

POLICY: 3.4.4

Facilities Management and Operations

Revised:

Last Reviewed: August 20, 2026

Adopted: September 5, 2024



POLICY:

The Technical College System of Georgia (TCSG) is committed to efficient and sustainable management and operations of the state's real property and facilities resources in order to advance each institution's education, workforce, and economic missions.

The TCSG Chief Facilities Officer shall develop standards, guidelines, and processes to promote, support, and assess the implementation of facilities management and operations programs and initiatives in support of TCSG institutions.

1. Maintenance and Operations

Each TCSG Institution shall:

- A. Provide functional facilities that (1) meet the College's program requirements; (2) have a suitable environment for delivery of services; and (3) ensure the safety of students, staff, and guests.
- B. Establish procedures and schedules for effectively operating and maintaining its physical assets, buildings, and premises in a condition adequate to support the College's mission.
- C. Ensure that all facilities and premises comply with all applicable codes and laws.

2. Efficiency, Effectiveness, and Sustainability

Each TCSG institution shall:

- A. Maintain and operate facilities and real property in a responsible and balanced way that preserves physical assets, extends facilities' useful life, reduces negative environmental impacts, and promotes long-term sustainability.
- B. Remain committed to the implementation of best practices related to buildings, energy, grounds, procurement, renewable resources, transportation, waste streams, and water;
- C. Engage in measures to maximize and improve the quality of life within the communities we serve.

3. Capital Renewal and Deferred Maintenance

A. Capital Renewal

The Capital Renewal Program is designed to address and prioritize the renewal of the building systems and campus environment that are at the end of their operational life cycle. The priorities of the program support the agency's mission while optimizing fund sources and demonstrating fiscal responsibility.

The TCSG Chief Facilities Officer is responsible for the development of a comprehensive long-term strategic plan for addressing and prioritizing capital renewal needs across the system.

B. Facility Condition Assessment

TCSG Institutions shall periodically assess the condition and remaining useful life of buildings and components so that corrective action may be planned, included in the budget cycle, and completed in a timely manner.

C. Major Repairs and Renovation (MRR):

The Major Repairs and Rehabilitation Program (MRR) is a state-funded capital renewal program for state-owned TCSG facilities. TCSG institution's participation in the MRR program shall be in accordance with the requirements of the TCSG MRR Procedures and Guidelines.

The Commissioner or their duly authorized delegate may allocate, without prior approval of the State Board, emergency or contingency MRR funds to TCSG institutions.

4. Environmental and Occupational Safety

[RESERVED]

RELATED AUTHORITY:

O.C.G.A. § 20-4-11 – Powers of Board

O.C.G.A. § 20-4-14 – TCSG Established; Powers and Duties