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NELSON MANDELA UNIVERSITY

HIGHER EDUCATION FACILITIES MANAGEMENT ASSOCIATION

Nelson Mandela University – Ageing Beautifully

From an Inherited Estate to a Resilient University

Prepared by: Melvin Syce, Senior Director: Infrastructure Services and Space Optimisation

Date: 14 October 2026

CELEBRATING 25th ANNIVERSARY 2001 - 2026

EXECUTIVE OVERVIEW

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NELSON MANDELA UNIVERSITY

01

THE ESTATE WE INHERITED

Nelson Mandela University evolved from Inherited Estate

A young merged university carrying much older institutional and physical histories

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How our university came together

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1986*

Saasveld joins PE Technikon

PE Technikon incorporates Saasveld Forestry College (Bosbou College), now George Campus.

2004

Vista PE joins UPE

The University of Port Elizabeth incorporates Vista's Port Elizabeth campus on 2 January.2004.

2005

The merger creates NMMU

PE Technikon and UPE, including Vista PE, form Nelson Mandela Metropolitan University on 1 January.

2017

NMMU becomes Nelson Mandela University

The university officially adopts its new name on 20 July.

2017

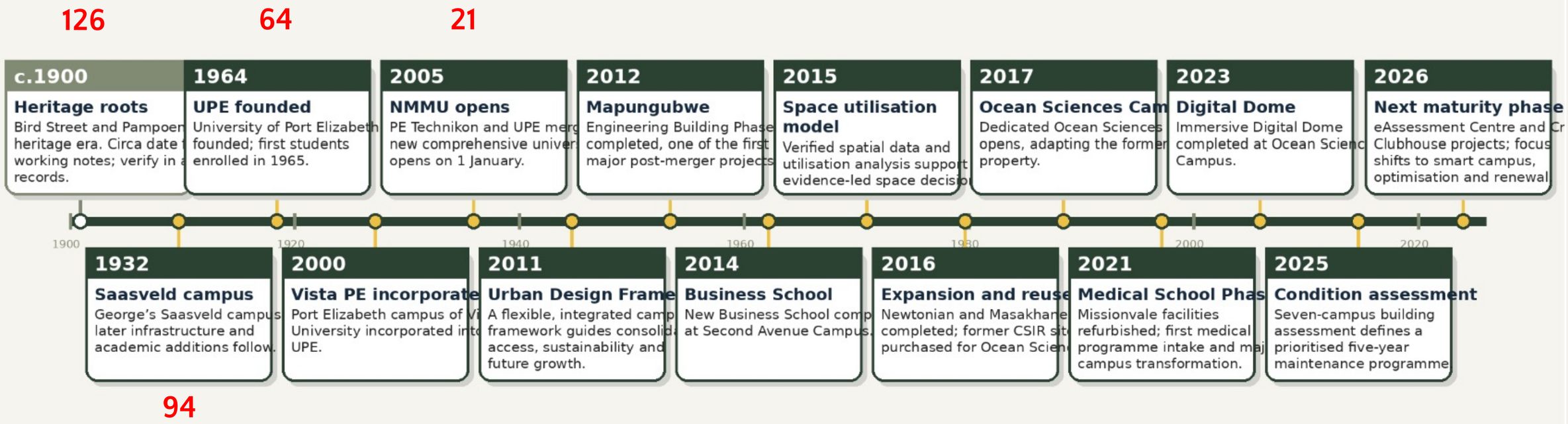
Ocean Sciences Campus opens

The former CSIR site becomes the Ocean Sciences Campus, officially launched on 22 September.

How our university came together

NMU INFRASTRUCTURE & INSTITUTIONAL JOURNEY

1900–2026 | Heritage, merger, growth, adaptation and renewal



How our university came together

Oldest buildings:

1900 Pampoenkraal (Fatima Meer) – we suspect it was rather late 1800 (**126** years)

1900 Bird Street Campus – although we suspect it was rather late 1800

1955 Workshops on George Campus (**71**)

1970 Ocean Science Campus – from CSIR (**56**)

1972 Lilian Ngoyi Residence (Old UPE) (**54**)

1973 Charlotte Maxeke Residence and A Block (Old PE Technikon)

1974 North and South Campus buildings (**52**)

1975 Second Ave Campus buildings

1985 Missionvale Campus (**41**)

A layered institutional inheritance



- Historic sites and buildings remain part of the university's identity.
- The 2005 merger brought different campus arrangements, standards and ways of working into one institution.
- The challenge became integration without erasing the character of individual campuses.

"We inherited more than buildings. We inherited histories, expectations and ways of working."

Our setting: pride and responsibility



The reserve and the coast are defining assets, but they also shape daily facilities management

- Nature reserve stewardship: fencing, wildlife interaction, waste and vegetation management.
- Coastal exposure: wind, salt and accelerated corrosion.
- Infrastructure development must protect ecological corridors and manage movement safely.

Pampoenkraal / Fatima Meer 1900



Pampoenkraal / Fatima Meer 1900



Birdstreet Campus – start of UPE





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02

KEY MILESTONES

Infrastructure growth that enabled new academic purpose and a changing student experience

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Estimated Replacement Value

Campus No	Campus Name	No	Total Area	Building value
1	South	69	145 952.42	R4 236 202 296.01
2	North	76	127 012.17	R3 406 192 024.81
3	George	77	28 799.61	R789 721 260.16
4	Second Avenue	22	25 354.02	R714 791 251.04
5	Missionvale	19	30 522.35	R816 785 054.21
7	Bird Street	9	5 541.42	R152 772 770.32
8	Remote Sites	2	1 113.54	R21 546 999.00
11	Ocean Sciences	16	19 239.26	R530 411 888.84
	TOTAL	**290**	**383 534.78**	**R10 668 423 544.38**

Value of New and Upgrading

Item	PROJECT DESCRIPTION	CAMPUS	Year	PROJECT COST
1	Engineering Building Phase 1, Mapungubwe	North	2012	R55 000 000
2	Business School	Second Avenue	2014	R117 000 000
3	Engineering Building Phase 2	North	2016	R55 000 000
4	Foundation Phase Building, Masakhane	Missionvale	2016	R46 500 000
5	New Student Residences - (198 Beds)	George	2020	R53 000 000
6	Reclaimed Water Project - Phase 1	South, North	2020	R15 831 647
7	Water Reservoir	George	2020	R6 000 000
8	Furntech Building (convert existing space into lecturing space)	George	2020	R8 000 000
9	Reclaimed Water Project - Phase 2	South, North	2020	0
10	Medical School programme -Phase 1	Missionvale	2021	R127 003 500
11	New Transport Hub	North	2021	R9 000 000
12	Conference and Commons Area	Ocean Science	2021	R15 000 000
13	New Student Residences - Phase 1 (500 Beds)	North	2021	R173 055 556
14	Law Faculty extend onto Embizweni Building, Pius Langa	South	2021	R12 000 000
15	Felsted Building repurposing (University Centre)	Bird Street	2021	R3 000 000
16	New Student Residences - Phase 2 (300 Beds)	North	2022	R103 833 333
17	Closed Campus (Summerstrand)	North	2022	R17 500 000
18	Block E, C Extension (Ocean Sciences)	Ocean Science	2022	R55 000 000
19	New Student Residences - Phase 3 (1000 Beds)	North	2022	R346 111 111
20	Science Centre (Digital Dome)	Ocean Science	2023	R85 500 000
21	New eAssessment Centre	North	2026	R40 000 000
22	Upgrade of Cricket Clubhouse	South	2026	R12 900 000
	TOTAL VALUE OF PROJECTS SINCE 2012			**R1 356 235 147**

Estate growth, 2005–2025

20 years since the merger: buildings, assignable space and students

Measure	2005	2025	Increase	Growth
Total buildings	235	288	53	**22.6%**
Assignable space (m²)	46 168.98	267 716.26	221 547.28	**479.9%**
Students	24 139	34 389	10 250	**42.5%**

53 New buildings

22 academic buildings: 29 942 m² assignable

31 residences: 32 467 m² assignable

1 Additional campus: OSC from CSIR space

17 existing buildings, 2 new buildings

and 2 additions to existing buildings

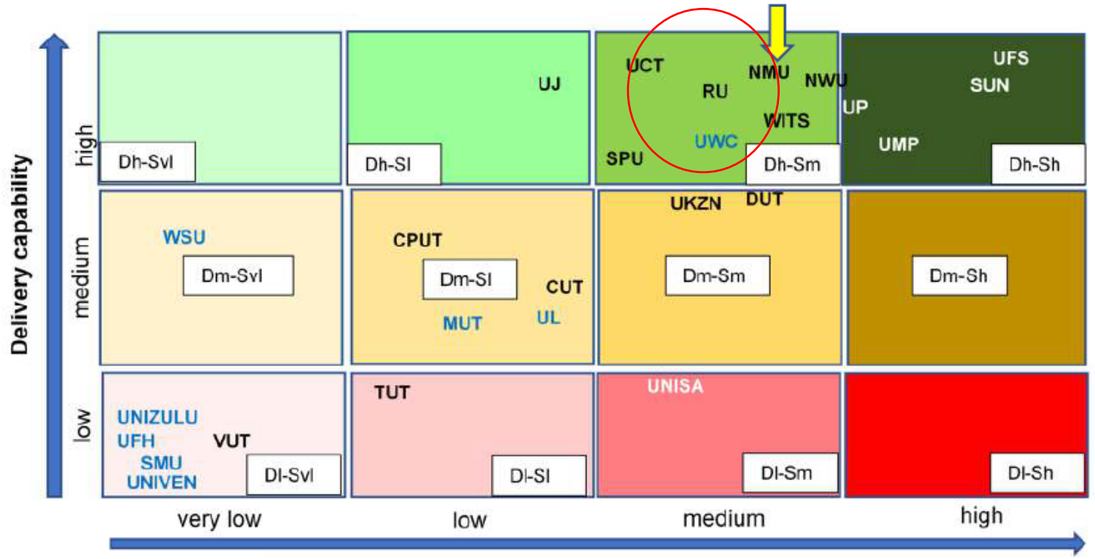
383 535 m²
total area (existing estate summary)

R10.67bn
estimated replacement value

R1.356bn
projects listed since 2012

3.4.2 DHET'S assessment of NMU's infrastructure delivery capabilities

NMU is categorised by DHET as a high delivery capability with medium spending performance. It should be noted that NMU's self assessment in terms of the DHET Client Maturity Model for Delivering Infrastructure Projects suggested that on aggregate it the university was operating at Level 4 i.e. an integrated level which is characterised by full integration with other organisational processes resulting in synergistic benefit (see Figure 3.1).



Legend

Delivery capability	Spending performance			
	Very low	Low	Medium	High
High	Dh-Svl	Dh-Sl	Dh-Sm	Dh-Sh
Low	Dm-Svl	Dm-Sl	Dm-Sm	Dm-Sh
Medium	Dl-Svl	Dl-Sl	Dl-Sm	Dl-Shm



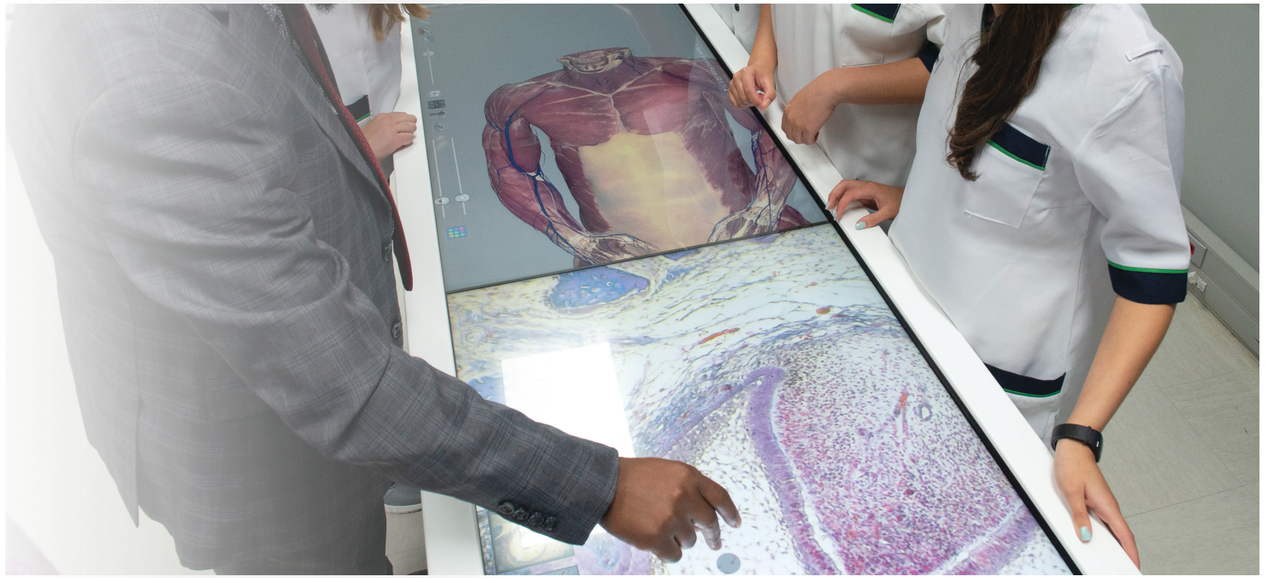
Building a Firm Future

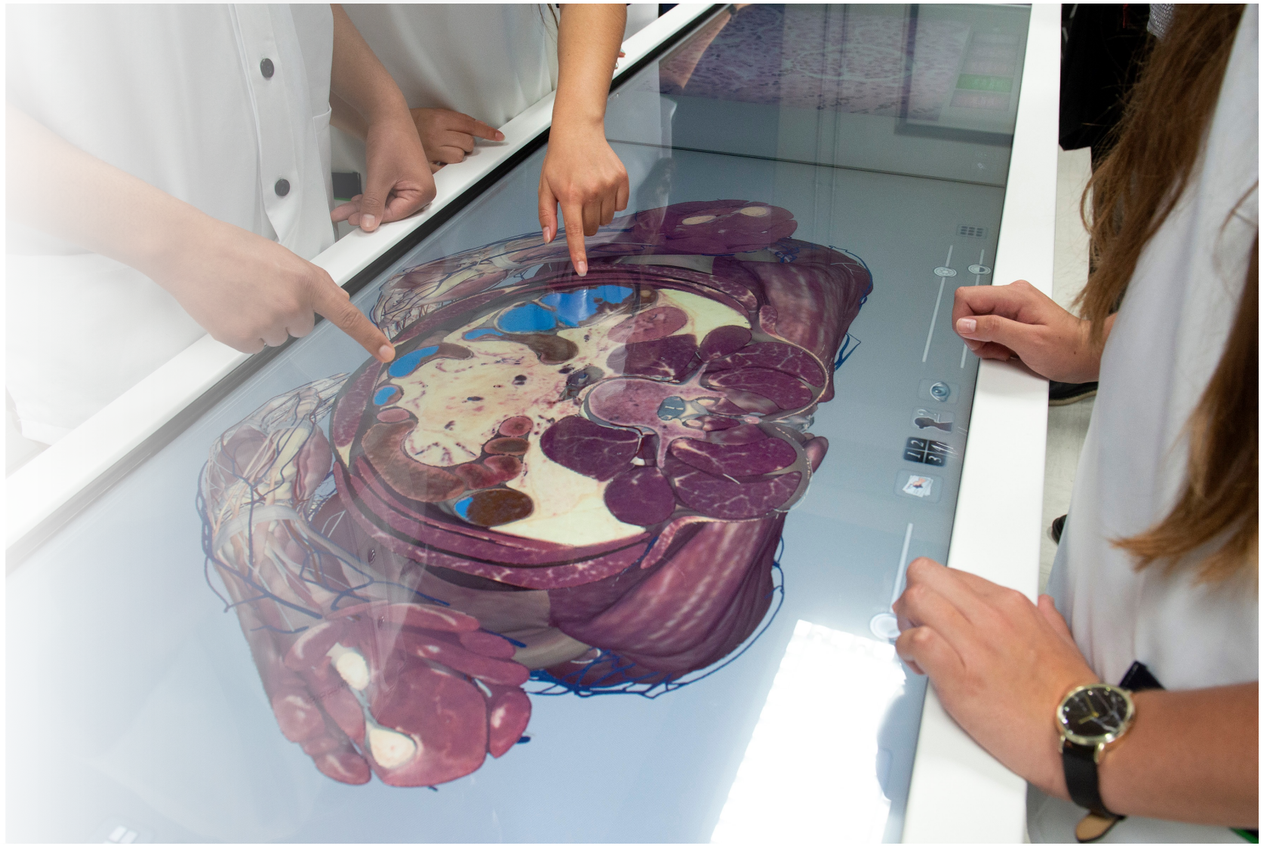
Our infrastructure projects aim to:

- Responsibly **integrate** our respective **campuses** into their social, economic and environmental location.
- Make buildings and spaces **purposeful**, **productive and stimulating environments**.
- Equalise **resource distribution** across all campuses.
- Green and environmentally enhance our campuses.
- Ensure sustainable utilisation, deployment and management of resources and campuses.

Digitalisation

- Our **digitalisation** strategy was turbo-charged by the pandemic, and it has taught us how to **use physical infrastructure differently**.
- We work jointly in **multidisciplinary teams** to decide **how best to construct** new buildings or **renovate** existing infrastructure.
- The construction and digitalisation process has become **completely integrated**.







Environmental Sustainability

We are constantly thinking about the **impact of occupying seven campuses** and how to manage infrastructure and the estate sustainably. We consider our **use of water and electricity** as part of our integrated approach.

Student Accommodation

Residences

2 000 beds

added between 2020–2022 and of these, 180 are on George Campus.

Building and technology upgrades

to residences is an ongoing project since 2010.















Selected Transformations

Digital Dome

R85,5m

- Completed in 2023.
- **138-seater Dome** offers an immersive experience with three-dimensional images projected onto the dome.
- **Most sophisticated** in the country to date.
- Includes:
  - An exhibition space.
  - 100-seater interactive teaching laboratory with moveable desks.
  - 60-seater digital space, a boardroom and offices.
- Building also houses the **University Shop** and a **coffee shop.**













Ocean Sciences Campus
R55m

- Opened in 2017.
- **SA's first** dedicated Ocean Sciences Campus.
- A hub for creative, **pioneering transdisciplinary, postgraduate ocean sciences** research, teaching, innovation and engagement.
- Focused on three **interdependent spheres of sustainability:**
- Promoting sustainable livelihoods for coastal communities
    - Optimising the economic potential of the oceans.
    - Preserving marine biodiversity and ecological integrity.















Medical School

R127m

- Phase 1 was launched in 2021.
- **SA's 10th** medical school.
- Located at Missionvale Campus in **the heart of the Bay's townships.**
- Focus on **primary care.**
- **Interprofessional approach** focused on **service to society.**
- Houses the **most advanced anatomy and skills laboratories** in South Africa.
- Phase 2 prepared and estimated for submission for funding.




Missionvale Campus











Masakhane

R46,5m

(BEd Foundation Phase Building)

- Completed in 2016.
- **Located on Missionvale Campus** overlooking the **surrounding township** as a beacon of hope to learners who themselves might be called to pursue a career in teaching.
- Designed for students **studying Foundation Phase** teaching.
- Special teaching facilities offer **flexibility**, allowing objects in the room to be moved around to suit the student teachers' needs.









Pius Langa

R12m

(New Law Building Extension)

- Completed 2021.
- **New offices** on the first floor for associate, visiting and lecturing professors.
- Features **leading edge security and teaching** and learning **technology.**
- Enables lecturers to lecture up to 500 students via a **user-friendly online or hybrid** platform.
- **Cross ventilation window settings** to enhance fresh air flow.
- **Water-saving** Flushmaster toilets.


EXIT
EXIT


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FACULTY OF LAW



Mapungubwe
R55m
(Engineering Building – Phase 1)

- Completed in 2012.
- One of the **first major buildings** to be built following the merger.
- Facilities include **classrooms, laboratories, offices** and an **auditorium**.









Newtonian

R55m

(Engineering Building – Phase 2)

- Completed in 2016.
- Facilities include:
  - A **workshop area**, particularity for the development of the **mechatronics and automotive** sections. .
  - A 160-seater **auditorium.**
  - Multi-purpose **tutorial rooms.**











Inkanyezi

(New Science Building)

- Completed in 2016.
- **200-seater** lecture hall.
- Dedicated **life sciences laboratories**.
- 176-station **biology laboratory.**
- 59-station **microbiology lab.**
- **Computer** laboratory.

Business School

R117m

- Completed in 2014.
- First in the education or public sector in SA to achieve a **4 Green Star design rating** from the Green Building Council of South Africa (GBCSA).
- Uses **“smart” glass** to keep lecture rooms and offices naturally cooler.
- Incorporates a computerised building management system that **measures air quality and controls airflow**.
- Rooftop photovoltaic cells feed **electricity into the national grid**.
- Special systems manage lighting and other energy use, **reducing energy use by up to 65%.**
- A weather station helps manage **rainwater harvesting**.




Syndicate Room
0101
Syndicate Room
0102





Felsted Building
R3m

- Ongoing refurbishment project since 2016. Phase 1 complete.
- A **heritage building older than 60 years** located on Bird Street Campus.
- Conversion to a **24/7 hot office space**, with computers for 50 students.
- Creation of expansive **open plan offices.**
- Installation of **data cabling.**
- **Upgraded** computer, mechanical and electrical reticulation.
- Installation of **backup generator and water tanks**.



Transportation Hub and South Campus Entrance

Transportation Hub

R9m

- Completed in 2021.
- Forms an integral part of the **University's transportation plan.**
- Provides an area for **public transporters.**
- Designed to **alleviate traffic congestion** and **improve the flow of vehicle and pedestrian traffic.**
- Accommodates up to **32 minibuses.**
- Includes **ablution** facility, **access control, CCTV and parameter fence.**











South Campus Entrance and Access Road

- Completed in 2022.
- Links Strandfontein Road to the South Campus through a **new entrance** and **1.2km tarred road** via the nature conservation reserve.
- Helps to **improve traffic flow.**
- Includes a **new gate house, access control, CCTV, security fence, solar power installation and street lighting**.

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03

THE SCARS AND CHALLENGES

What the project photographs do not always show

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Medium Voltage Reticulation – R35m







The Legacy of Concrete Spalling





The Legacy of Concrete Spalling





Underground Services





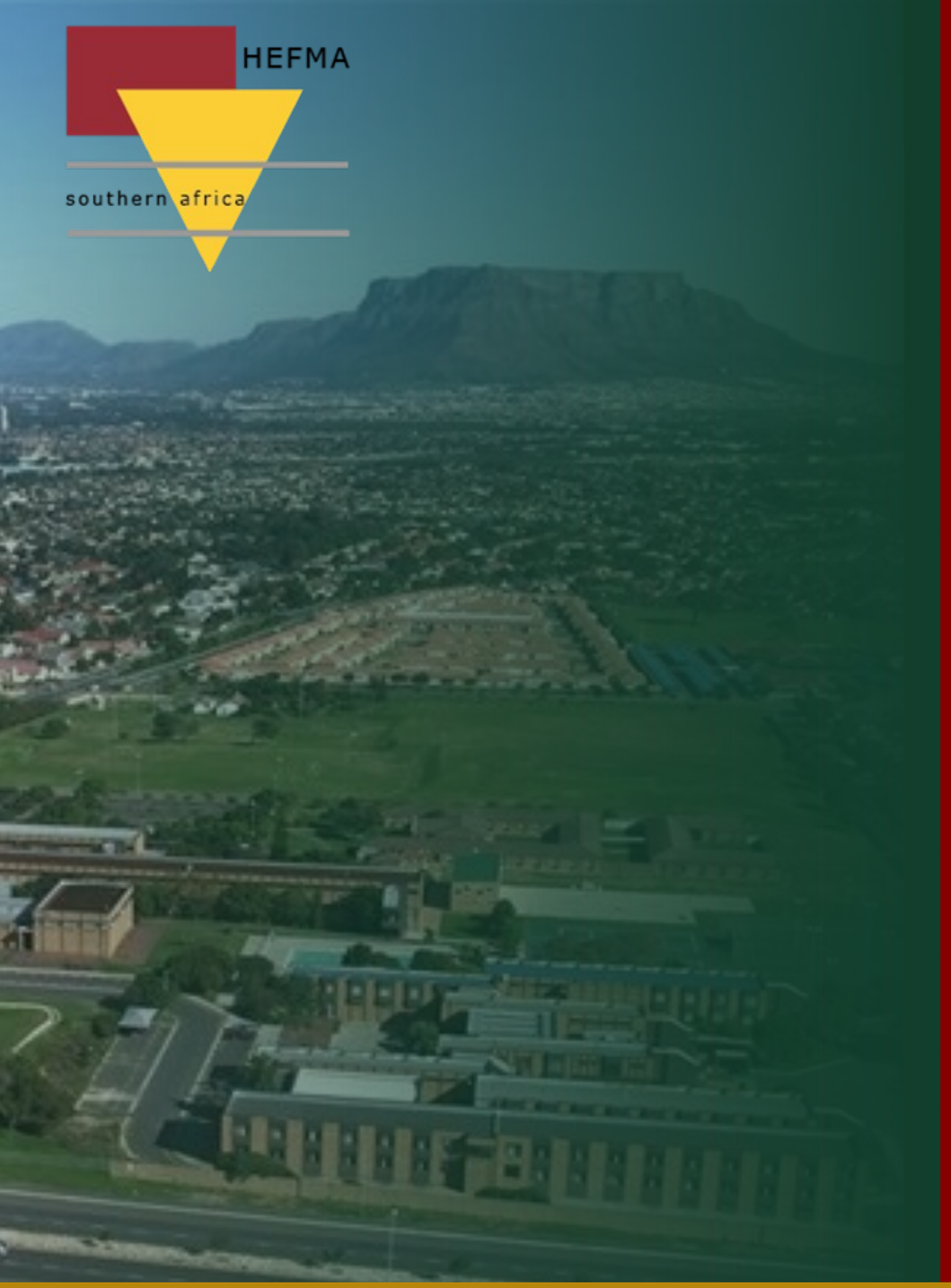




The human side of integration

- Resistance to campus relocation
- Adjustment to different office standards and workplace arrangements
- Merged posts with broader responsibilities
- Different institutional cultures and problem-solving approaches

- Fragmented accountability
- Declining resources against a larger estate
- Loss of historical knowledge as experienced staff exit
- External pressures affecting construction and service continuity



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04

THE JOURNEY AHEAD

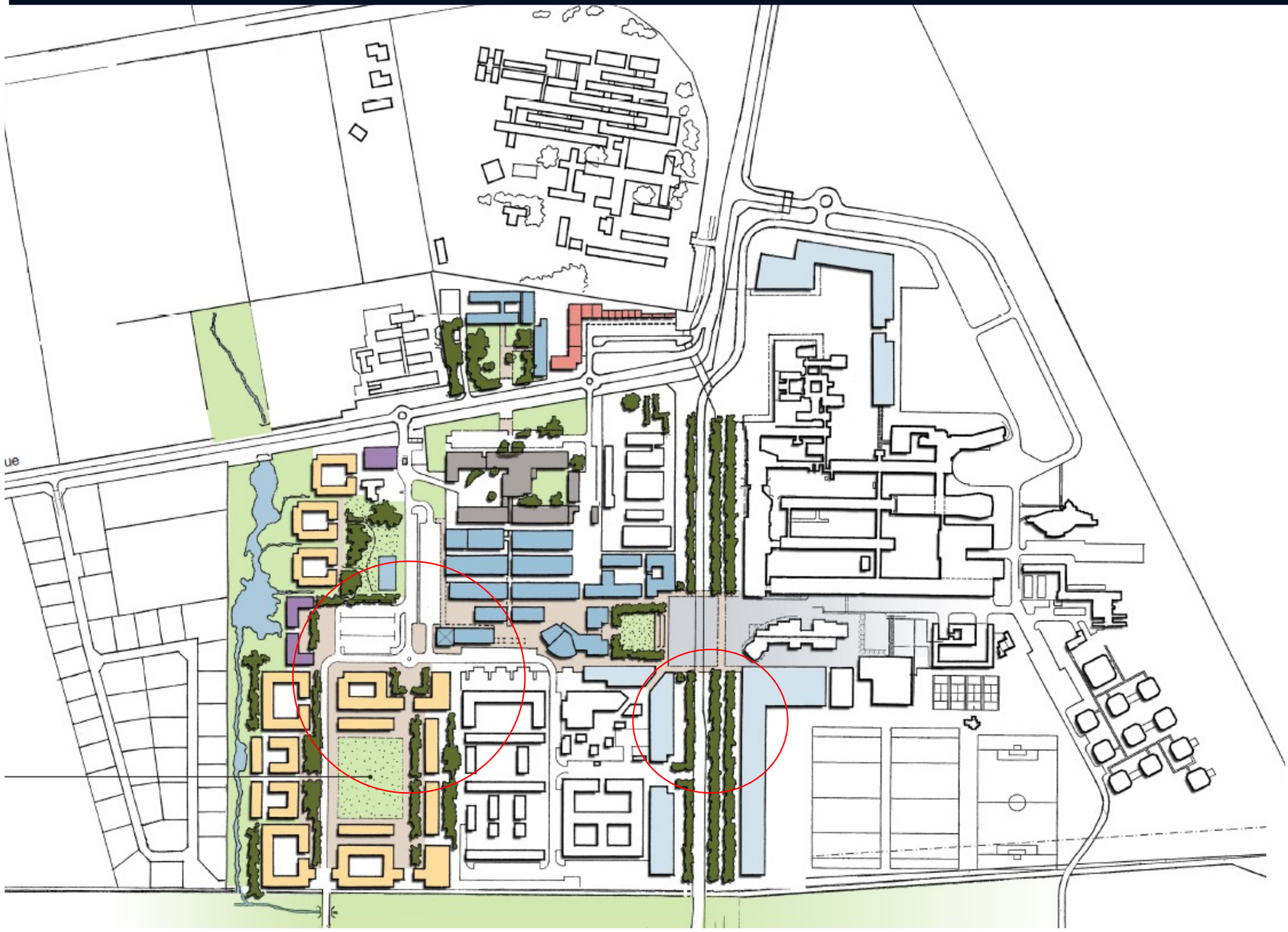
From periodic condition assessments to an intelligent, resilient and optimised estate

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Life Rights Centre and Hotel School – Second Avenue Campus



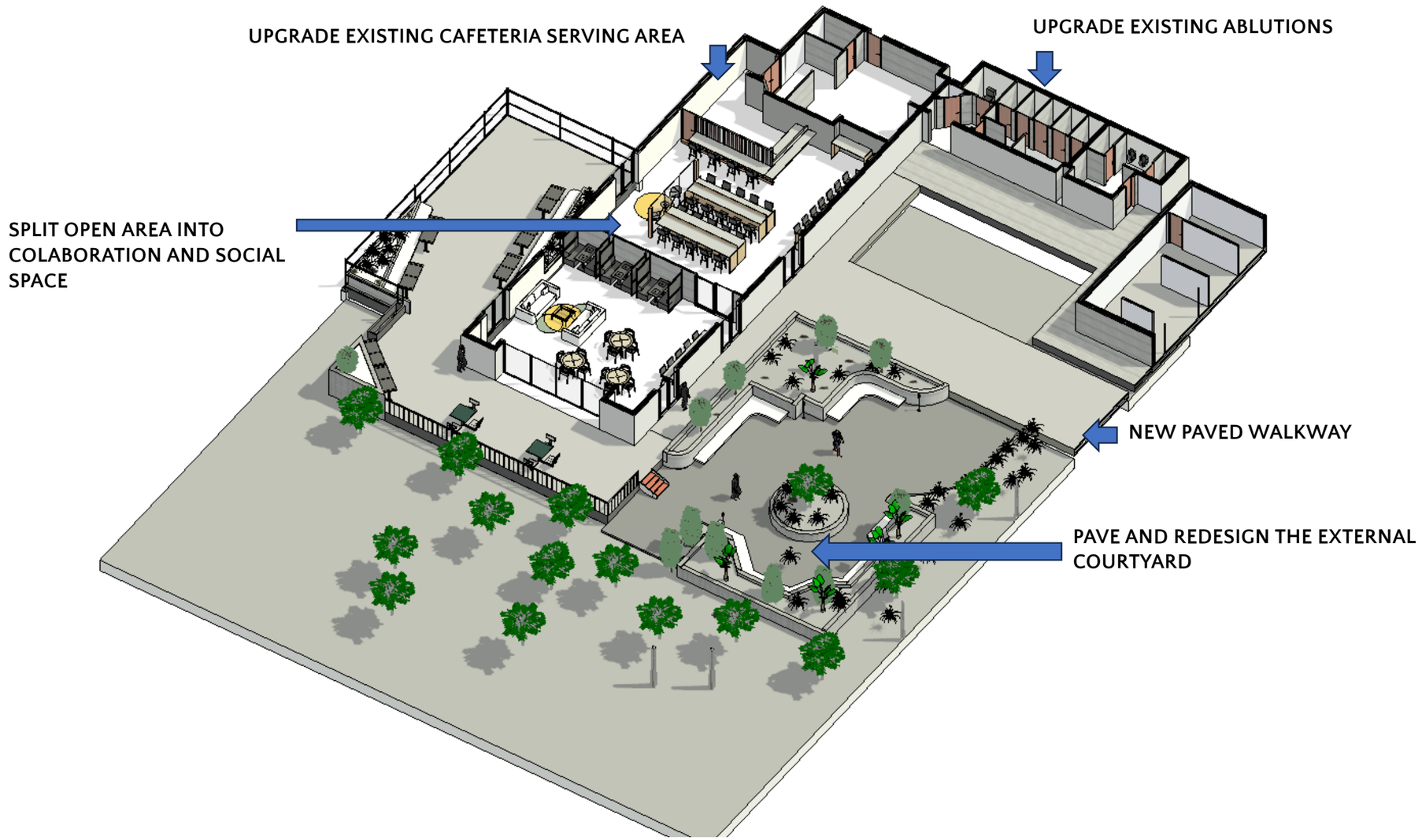
SUMMERSTRAND
SSV



Totals for Accommodation Plan

Desciption	Beds	Cost to Built
Gqeberha Campuses	10 058	R5 928 265 000
George Campus	1 000	R589 407 933
University Owned Land	11 058	R6 517 672 933
Municipal Land Parcel	6 552	R4 182 285 000
TOTALS FOR RESIDENCE	**17 610**	**R10 699 957 933**

GEORGE CAMPUS
STUDENT CENTRE CONCEPT



Strategic priorities

01

SMART CAMPUS

Connect space, asset condition, work orders, utilities and occupancy data.

02

SPACE OPTIMISATION

Treat space as an institutional resource and use evidence before building.

03

MAINTENANCE RECOVERY

Fund and monitor a prioritised programme that protects safety and service life.

What ageing beautifully must mean

A practical facilities-management commitment

1	**Protect**	Address safety, compliance and high-risk defects.
2	**Renew**	Refurbish and repurpose viable buildings before replacement.
3	**Optimise**	Use reliable utilisation and condition data to guide investment.
4	**Transfer**	Capture institutional knowledge in systems, drawings and standards.
5	**Adapt**	Design flexible infrastructure for changing teaching, technology and climate needs.

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Change the World

Our facilities-management maturity is visible not only in what we build, but in how we understand, integrate, reuse, modernise and care for an inherited estate.

THANK YOU

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