorporating the facility into our quality inspection program from day one."

Contract Services staff have already conducted walkthroughs to understand building layouts, flooring types, custodial closets and trash flow routes—details that affect long term custodial service quality.




*An aerial view of the STEM + Agricultural Sciences Complex.*

## PLANNING FOR WHAT GETS THROWN AWAY OR RECYCLED

Every move generates waste, and for the Waste Reduction and Recycling Department (WRRD), preparation happens well before the first box is unpacked.

Joan Hicken, manager of the department, begins by studying floor plans, conducting walkthroughs and working with project managers to determine the proper mix of waste and recycling containers for offices, labs, common areas and outdoor spaces.

"This isn't just about putting bins in a building," Hicken said. "With the number of labs in STEM + Ag, there are special considerations that are part of the planning process."

Her team delivers and lines hundreds of containers, coordinates large outdoor collection points and ensures recycling options are in place as furniture, equipment and boxes arrive. That work often overlaps with furniture installation, when contractors, vendors and Facilities staff are all working in the same space.

After occupants move in, WRRD shifts from setup to adjustment, observing how spaces are used and making changes where needed to support daily operations.

## MAKING SURE THE MAIL CONTINUES TO BE DELIVERED

Mail Services is also preparing ahead of move-in, working with department contacts to determine mail delivery locations, access needs and routing changes.

"A new building affects how our entire delivery system runs," said Anthony Driver, manager of Mail Services. "We're planning ahead so when STEM + Ag comes online, it has a dedicated carrier and departments receive their mail without disruption."

Depending on departmental needs, Mail Services may install centralized mail lockers or coordinate floor-based deliveries. Routes are recalculated, carriers reassigned and departments reminded to update their addresses—small steps that make a significant difference once a building opens.

## A SUMMER OF COORDINATION, WITH FALL IN MIND

Occupants move-in will begin in mid-May and continue through the end of July, organized by building and floor, starting at the top levels and working down. The complex must be fully operational before the fall semester begins.

Through it all, Facilities Management staff are coordinating across departments—studio directors, project managers, custodial services, mail services and waste and recycling—while keeping the rest of campus running.

"As soon as we get the keys, our operations take over," said Dee Sneed, director of Campus Services. "Our job is to bridge the gap between the vision of the designers and what it takes to operate and maintain the buildings every single day."

When faculty and staff unlock their new offices and labs for the first time, the transition should feel seamless. Behind that moment are thousands of detailed decisions, countless walkthroughs and Facilities Management ensuring Auburn's largest academic project is ready, not just to open, but to function for decades to come.

*Anthony Driver, Lakendra Peavey and Shaniece Gray sort packages for campus delivery.*



# A TEAM BEHIND THE TEAM

*How Facilities Management and campus partners power gameday each fall*

*Facilities teams play a vital role in preserving campus life and elevating the student experience all while gearing up for the excitement of gameday and the arrival of thousands of passionate football fans.*

It's 4 a.m. on gameday on the Plains, and the hum of Landscaping's street sweeper echoes through campus like a quiet drumroll with one final pass down South Donahue leading straight to Jordan-Hare Stadium.

Sure, it's early, but not nearly as early as when Facilities huddled with Athletics and campus partners to plan for these seven electrifying Saturdays each fall. Long before the fans arrive, before the eagle soars, they're laying the groundwork for a day that feels like tradition, pride and pure Auburn spirit.

"It's a 12-month-a-year job," said Jeremy Roberts, senior associate athletic director of Operation Support Services within Athletics. "We continually work with our campus partners evaluating what went well within Athletics and also campus wide."

## IT TAKES A VILLAGE

For more than a decade, Roberts has worked with departments like Facilities to coordinate the logistics of gamedays, which transforms Auburn into one of the largest cities in the state of Alabama for a few days each year.

Parking Services, Campus Dining, Campus Safety and Security, and Tiger Transit are also critical departments that work together to create a positive fan experience each year.

"Every department in Facilities Management plays a role in gameday," said Josh Conradson, director of Maintenance within Facilities and last season's Facilities' gameday manager.

## PRESERVING TRADITIONS

One of those team members is Director of Landscaping Justin Sutton. He and his family and friends have been tailgating on campus for 20 years.

"Tailgating is a tradition and an important part of the gameday experience," he said.

Prior to any tailgating, Sutton will take a stroll around campus. This is a stroll with a purpose.

"Before each game, I take a walk around campus to check on everything and make sure it's all running smoothly," Sutton said. "If I notice anything that could be improved, I make note of it so we can address it before the next game."

Sutton's team recently completed two large beautification projects that came about due to his gameday routine, one near the campus green and a second along Wire Road.

"Our work during football season is mixed where we are student oriented and devoted to giving them a great student experience, and then we shift to the gameday experience for the fans on Saturday and safety for everyone," Sutton said.

The first project included the renovation of several islands along the east side of the campus green. When these islands were originally planted, turfgrass and small trees were installed.

"As those trees matured it prohibited sunlight from getting to the grass below resulting in an area of bare ground," said Dan Whatley, associate vice president of Facilities Operations within Facilities Management. "We tried using pine straw in the area, but it wouldn't outlast what had become tailgate locations through the years."



*Landscaping works on a beautification project.*

*Photo: Auburn University Photographic Services*

As a result, the team created a strong landscape design in which they installed a lot of new plants.

"We have been thinking about these landscape projects for a couple of years but put them on hold as we worked with our campus partners to communicate impacts to our fans," Whatley said.

This project displaced nearly 30 tailgate locations, but Facilities worked with Athletics to find new ones.



*Installing posts to protect landscaping.*

"We worked with Jeremy Roberts and his team, and we were able to identify somewhere in the neighborhood of 40 new tailgate locations near Parker Hall and in the Lower Quad area," Whatley said.

The second project took place along Wire Road across from the Kinesiology Building.

"We've completed a large landscape improvement project that includes new turf and new plantings," Whatley said.

## SETTING THE STAGE

Once the projects were completed, Facilities' Maintenance Department began installing decorative fencing in June to protect the new landscape, and that was just the beginning of its work.

Maintenance begins gameday planning early in the year and puts the plan to work in June and July by setting up restroom trailers throughout campus, installing ropes to barricade inaccessible areas, placing light towers and charcoal bins in popular tailgate areas and much more.

These preparations are being coordinated by this season's Facilities Gameday Manager Kyle Cordie, a one-year rotating assistant director's position that oversees gameday, campus events and in-house construction.

"Working as the gameday manager includes a little bit of everything," Cordie said. "I am working with our campus partners such as Athletics and Parking Services and just about every department within Facilities."

Waste Reduction and Recycling and Utilities and Energy are two of those departments.

"We quite honestly never stop thinking about football," said Joan Hicken, manager of Waste Reduction and Recycling. "After the season's last game, we start working to inventory and clean our recycling bins and ClearStream recycling containers."

The plan also involves collaboration with Revel XP, the vendor responsible for setting up tailgate tents. Her team places recycling and waste bins out for the hundreds of tents.

In addition, they distribute an additional 550 recycling and 1,375 waste bins for each home game.

Facilities' Utilities and Energy Department also works with Revel XP. For safety purposes, especially in marking underground utilities, it is essential that the department is informed of all tent placement.

"Our Utilities Services team does a lot of utility locates around campus, not only for the tailgate tents, but also for the fence posts Facilities installs and large event tents," said Ken Martin, director of Client Relations.

Utilities' Electrical Distribution team works with Athletics to conduct power loss simulations at the stadium a month out from the first home game.

"Alabama Power also meets with us multiple times leading up to the season," Martin said. "There is a lot of work on their end to make sure all the transmission lines coming into campus are in good shape."

## IT'S GAMEDAY

The street sweeper is at work. Facilities teams arrive at 5 a.m. to help set out traffic cones. As the sun comes up, more than 110 gameday volunteers from Facilities disperse to monitor restroom trailers, set out cones and barricades that help direct traffic flow, station technicians inside and out of the stadium, and monitor campus for any issues that might arise.

All their planning finally comes to fruition.

"Last year, we received a lot of positive feedback from the fans about how accommodating our teams were and that they always worked with a smile," Conradson said. "The fact that they are still smiling at 10 o'clock at night after a long day in the sun speaks volumes to the impact Facilities has on the gameday experience."

## DON'T FORGET ABOUT SUNDAY

Hicken's team returns as soon as the sun rises to begin collecting and emptying all waste and recycling bins to be stored until the next home game, and Landscaping volunteers arrive to pick up litter across campus.



*Delivering recycling bins to Jordan-Hare Stadium.*

"We will collect tailgate items that have been left behind such as coolers, grills, wagons, satellite dishes and more," Sutton said. "We'll store them in our building until they are claimed, and we donate items that aren't."

If Toomer's Corner has been rolled, Landscaping will pick up toilet paper off the ground as a contractor removes it from the trees.

By Sunday afternoon, it's hard to tell more than 100,000 fans were on campus just 24 hours prior.

"The biggest thing I learned during my season as gameday manager is just how much work Facilities does to truly support gameday," Conradson said. "It is a monumental effort."

# A TIMEOUT WITH DORA MOORE



**28** YEARS AS A CUSTODIAN

**14** YEARS AS A GAMEDAY VOLUNTEER

**How did you become involved in gameday?**
My supervisor placed me at the Nichols Center restroom location. I grew to love it and have been there ever since.

**What do you like most about working gameday?**
Definitely the fans! They bring such great energy. I enjoy chatting with them, and they're always so kind, sometimes even offering food and snacks. Their spirit really makes the experience special.

**Did you make friends working at the same location all this time?**
Over the years, many of the fans have become like friends. They greet me with hugs, ask how I'm doing and mention how happy they are to see me.

**Do you have a special memory from your time volunteering?**
A lady became ill and almost fainted. I gave her water and let her rest in my chair until she felt better. Later, her friends returned with a plate of food to thank me. It really showed the kindness and gratitude of our fans.

**You are retiring after this season. What will you miss the most?**
Without a doubt, the fans. Seeing their excitement, joy and passion is motivating and contagious. I'll miss being part of that energy every gameday.

# AUBURN'S DEFERRED CAPITAL RENEWAL PROGRAM

## *Planning, prioritization and funding are key*



*"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*

Auburn University's main campus boasts more than 400 buildings, ranging from historic Samford Hall to the recently completed 167,000-square-foot College of Education facility. The campus also continues to evolve with the largest academic project in Auburn's history—the STEM + Agricultural Sciences Complex—set to open in 2026.

Like many universities, Auburn is facing a backlog of deferred capital renewal. This is a list of major maintenance, repairs, replacements and/or capital projects which historically have not been capital funded but will soon require considerable attention.

Managing more than 13 million square feet of campus infrastructure while addressing the demands of aging buildings, evolving pedagogy and ever-changing technology presents a formidable challenge. Sustaining it requires much more, including strategic planning, prioritization and substantial institutional reinvestment to ensure the buildings continue serving faculty, staff, students, alumni and visitors years into the future.

While Facilities Management (FM) architects, engineers, maintenance technicians and project managers are working together to face the most critical challenges, the resources required to maintain and reinvest in campus infrastructure often far exceeds an institution's available funding, with more than $1 billion required for the proper care of Auburn's Educational and General buildings.

This is considered deferred capital renewal and is endemic to many postsecondary institutions, and Auburn's campus is no different.

### THE TRUE COST OF OWNERSHIP

"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 , vice president of Facilities Management.

Total cost of ownership for campus facilities encompasses utilities, maintenance and various modifications—such as program and code updates—along with other expenses. Owning a building requires a substantial financial commitment throughout its life cycle, often amounting to millions of dollars, to ensure its upkeep and continued programmatic educational functionality.

"If a building remains in use for 100 years, its initial cost—provided it is reasonable—is market-driven and aligns with inflation and the natural growth of money and value over time. Over a century, the amount invested in its design and construction accounts for less than 5 percent of its total long-term cost," said Jim Carroll.

"Looking at Haley Center, it was originally built in 1969 for $6.5 million, and will have renovation costs that are expected to be 50 times that amount. Although expensive, the renovation expense represents less than 5 percent of the total investment over the next 100 years," Carroll said.

### THE FUTURE ARRIVES FASTER THAN EVER

Over the last 15 years, Auburn has added several technology-driven research and academic spaces to campus, including the Academic Classroom and Laboratory Complex, Advanced Structural Engineering Laboratory, and many others.

"We have been building tech-savvy buildings, that have hundreds of sensors with reporting capabilities in them," Carroll said. "The technology in these buildings will need to be replaced much sooner than our older buildings.

"That is part of the challenge we face. Constructing these buildings is incredibly expensive, but in our effort to reduce utility costs, we are also shaping the lifespan of these facilities—both in terms of their overall durability and the longevity of their technological components."

In short, if the university doesn't plan and prioritize, newer buildings will come due for major renovations at the same time as older buildings.

"Where we really need to focus our attention now is on our older image and character buildings needing the most attention," Carroll said.

FM is addressing this need with a tool that identifies buildings based upon their condition, helping to determine whether they require regular maintenance, major renovations or demolition.

## STRATEGIC PLANNING

The Facilities Condition Assessment (FCA) is a nationally recognized systematic evaluation of a building's physical state, considering factors such as age, design, construction methods and materials. It has been instrumental in helping FM assess the current condition of buildings and infrastructure, identify maintenance needs, and strategically plan for future repairs, comprehensive renovations or potential demolition.

Auburn's FCA was developed by the university engineer, university architect, director of maintenance and zone maintenance managers within FM.

It took two years for university engineers to walk through each of Auburn's 280 Educational and General buildings to determine their physical state.

"We walked through, shook the buildings down, emptied the pockets and took the change," said Nolan Yon, FCA program manager within FM, who worked with a team of consultants, maintenance technicians and more to build the FCA database.

Yon and his team of technicians also receive real-time data on the state of each structure through project management software along with preventive maintenance reports and work order details also factored into the FCA.

"With the collected data, we make informed decisions about which campus assets require attention first," Yon said.

And many were in desperate need. The FCA ultimately helped determine that Auburn University's facilities reinvestment need is in excess of $1 billion for the Educational and General buildings.

## PRIORITIZING

Prior to the FCA, planning for campus renovation was more reactive, but now FM is taking a proactive approach by identifying the buildings and systems within based on their condition.

The FCA also assigned each building a Facilities Condition Index (FCI) score. A score greater than .4/1.0 means the facility is in poor to critical condition.

Structures identified as in critical condition were many of our image and character buildings most often attributed to Auburn's history.

### PRE-WAR ERA PROPERTIES (PRE-1951)

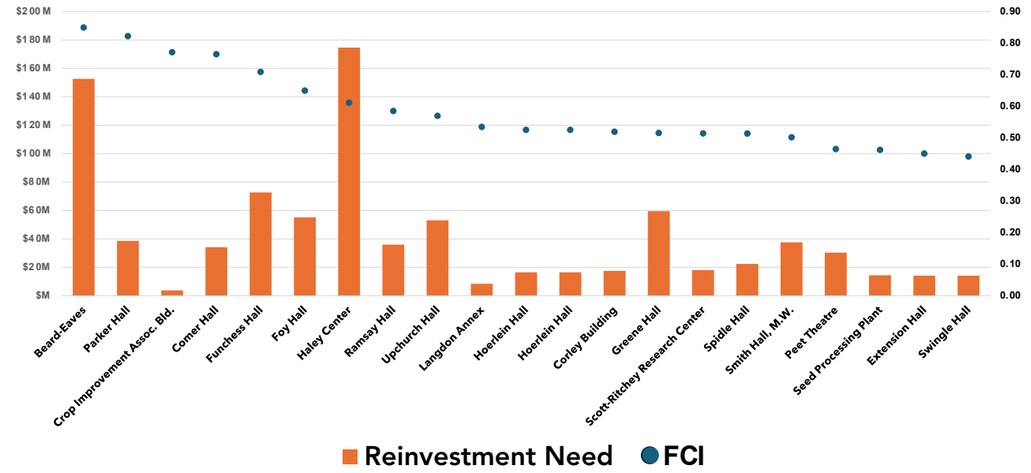
| Building | Rating |
|---|---|
| Ramsay Hall | 0.69 |
| Comer Hall | 0.65 |
| Petrie Hall | 0.62 |
| Langdon Annex | 0.56 |
| Corley Building | 0.51 |
| Mary Martin Hall | 0.48 |
| M.W. Smith Hall | 0.42 |
| Samford Hall | 0.4 |

### POST-WAR ERA PROPERTIES (1952 – 1975)

| Building | Rating |
|---|---|
| Beard-Eaves Memorial Coliseum | 0.79 |
| Funchess Hall | 0.68 |
| Parker Hall | 0.63 |
| Haley Center | 0.47 |
| Foy Hall | 0.46 |
| Swingle Hall | 0.46 |
| Draughon Library | 0.45 |

FM has a multi-disciplinary team of architects, engineers, project managers and others who are already at work on buildings identified as critical by the FCA.

### TOP 20 ACADEMIC AND RESEARCH BUILDINGS WITH HIGHEST FCI




"We use the good work established by our FCA and FCI scores to inform us of when we should consider demolishing a building or to determine that a building needs a comprehensive renovation or a major systems renovation," said Simon Yendle, associate vice president of Planning, Design and Construction within FM.

Examples of this include the STEM + Agricultural Sciences Complex which when complete in 2026 empties Beard-Eaves Memorial Coliseum, Funchess Hall and Parker Hall so each can be demolished.

The recently completed College of Education facility allowed its faculty, staff and students to move into the new building, which freed up 70,000 square feet in Haley Center so that the College of Human Sciences can move in while Spidle is being demolished. Spidle is being brought down so construction of the new College of Human Sciences Research and Academic Building can take place.

There are also plans to take down Terrell Hall once Campus Dining has been relocated. Its new location hasn't been determined.

"The significance of taking down Parker, Funchess, the Coliseum, Spidle and Terrell is that it effectively represents a 20 percent decrease in our FCI score across the university," Yendle said. "This means we will be taking the worst of the worst buildings offline and the amount of money we spend on energy and maintenance will be significantly lower."

Comer Hall, which is set to bid soon, is the first of several comprehensive renovations to take place.

"We have a 'top 10 buildings that need comprehensive renovations' list. To date, we haven't committed funding to do comprehensive renovations, so we see Comer as being the first," Yendle said.

"We have several candidates after Comer. For example, Ramsay Hall, Haley Center, Mary Martin Hall and Upchurch Hall," he said. "We are trying to develop a comprehensive renovation program that will allow us to, once a year, tackle one or two of these projects depending on available funding."

## INSTITUTIONAL REINVESTMENT

FM has taken a multi-year approach in deciding which structures were most in need and how to renew them for future generations of students. Targets have been chosen and plans are ready to be initiated, as soon as funding can be identified.

These older important Auburn structures must be maintained until we can fund their renovations. Demolition is another option, if the overall facility has outlived its use to the campus.

# KEEPING THE LIGHTS ON:

*The story behind Auburn University's 99.99-percent electrical reliability.*



*"We have had a very smart and forward-thinking group that has helped us design our campus infrastructure to be reliable and resilient. It is built with backups, minimizing the down time and the people affected if we do have an outage."*

*Rob Engle, director of Utilities and Energy*

Just after 5 p.m. on what should have been a routine fall afternoon at Neville Arena, fans were filing in for senior night at the women's volleyball game versus Texas when the unexpected happened: the lights went out.

Twenty five percent of campus, including Neville Arena and traffic signals along South Donahue Drive, suddenly went dark.

Immediately, Facilities Management's Utilities and Energy Department personnel began to receive texts and emails from the electronic notification system. Facilities' outage alerts then began going out to key contacts within the buildings affected, and line workers who had headed home for the day turned around and returned to campus.

By 6:10 p.m., about an hour after the initial failure and just 10 minutes past the scheduled serve at Neville, the lights were back on. The match went on. Most fans never knew how close the university came to canceling an SEC sporting event.

And that is the point. Outages like this are rare, but when they occur, they are resolved in a timely manner. This allows the university to be able to fulfill its mission in a safe, comfortable and fully-powered environment.

## WHAT ELECTRICAL RELIABILITY REALLY MEANS

For most of us, "electrical reliability" means lights, Wi-Fi, and heating and cooling systems that work when we need them. For Auburn's Utilities and Energy team, it means something deeper:

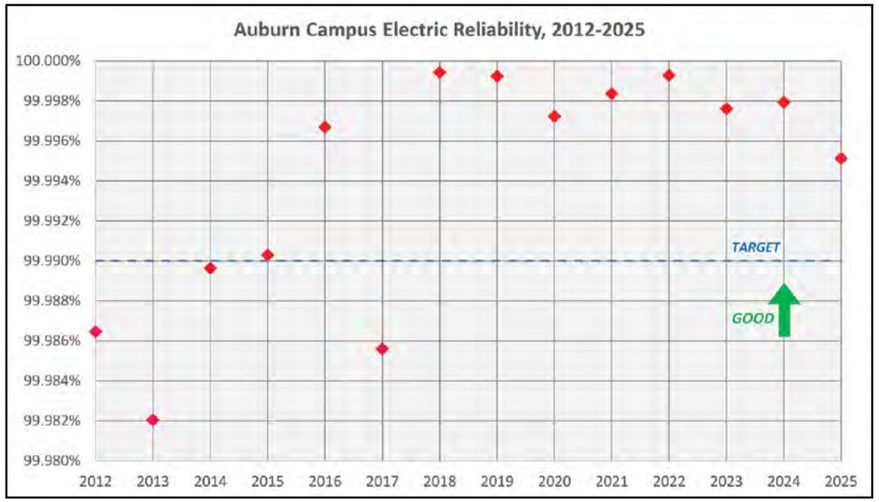
**Can Auburn operate?**

**Can classes continue, research stay protected and campus life run normally?**

"If a building loses power, classes stop. Labs could lose critical research. Equipment faults cascade. The university's mission stalls," said Rob Engle, director of Facilities Management's Utilities and Energy Department. "That is why Auburn's electrical reliability isn't just a technical metric; it's a foundational measure of how dependably the university can function."

Today, Auburn delivers electricity to campus with 99.99-percent reliability. This "four-nines" level of reliability equates to less than 52 minutes of unplanned outages per year campus-wide. That number is an industry gold standard, but it doesn't happen by accident.

## A SYSTEM DECADES IN THE MAKING




Auburn does not generate its own electricity. Alabama Power delivers high voltage electricity to three campus connection points—the Hemlock and Duncan substations serving main campus, and a dedicated feed for the College of Veterinary Medicine. From those points inward, everything else—lines, switches, transformers and the distribution network—belongs to the university, and is the responsibility of Facilities Management.




*John Askew, Ruffin Duncan and Wesley Burt install a new voltage regulator at the Hemlock substation.*

Auburn's internal grid was designed with two guiding principles:

**1. Build it underground whenever possible.**
Unlike above ground systems vulnerable to storms, animals and tree limbs, Auburn's underground distribution grid dramatically reduces outage risks.

**2. Build it reliably.**
If a single line or piece of equipment fails, the system can be "re-fed" from another direction.

"We have had a very smart and forward-thinking group that has helped us design our campus infrastructure to be reliable and resilient. It is built with backups, minimizing the down time and the people affected if we do have an outage," Engle said.

This design allowed crews during the Neville Arena outage to move the impacted circuit from one side of the substation to the other, restoring power in about an hour, most of which was the drive time of line workers returning to campus.

"Building that capacity took decades of planning," Engle said. "You can't oversell the value of the people who came before us."

## THE PEOPLE BEHIND THE POWER

If the electrical system is Auburn's backbone, the electrical distribution team is its beating heart. Auburn's electrical distribution team has six highly-trained and certified high-voltage line workers who maintain and repair the campus' entire internal grid.

"These are our first responders," Engle said. "They are going out on campus and saving the day during an outage by troubleshooting the problem, figuring out a solution and executing the plan to bring power back up."

If you ask the electrical distribution team, they'll tell you they don't need recognition, but they deserve it.

When outages happen, they're the ones driving back to campus. They're the ones opening cabinets in the dark, repairing damaged equipment, rerouting circuits and bringing buildings back online so students, faculty, fans, researchers and staff can do what they came here to do.

"Someone on our crew is on call after normal work hours each day of the week. If severe weather is predicted, or even if it's not, we do our best to maintain our utility trucks, portable generators, high voltage tools, other equipment and materials to make any necessary repairs day or night," said Keith Nall, supervisor of electrical distribution.

Their work is technical, physical, dangerous and mostly invisible. That is precisely because they are so good at it; outages are rare and brief.

"Usually, people don't know we exist until the power goes out," Nall said. "We are like the fire department. We might not get a call, but when we do, we all know we must resolve the problem as quickly as possible so that research and classes can continue."

Every minute of every day, their work helps keep Auburn's lights glowing, research running, fans cheering and classrooms humming.

## PREVENTING PROBLEMS BEFORE THEY HAPPEN

The university's reliability isn't just about fixing outages—it's about preventing them.

"The preventive maintenance program is one reason our electrical reliability is so high," said Ken Martin, Facilities Management's director of Client Relations and former director of Utilities and Energy.

Every year, the electrical distribution team:

- **Inspects transformer cabinets across campus.**
- **Checks for animal interference.**
- **Performs infrared thermal scans.**
- **Retires and replaces aging equipment.**

"We also partner with Alabama Power to keep the trees and brush clear of power lines," Martin said. "They will fly helicopters over their lines to conduct infrared scanning. Since our lines are fed by theirs, they will share if they see any abnormalities that could affect our reliability."

## PLANNING FOR AUBURN'S CONTINUING GROWTH

Auburn's campus continues to grow, and because of that, Utilities and Energy works continually with Facilities' Planning, Design and Construction team to forecast future electrical demand to make sure the system can keep up with growth.

"We are always working to keep our system youthful and reliable," said Ryan Landry, assistant director of Utilities and Energy. "We also continue to look ahead and plan for the future."

Auburn's 99.99-percent reliability isn't luck.

It's design.
It's planning.
It's constant maintenance.

And it's the work of a small group of people who quietly keep the university running, no matter what.

*Maintaining Auburn's power lines. From left: James "Ruffin" Duncan and Scott Morgan*





# BRIDGING THE SKILLED TRADES GAP

## *Auburn Facilities Management leads the way*

*"Our ultimate plan is to create a comprehensive pipeline that connects students with rewarding careers in Facilities Management."*

*Loren Winn, Facilities Human Resources*

Electricians, plumbers and HVAC technicians are among the most in-demand skilled trades professionals, with job openings far outpacing available workers. According to the U.S. Chamber of Commerce and Premier Service Company, Alabama currently has 115,000 skilled trades job openings but only enough workers to fill 63 out of every 100 positions.

This shortage stems from a combination of factors: an aging workforce nearing retirement, increased residential and commercial construction and Alabama's low unemployment rates. These challenges are felt by Auburn University's Facilities Management department, which employs more than 450 people—nearly half of whom work in skilled trades.

"Many of our applicants came from construction backgrounds, and shifting into service and maintenance roles wasn't always easy," said Dan Whatley, associate vice president of Facilities Operations within Facilities Management. "With so much construction underway on campus and hundreds of millions of dollars circulating through the local economy, we're constantly competing with that sector for skilled talent. It's a real challenge when the demand for electricians, plumbers and HVAC technicians exceeds the available workforce."

### A PROACTIVE APPROACH TO WORKFORCE DEVELOPMENT

In response to these challenges, Facilities launched an award-winning workforce development program in 2022. The goal is to build a pipeline of skilled workers by engaging students early.

"We realized we needed to develop our own workforce," Whatley said. "So we began introducing high school students to employment opportunities in Facilities."

The program, a collaboration between Facilities' Human Resources and Operations departments, partners with local and state entities to educate students and their families about careers in skilled trades starting as early as high school.

"Our ultimate plan is to create a comprehensive pipeline that connects students with rewarding careers in Facilities," said Loren Winn, division director of Facilities Human Resources.

"We do this through a series of connected work-based learning programs that allow students to explore their interests and develop relevant skills."

These programs include:

- **Career Connections**
- **Facilities tours**
- **Job Shadowing**
- **Co-ops**
- **Apprenticeships**

"Students don't have to participate in Career Connections, but that is where we get most of our co-op students," said Hayley White, manager of Facilities Human Resources. "Many times students will work the summer Career Connections program and enjoy their work. Later they may have a gap in their high school schedule and they decide to work a co-op with us and receive high school credit."

The programs lead into one another to help students explore options on the outside of the academic divide. A university or collegiate education may not be preferred by some students.

Facilities helps bridge that divide by giving students work experience during their secondary education, allowing them to travel other available paths without risk or experience.

"Students can use these opportunities to make informed decisions about their future," Winn said. "If they choose to pursue a facilities-related apprenticeship, they'll gain a head start and help build our skilled trades workforce."

Today, the programs continue to grow.

"We're being intentional in how we reach out to future employees," Whatley said. "Our biggest goal is to foster relationships early, so students understand the opportunities available to them and it's working."

## SUCCESS STORIES: FROM STUDENT TO SKILLED TRADES PROFESSIONAL

### Ja'Kalen Martin – Electrician Apprentice



Opelika High School graduate Ja'Kalen Martin discovered his passion for trades during a Facilities tour.

"I always thought I'd go into marketing or accounting," Martin said. "But in 11th grade, I started exploring other options. I like working with my hands, so I toured Facilities just weeks before graduation."

He interviewed for an apprenticeship the day before graduating and was hired shortly after.

"I'm extremely blessed to be getting paid to learn a trade straight out of high school," Martin said.

Now, he participates in Facilities' tours and shares his journey with other students.

### Teddy Herrmann – 2026 Apprentice of the Year



Auburn High School graduate Teddy Herrmann joined the Career Connections program and later became a temporary Facilities employee before applying for an HVAC apprenticeship.

"The high school Career Connections and co-op programs exposed me to nearly every campus system," Herrmann said. "I considered becoming an electrician or HVAC technician and chose HVAC because it combines HVAC, plumbing and electrical work.

"This is a golden opportunity to learn how the modern world operates behind the scenes," he said.

He is also using the educational benefits offered by the university to attend classes and earn a mechanical engineering degree.

### Cullen Kennedy – 2025 Apprentice of the Year



Valley High School graduate Cullen Kennedy was named the Alabama Office of Apprenticeship's Central Alabama Apprentice of the Year for Region 5.

"I planned to attend a community college for electrical work," Kennedy said. "But when I learned about Facilities' apprenticeship program, I saw it as the perfect opportunity to gain hands-on experience. Learning a trade that will serve me for life feels great. The pay and benefits are the cherry on top."

Currently, six apprentices are employed - one electrician, three plumbers, and two HVAC technicians. Graduates earn nationally recognized credentials and are eligible for journeyman licenses.

### Jesus Mendoza Montoya – Full-Time Facilities Employee



Jesus Mendoza Montoya is the first student to participate in every Facilities work-based learning program and transition into a full-time role.

His journey began as a junior at Beauregard High School with a job shadowing day. He later joined the Career Connections program with In-House Construction and participated in the co-op program with the Landscaping team, which led to a full-time position.

"I didn't really understand how landscaping worked until my co-op," said Montoya, who worked for his family's construction business before taking part in Facilities workforce development programs. "I enjoy landscaping. Since I started full-time, I have learned how to properly use the edger and weed eater. I've also learned a lot about what type of weeds to treat and the different types of plants spread across campus."

He now sees Facilities as a long-term career and even introduced his younger brother and a friend to the program. Both have since joined Facilities through co-op and full-time roles.

## LOOKING AHEAD

"We're committed to investing in the future workforce," White said. "We are expanding the workforce development program to include other entities on campus that do maintenance such as Property Management, Athletics, the Auburn University Regional Airport and Auburn University at Montgomery.

"We are conducting training planning with these departments now, but they will soon begin participating in job shadowing, Career Connections and industry tours.

Also, moving forward, the plan is to continue hiring apprentices annually.

"This year, we're hiring plumbers. In 2026, it may be HVAC or electrical," White said. "I'm excited for our first cohort to complete the program next year," she added. "I also look forward to welcoming more employees like Jesus who started with us in high school."

### Learn more about our Workforce Development Programs

aub.ie/aufmworkforce

# PROGRAM DESCRIPTIONS

## CAREER CONNECTIONS

A summer job program designed to address the statewide need for high school graduates to engage in the trades and skilled trade labor force for Alabama. Specifically, Career Connections provides a viable and engaging experience for high school students aged 16 and over to work in a safe trade-related position for six to eight weeks during the summer gaining valuable personal experience while also providing meaningful service work and on-the-job skills learning.

## FACILITIES TOURS

Tours broaden awareness about local career opportunities and increase general knowledge of jobs available at Facilities, as well as potential benefits like tuition reimbursement. They showcase areas of daily operations like Maintenance, Campus Services, Landscape, Utilities and Energy and the Automotive Shop.

## JOB SHADOWING

An effective tool for increasing awareness and exposure to careers. Individuals can use the information gained to determine if a general career field is of interest to them. It also provides students with more exposure to both careers and workplaces as they interact with and observe one or more employees. They can learn about the nature of a job, a work environment, and required education and training.

## CO-OP WORK

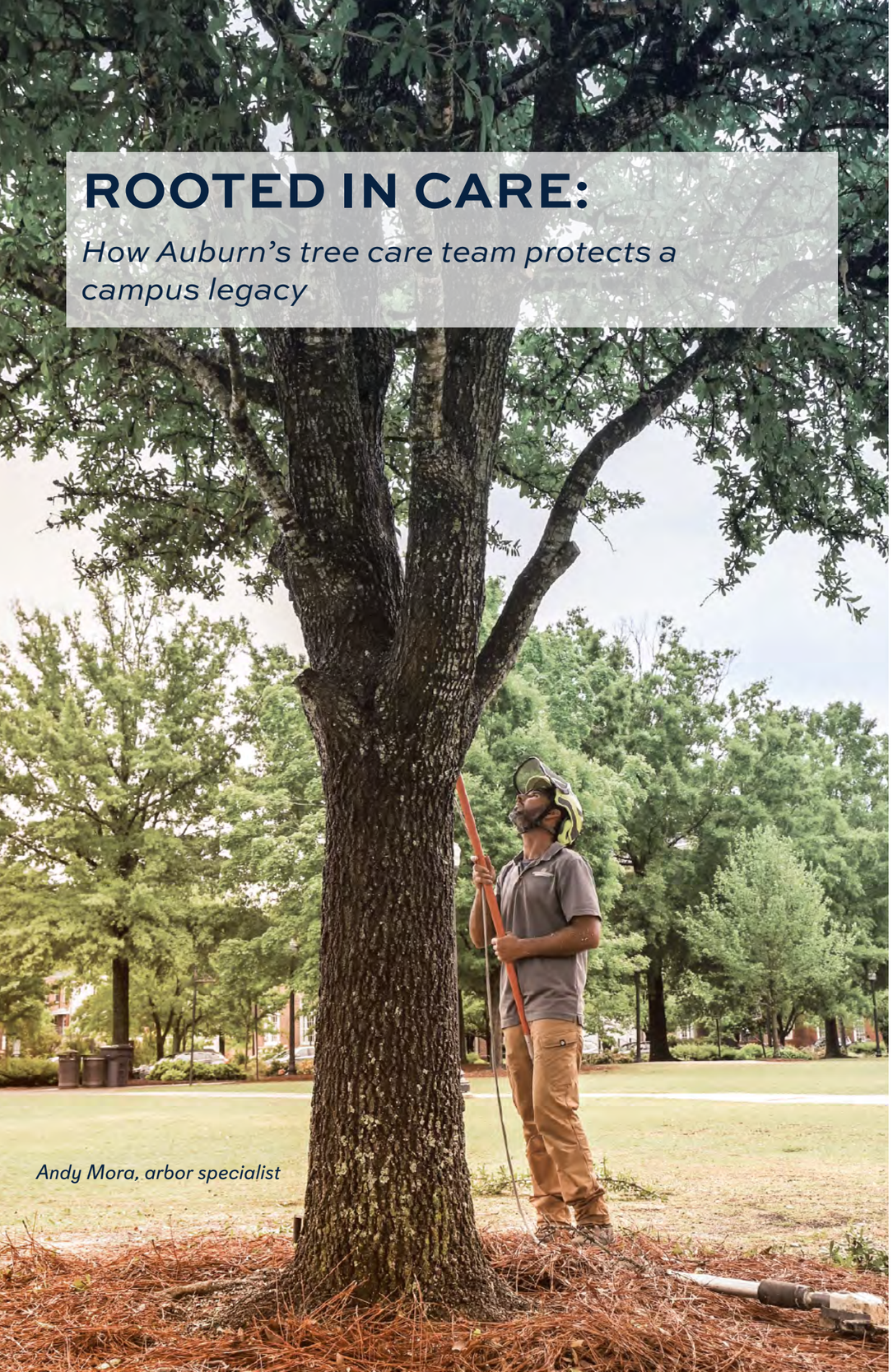
Cooperative education represents an agreement between an employer and an educational institution. Student participants gain employability skills and industry experience. Successful co-ops are built on flexible scheduling models established between the employer and the school. These arrangements are mutually beneficial and allow students to continue academic study while providing value to the employer. Students earn money while employers fill entry-level jobs.

## APPRENTICESHIPS

The apprenticeship program is registered through the State of Alabama and is designed to establish and maintain high standards of work performance through the development of skilled employees using on-the-job training supplemented by technical and theoretical classroom instruction. This program aligns with the statewide goal of engaging high school graduates in the trades and skilled trade labor force for the state of Alabama. The apprenticeship program provides promotional opportunities for candidates and an avenue for entry into the skilled trades for those who have minimal or no training in the trades' fields.

# ROOTED IN CARE:

*How Auburn's tree care team protects a campus legacy*



*Andy Mora, arbor specialist*

*"The general public tends to think of what we do as reactive when it's really quite proactive."*

*Alex Hedgepath, University Arborist*

Each day on campus, students gather under wide canopies for shade between classes, alumni return to familiar walkways lined with mature oaks and visitors pause to take in a landscape that has helped earn Auburn recognition as one of the most beautiful campuses in the country. Behind that beauty is a deliberate, science-driven effort led by Facilities Management's Landscape Services tree care team—four professionals responsible for assessing and caring for more than 10,000 trees across campus.

Their work is not only about appearance. It is about safety, stewardship and a long-term commitment to a living landscape that holds meaning for generations of the Auburn Family.

## A PROACTIVE APPROACH TO TREE CARE

For University Arborist Alex Hedgepath, one of the most common misconceptions about tree care is that it is reactive, responding only after storms or visible damage.

"The general public tends to think of what we do as reactive when it's really quite proactive," Hedgepath said.

At the core of that proactive approach is a comprehensive tree risk assessment program. The team continually evaluates trees for structural integrity, health and surrounding conditions, identifying potential hazards before they become visible problems.

"We are intentional about strategic canopy preservation and growth," Hedgepath said. "That includes pruning, root protection, planting and necessary removals, all with safety in mind."

Director of Landscape Services Justin Sutton said that behind every tree on campus is a plan that is often decades in the making.

"A lot of what we do is preserving what we currently have, especially mature trees, while also planning for the future," Sutton said. "We're thinking about what campus will look like 15 to 40 years from now."

## MANAGING RISK ACROSS A LIVING CAMPUS

Caring for more than 10,000 trees might seem daunting, but the team relies on a structured, three-level risk assessment system and years of specialized training.

Level one assessments involve routine walkthroughs or drive-through inspections to identify early signs of stress such as thinning canopies, discoloration or dieback. Trees flagged during this process are then evaluated more closely.

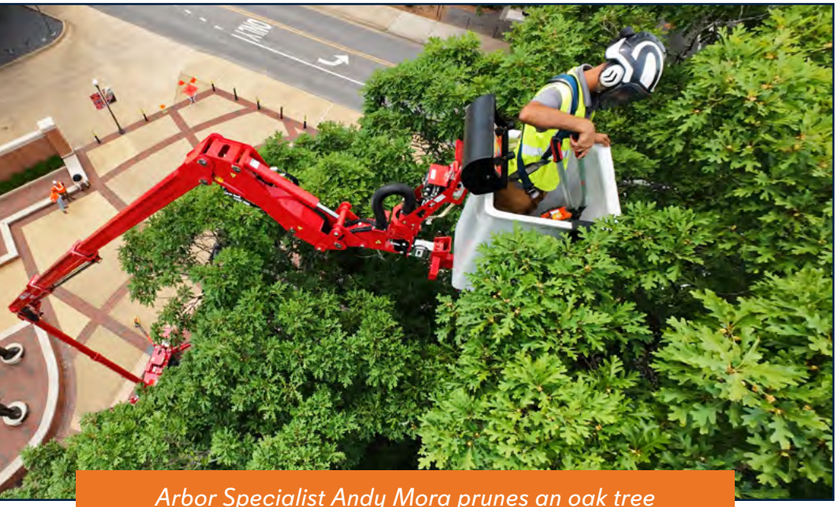
Level two assessments take a deeper, ground-based look at individual trees, analyzing factors such as likelihood of failure and potential impact. These evaluations help determine a risk rating (low to extreme) and guide maintenance priorities.



*University Arborist Alex Hedgepath and Director of Landscape Services Justin Sutton*

"If there's a risk of failure, we're asking what could happen and how severe that impact would be," Hedgepath explained.

Level three assessments involve more advanced diagnostics, such as examining internal decay or exposing root systems when additional data is needed.



*Arbor Specialist Andy Mora prunes an oak tree adjacent to the stadium.*

This structured process allows the team to focus resources where they matter most especially in high-traffic areas like Samford Park, concourses surrounding Jordan-Hare Stadium and the Tiger Walk space.

"It's really based on how the space is used," Hedgepath said. "Areas with constant activity get more frequent inspections."

## PREVENTING PROBLEMS BEFORE THEY HAPPEN

One of the clearest measures of success for the team's work is what doesn't happen.

"We have a lot of storms come through," Sutton said. "People may not realize we don't spend days cleaning up fallen limbs, and a lot of that is due to the risk assessment and pruning already taking place."

## A SMALL TEAM WITH A BIG IMPACT

Despite the size and complexity of Auburn's campus forest, the core in-house team consists of just four people: Hedgepath; Dalton Sconyers, field supervisor and certified arborist, and Welsey Farrow and Andy Mora, both arbor specialists.

Together, they handle the most technical work, particularly in high-traffic areas where precision and experience are critical. Their expertise is supported by ongoing training, collaboration with campus partners and a network of Landscape Services employees who help identify potential concerns.

"It's boots on the ground every day," Hedgepath said. "We rely on others across campus to let us know when something doesn't look right and we always check it. It doesn't matter if it is a tree that I know has been naturally leaning for 20 years, if I receive a request, I will visit the tree."

All tree data including inspection records, maintenance history and risk assessments is tracked in Tree Plotter, a digital platform, allowing the team to monitor individual trees over time and continue to make informed decisions.

## BALANCING SAFETY, BEAUTY AND TRADITION

Beyond safety, the tree care team plays a vital role in preserving the character of Auburn's landscape.

The university's Tree Campus Higher Education designation from the Arbor Foundation reflects that commitment. It also underscores the importance of maintaining a diverse, healthy canopy that contributes to Auburn's identity.

*Arbor Specialist Wesley Farrow trims one of the descendant oaks in Samford Park.*



Tree selection and placement are handled with the same care as risk assessment. Native species are prioritized for longevity, and each planting is evaluated based on location, soil conditions and future growth.

"Not every open space is the right place for a tree," Sutton said.

The team also works closely with Facilities' Planning, Design and Construction Department and the university's Tree Preservation Committee (TPC) to ensure trees are protected during development and integrated into long-term campus plans.

## COLLABORATION WITH THE TPC

Tree removal is permitted in certain cases; however, the university prioritizes preservation through a formal policy governing the maintenance, protection, and removal of trees and establishing the TPC. All removal requests are reviewed by the committee, which includes Amy Wright, Ph.D. (College of Agriculture), Beau Brodbeck Ph.D. (Alabama Cooperative Extension System), and Dean Janaki Alavalapati (College of Forestry, Wildlife and Environment). The committee works collaboratively with the tree care team and Facilities Management leadership, including Vice President Jim Carroll and University Landscape Architect Judd Langham, to evaluate and process each request.

"The Tree Preservation Committee brings together an exceptional group of experienced and highly respected professionals whose expertise and institutional knowledge ensure thoughtful, well-informed decisions," Langham said. "Our long-standing relationships have built trust that makes collaboration seamless, productive and consistently collegial."

The TPC is a critical component of the tree care process, providing leadership and informed decision-making that supports the long-term stewardship of the campus tree canopy.



*Dalton Sconyers, arborist and field supervisor, operates a bucket truck to safely prune branches.*

## PLANNING FOR GENERATIONS TO COME

At its core, Auburn's approach to tree care is rooted in long-term thinking.

"Some of the trees we plant today, we may never see at maturity," Sutton said. "But future generations will."

That perspective shapes every decision—from preserving historic trees to selecting species that will thrive decades from now.

For the tree care team, each tree represents more than a data point or a maintenance task. It is part of a living landscape that defines the Auburn experience—one that alumni carry with them long after graduation.

Through careful planning, constant monitoring and a deep understanding of both science and tradition, the team ensures that Auburn's trees continue to provide shade, beauty and connection for years to come.

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