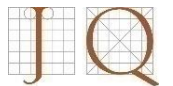


Stephen F. Austin State University

2025 Campus Master Plan

November 13, 2024



1

INTRODUCTIONS

2

SCHEDULE & SCOPE

3

PROCESS & DELIVERABLES

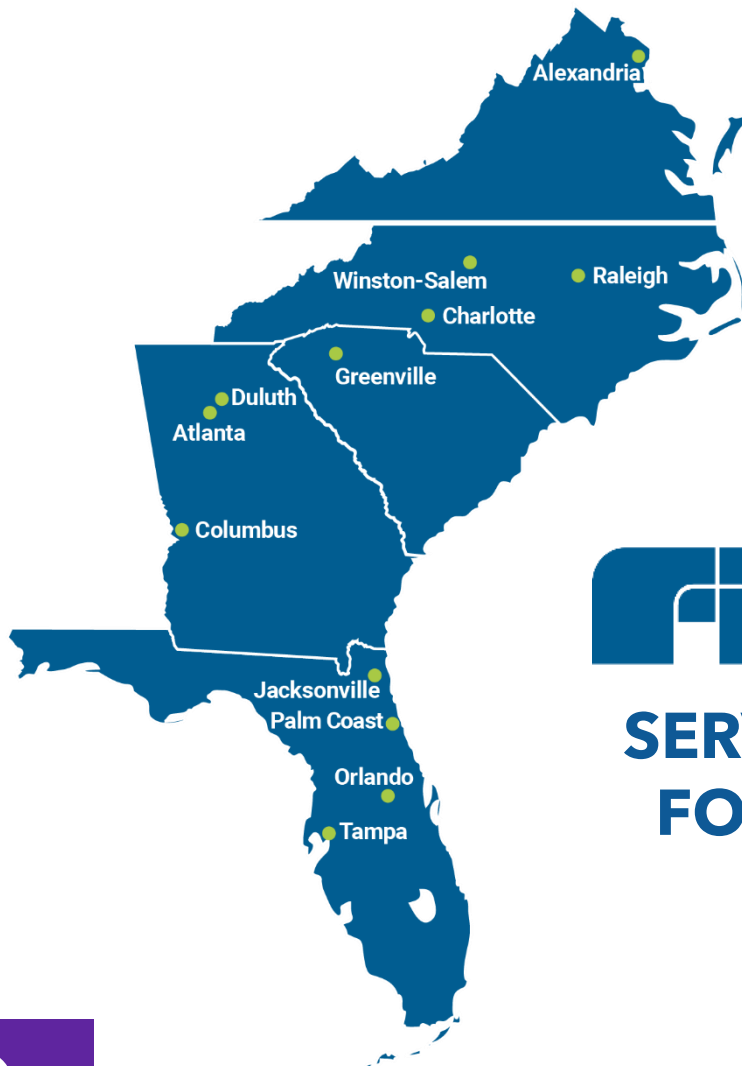
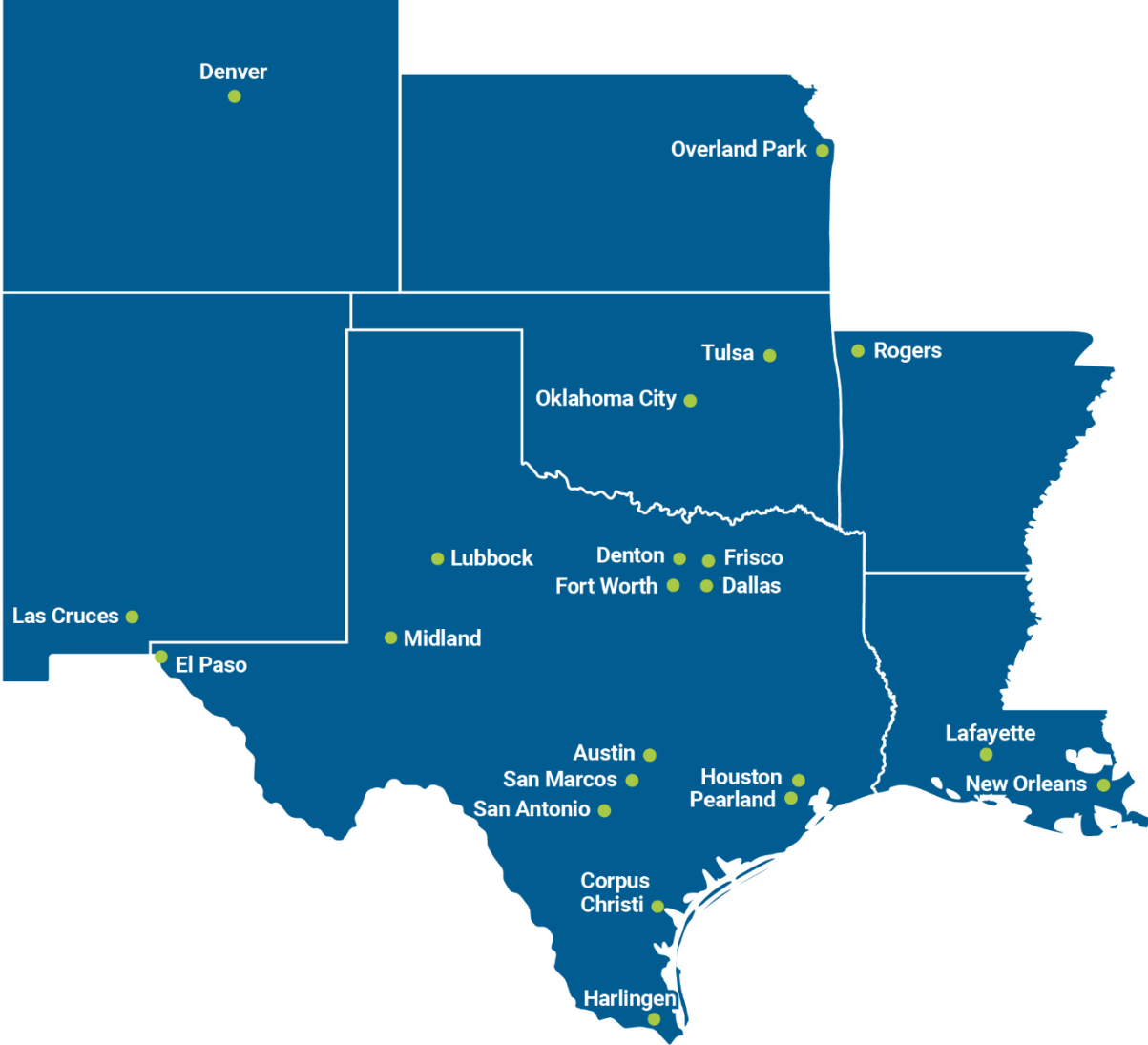
4

DISCUSSION & INPUT

5

NEXT STEPS

AGENDA



**SERVING CLIENTS
FOR 130 YEARS**

REGIONALLY BASED

NATIONAL EXPERTISE

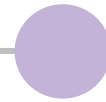
PLANNING TEAM'S HIGHER EDUCATION EXPERIENCE



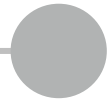
**415+ YEARS OF
COMBINED
EXPERIENCE**



**430+
UNIVERSITY
CAMPUSES**



**300+ CAMPUS
AND ATHLETIC
MASTER PLANS**



**5,250+ HIGHER
EDUCATION
PROJECTS**

FREESE AND NICHOLS LED: CAMPUS MASTER PLANS



Central Texas College
Coastal Bend College*
Grayson College*
Hill Country University Center
Howard College
Kilgore College
Navarro College District*
Lamar Institute of Technology
Lamar State College - Port Arthur

Lamar State College - Orange
Midwestern State University
South Texas College District*
Sul Ross State University 2011 & 2021
Sul Ross State University – Eagle Pass
Tarrant County College District*
Tarleton State University*
Texas A&M University - Commerce
Texas A&M University - Corpus Christi*

Texas A&M University – Kingsville*
Texas Christian University
Texas State Technical College*
Texas Wesleyan University
Tyler Junior College*
University of Mary Hardin-Baylor
University of Texas at Tyler
Weatherford College

Green = Similar Sized Campus Master Plans

**Multiple Campuses*

PROJECT TEAM



Shad Comeaux, AICP
Project Manager



Gail Ferry Katalenas, PLA, AICP, ASLA
*Asst. Project Manager,
Campus Planning and Design*



Christopher Rice, AIA
Campus Planning and Design



Christopher Sison
Campus Planning and Design



Connor Roberts
Campus Planning Support



Bryan Sibille
Space Programming and Utilization



Holly Bergman, AIA
Space Programming and Utilization



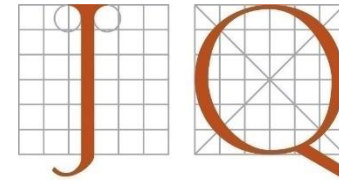
**Intercollegiate Athletics
Master Plan
and Campus Recreation**



**Landscape Character
Guidelines**



**Technology Master Plan
and Programming**



Utility Master Plan



Cost Estimating

+ A **DEEP BENCH** OF TALENT & EXPERTISE

FREESE AND NICHOLS

PHASES

'24 | '25

Nov

Dec

Jan

Feb

Mar

Apr

May

Jun

Jul

Aug

Sep

Oct

Nov

Trip 1

Trip 2

Sub-Master Plan Site Visits

Trip 3

Trip 4

Trip 5

Information Collection Phase

- Kickoff project with committee meeting and tours
- Conduct campus stakeholder meetings
- Start facility assess.
- Gather input (surveys, boards, interactive map)

Analysis Phase

- Analyze existing conditions, demographics and utilization
- Project enrollment
- Start sub master plans (technology, athletics, utilities, landscape)
- Develop concept plans
- Review with Committee

Review Phase

- Develop recommendations
- Create illustrations
- Review with Committee
- Open house forum

Refinement/Final Plan Phase

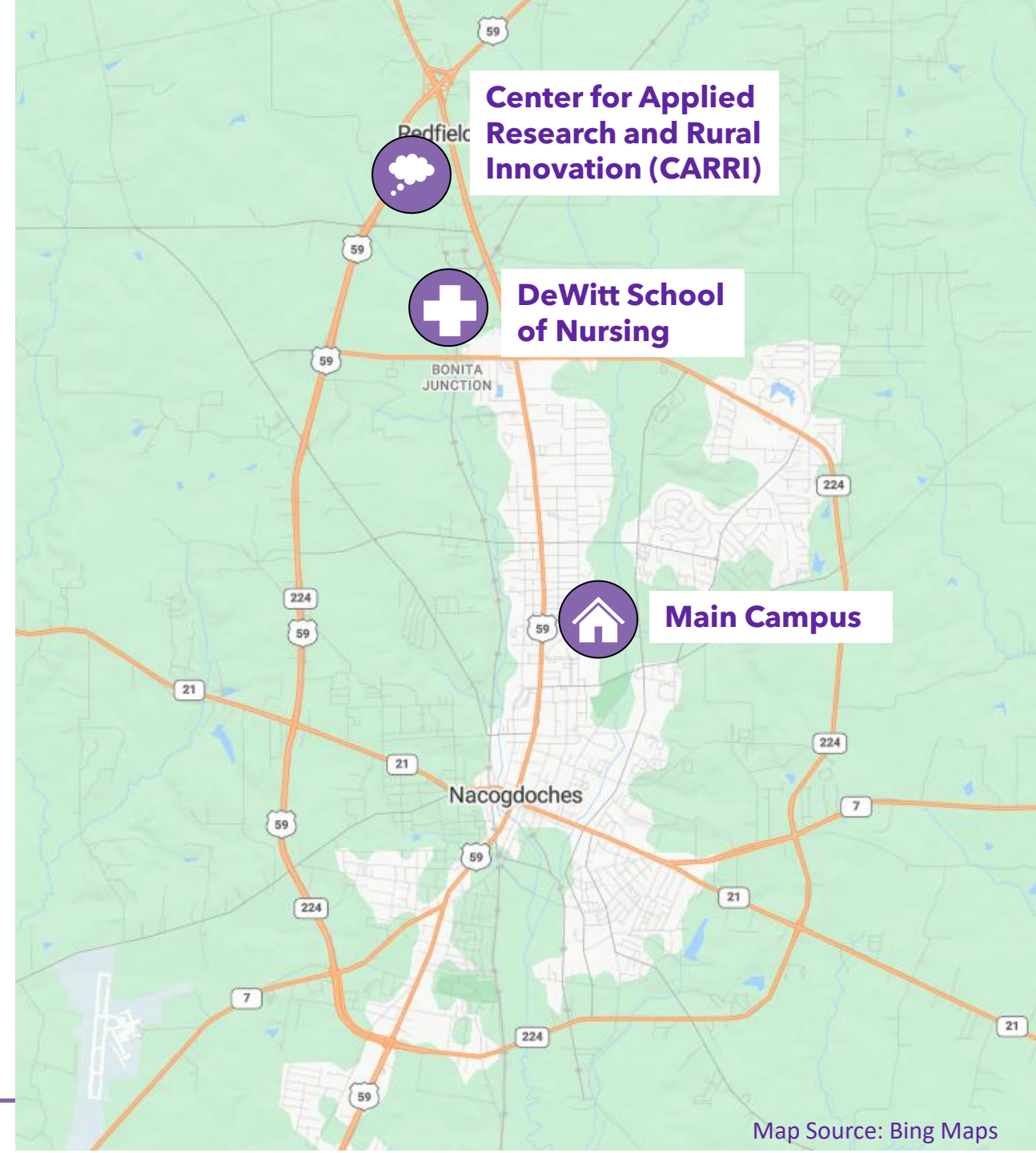
- Refine master plan
- Determine priorities and phasing
- Develop cost estimates
- Finalize graphics
- Final review with Committee and other presentations as needed
- Deliver Final Master Plan

MAJOR SCOPE TASKS

- Project Kickoff and Campus/Facilities Tours
- Stakeholder Interviews And Campus Engagement
- Demographic Analysis, Enrollment Projections And Space Utilization
- Physical Analysis
- Technology Master Plan and Programming
- Intercollegiate Athletics Master Plan
- Utilities Master Plan
- Landscape Character Guidelines
- Facility Conditions Assessment
- Conceptual Plans and Presentation
- Draft Illustrative Plans and Recommendations
- Implementation Plan
- Cost Estimates
- Review Meetings
- Final Stephen F. Austin State University Campus Master Plan

LOCATIONS

- **DeWitt School of Nursing**
 - Limited analysis
 - Determine the location of Nursing
 - Determine long-term use of property (e.g., sell or re-program)
- **CARRI**
 - Limited analysis
 - Determine long-term use of property

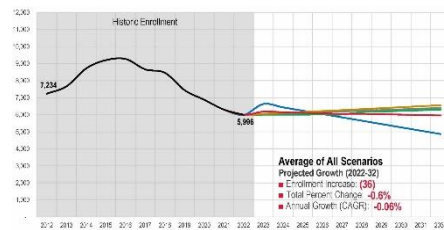
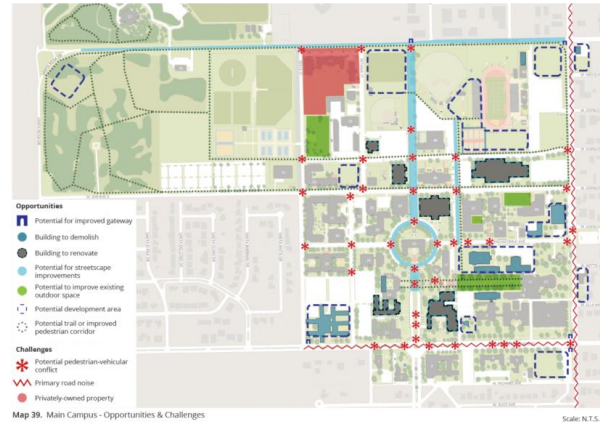


PLANNING PROCESS

INFORMATION COLLECTION PHASE



ANALYSIS PHASE



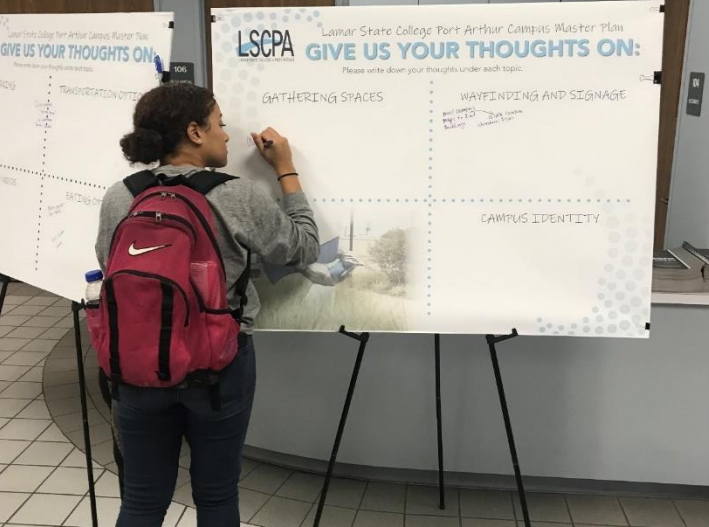
REVIEW PHASE



REFINEMENT/FINAL PLAN PHASE



INFORMATION COLLECTION PHASE

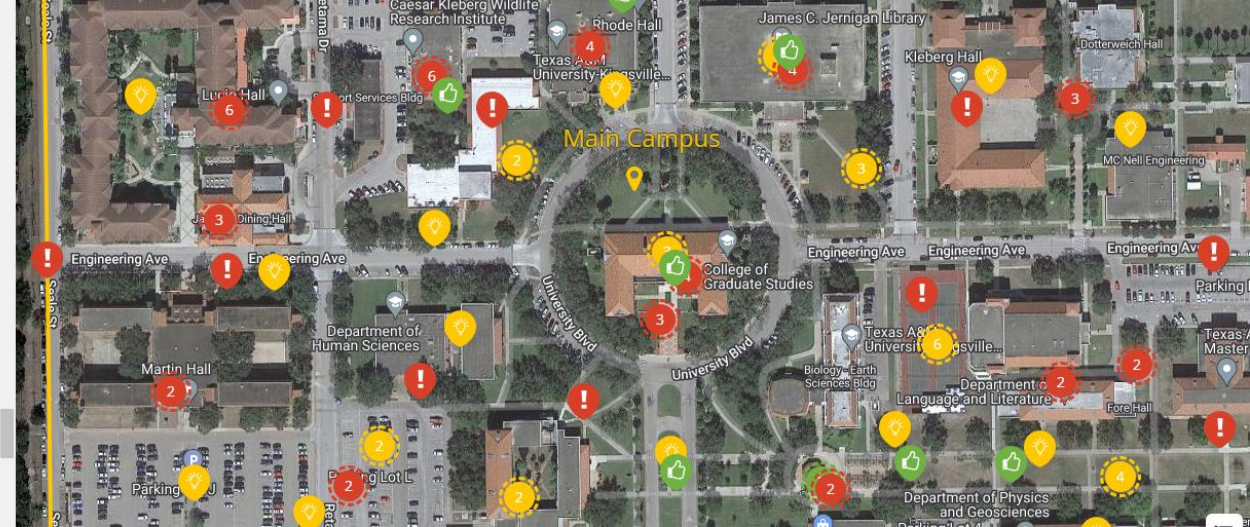


Add bench seating and study area spaces along side walk.



I Have an Idea | 5 months ago Like 13 Dislike

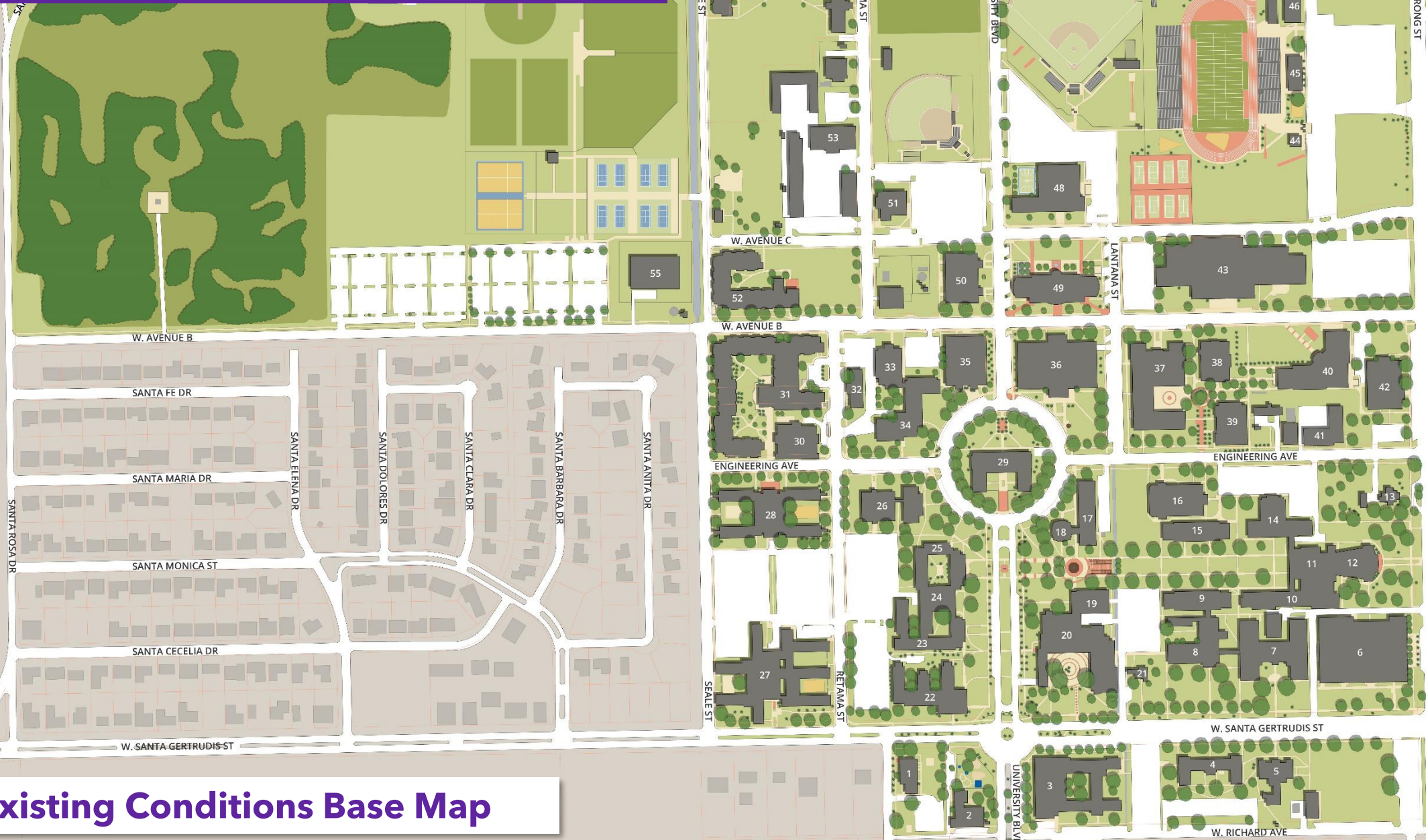
These grassy spaces could be converted into a native/pollinator garden and showcase space with seating and shade areas. This could be done as part of a larger "Campus walking tour" or as a one-off improvement. Using this area as a showcase for the Arts, Geosciences, Biology, and other



- Project Website
- Master Plan Committee
- Stakeholder Interviews
- Faculty/Staff and Student Surveys
- Interactive Online Mapping Exercise
- Interactive Boards
- Open House



INITIATE MAPPING



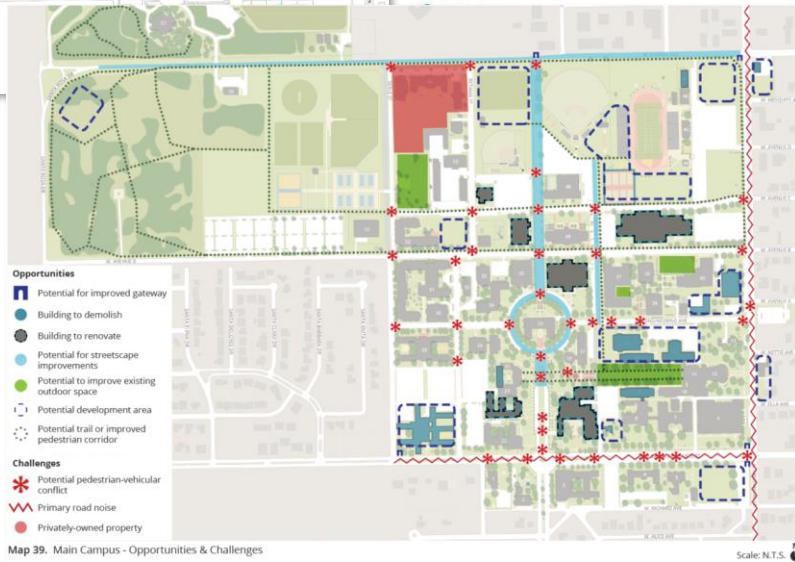
Existing Conditions Base Map

ANALYSIS PHASE

Physical Analysis

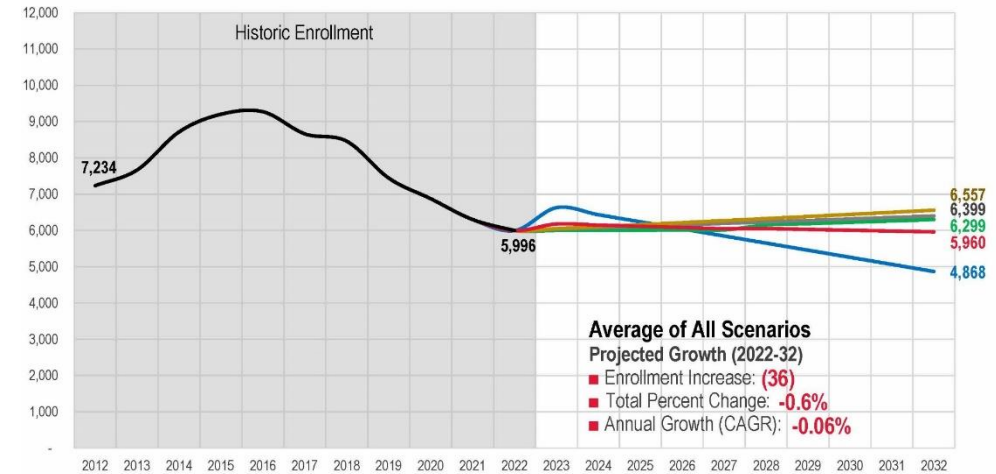


Map 22. Main Campus - Building Functionality

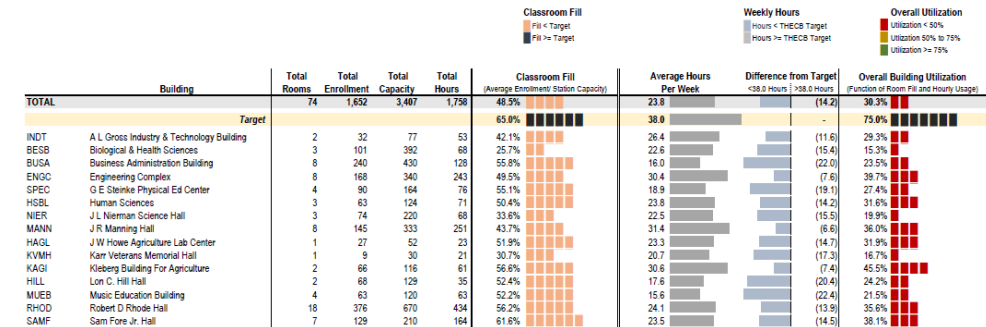


Map 39. Main Campus - Opportunities & Challenges

Demographics & Enrollment

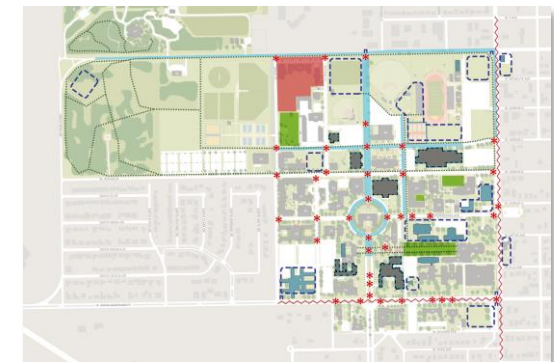
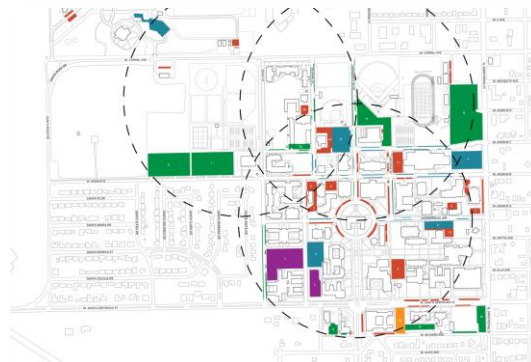
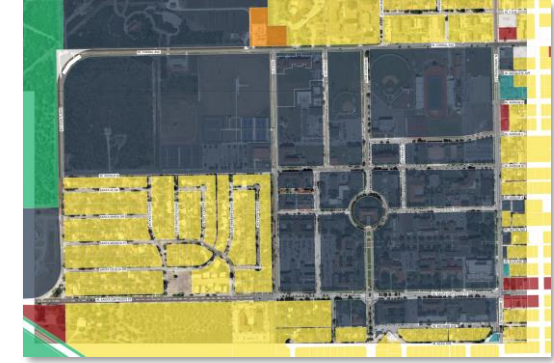
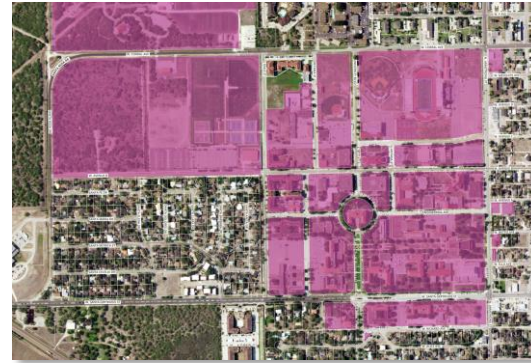


Space Utilization



PHYSICAL ANALYSIS








- Landholdings
- Surrounding Land Uses
- Facilities Functionality
- Access & Circulation
- Parking
- Landscape and Open Space
- Signage and Wayfinding
- Utilities & Infrastructure
- Facility Assessments
- Potential Land Acquisitions
- Preservation vs. Demolition
- Opportunities & Challenges

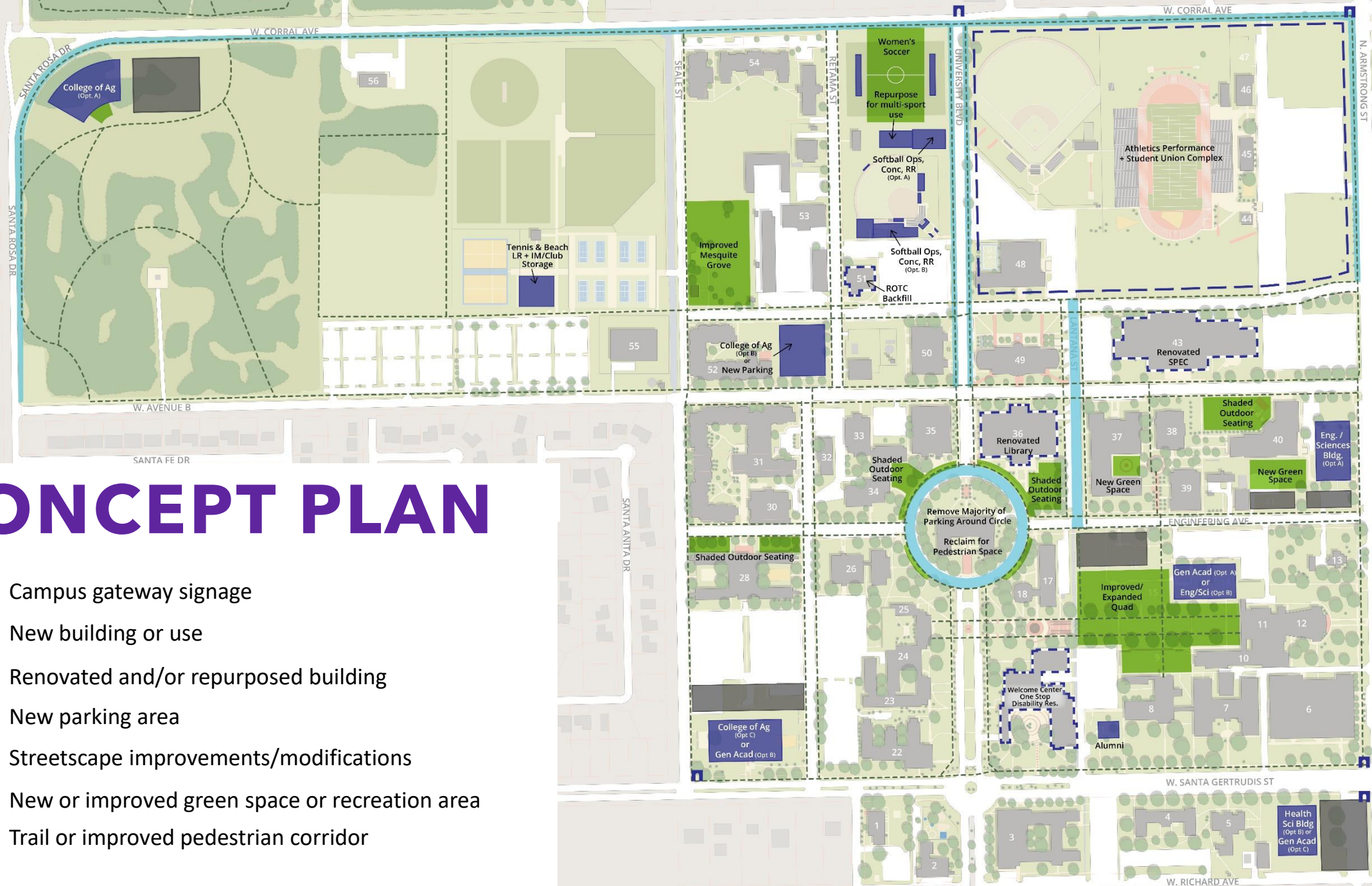


BUILDING BLOCKS

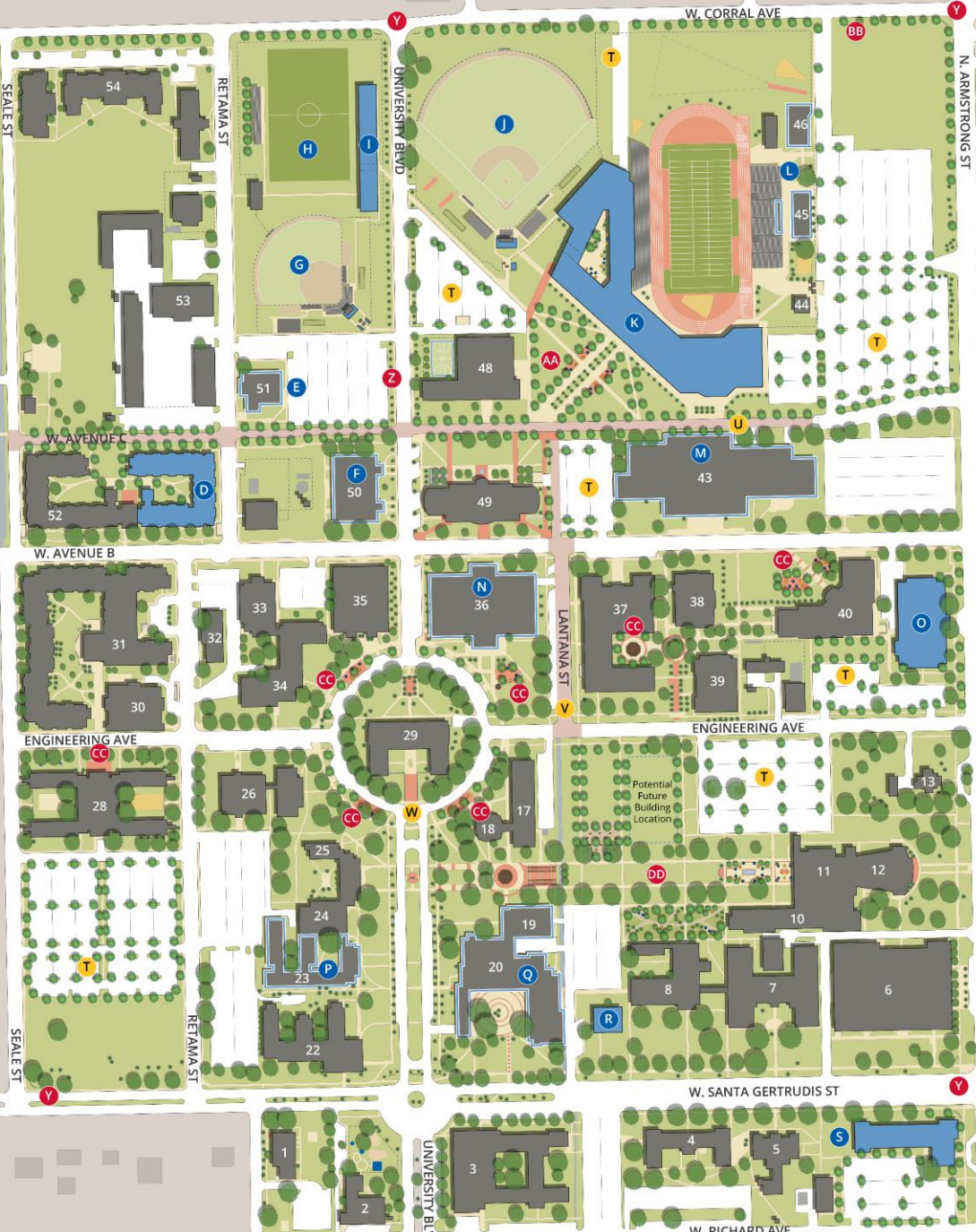


CONCEPT PLAN

-  Campus gateway signage
-  New building or use
-  Renovated and/or repurposed building
-  New parking area
-  Streetscape improvements/modifications
-  New or improved green space or recreation area
-  Trail or improved pedestrian corridor



REVIEW PHASE



BUILDING & FACILITY INITIATIVES

- A** College of Agriculture Building
- B** Farm Mechanics Building
- C** Tennis/Beach Volleyball Locker Rooms & Intramural Storage
- D** Mesquite Village East
- E** Renovated Health & Wellness
- F** Renovated Business Administration Building
- G** Softball Complex Improvements
- H** Women's Soccer Field & Amenities
- I** Softball & Soccer Building
- J** Baseball Complex Improvements
- K** Student Union/Athletics Performance/Arena
- L** Renovated Athletics Buildings
- M** Renovated Steinke Physical Education Center
- N** Renovated Library
- O** Engineering Sciences Building
- P** Renovated Eckhardt Hall
- Q** Welcome Center/One Stop Shop/Disability Resource
- R** Career Center
- S** Health Sciences Building
- S*** Alternate Health Sciences Building Location

TRANSPORTATION INITIATIVES

- T** New, Reconfigured and/or Improved Parking Lots
- U** Limited Vehicular Access along Avenue C
- V** Enhanced Street Paving along Lantana St
- W** Circle Modifications

LANDSCAPE INITIATIVES

- X** Trails and Birding Amenities
- Y** Entry Monument Signage
- Z** University Blvd Improvements
- AA** Student Union Entry Plaza
- BB** Improved Campus Frontage
- CC** New or Enhanced Outdoor Seating
- DD** Improved/Expanded Quad

FINAL PHASE

STUDENT SURVEY SUMMARY

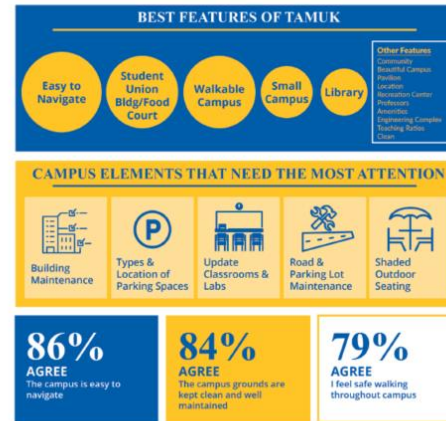


Figure 11. Student Survey Summary of Highlights

PARTICIPATION
115 STUDENTS
26% LIVING ON CAMPUS

WHAT AMENITIES WOULD ENCOURAGE YOU TO SPEND MORE TIME ON CAMPUS

- Free Events and Food
- More Dining Options
- Study/Lounge Spaces
- Better Recreation Facilities
- Gaming Activities
- Gathering Areas
- Social Opportunities
- Clubs and Student Organizations
- Theater

PARTICIPATION
FROM 82 DEPARTMENTS
169 FACULTY & STAFF

WHAT IS THE ONE THING YOU WOULD CHANGE ABOUT YOUR CLASSROOM OR LAB SPACE?

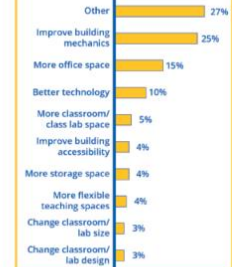
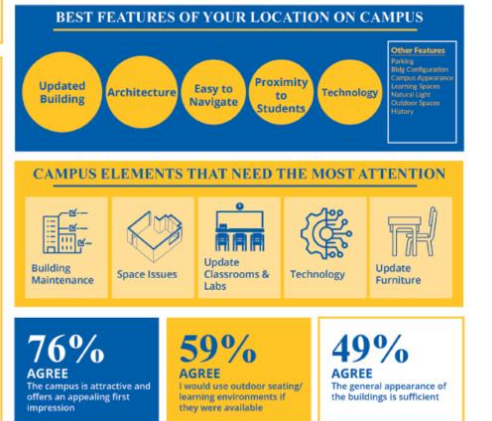


Figure 12. Faculty & Staff Survey Summary of Highlights

FACULTY & STAFF SURVEY SUMMARY



CAMPUS MASTER PLAN
2023

Pedestrian Circulation

Pedestrian circulation is comprised of primary, secondary and tertiary circulation routes. The orthogonal layout of the campus provides ample primary and secondary routes to facilities with academic, administrative, residential and student uses.

Outside of the academic and administrative core, tertiary circulation routes provide connection to the furthest extents of campus including many of the athletic facilities on the north side and perimeter parking lots.

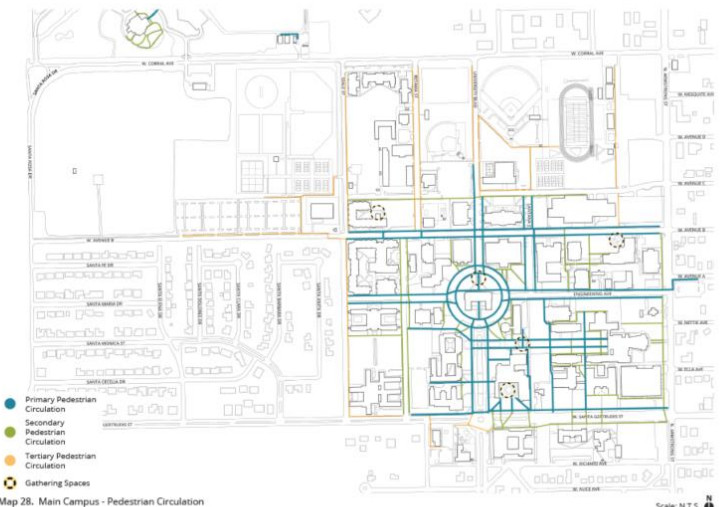


W. Santa Gertrudis Street

University Boulevard



Central Plaza



PRIORITIZATION

- *Prioritized with SFA (e.g., by project, general phase list, target years)*

Project Phasing

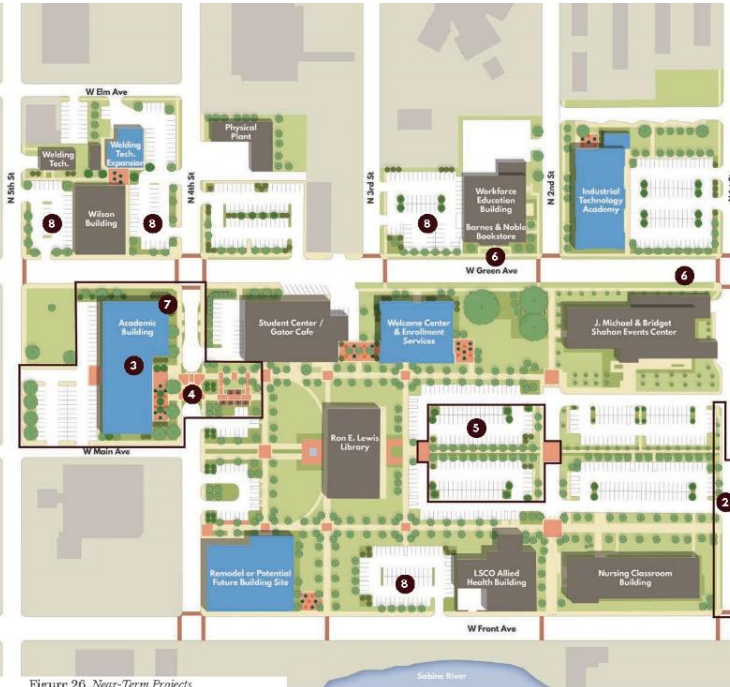


Figure 26. Near-Term Projects



Figure 27. Mid-Term Projects



Figure 28. Long-Term Projects

Improved / Expanded Quad	Native Plant	28,000
	Study Grove	11,000
	Fountain Plaza	12,000
	TOTAL	51,000 sf

DESCRIPTION	QTY	UNIT	UNIT COST	EXTENSION	SUB TOTAL
SITWORK					
Earthwork					
Demolition - Minor	51,000	sf	\$ 0.50	\$	25,500
Infill	472	cy	\$ 40.00	\$	18,869
Grading	51,000	sf	\$ 2.00	\$	102,000
Utilities					
Protect	51,000	sf	\$ 0.50	\$	25,500
Site Improvements					
Fountain Plaza					
Water Feature	1	allow	\$ 150,000.00	\$	150,000
Hardscape / Sidewalks Enhanced	7,000	sf	\$ 20.00	\$	140,000
Furniture - Tables / Chaires / Umbrellas	1	ls	\$ 50,000.00	\$	50,000
Water / Connect (50')	1	ea	\$ 10,000.00	\$	10,000
Lighting	6	ea	\$ 7,500.00	\$	45,000
Storm	1	allow	\$ 10,000.00	\$	10,000
Landscape Lighting	12,000	sf	\$ 0.50	\$	6,000
Site Electrical and WiFi - Water Feature	12,000	sf	\$ 10.00	\$	120,000
Sod/Irrigation	5,000	sf	\$ 3.00	\$	15,000
Landscape / Trees	1	allow	\$ 40,000.00	\$	40,000
Study Grove					
Water Feature	1	allow	\$ 150,000.00	\$	150,000
Decomposed Granite Paths	5,000	sf	\$ 6.00	\$	30,000
Furniture - Tables / Chaires / Umbrellas	1	ls	\$ 20,000.00	\$	20,000
Sod/Irrigation	6,000	sf	\$ 3.00	\$	18,000
Landscape / Trees	1	allow	\$ 40,000.00	\$	40,000
Shade Structure	2,600	sf	\$ 90.00	\$	234,000
Native Plant Sculpture Garden					
Decomposed Granite Paths	6,500	sf	\$ 6.00	\$	39,000
Furniture - Tables / Chaires / Umbrellas	1	ls	\$ 50,000.00	\$	50,000
Sod/Irrigation	21,500	sf	\$ 3.00	\$	64,500
Landscape / Trees	1	allow	\$ 75,000.00	\$	75,000
Miscellaneous					
Storm Water Pollution Prevention Plan	1	ls	\$ 15,000.00	\$	15,000
Miscellaneous	1	ls	\$ 92,652.68	\$	92,653
Signage	1	ls	\$ 30,000.00	\$	30,000
			Subtotal		\$ 1,616,042
Subtotal					\$ 1,616,042
GC Fee/GCs/Bond/Insurance			18.0%		\$ 290,887
Subtotal					\$ 1,906,929
Estimating Contingency			15.0%		\$ 286,039
Subtotal					\$ 2,192,968
Escalation			0.0%		\$ -
TOTAL CONSTRUCTION					\$ 2,192,968



1 Baseball Complex Improvements

A variety of improvements are proposed at the Baseball Complex. These include replacing the outfield natural grass surface with synthetic turf, creating an entry plaza that integrates with the existing ticketing building, and replacing site fencing that will enlarge the spectator plaza. An entry signage gate will be added for the field naming. The press box will be enhanced by adding technology and increasing broadcast abilities. Other improvements include a refresh of the press box, dugouts and backstop wall; updating the exterior batting tunnels and bullpens with shade structures; and adding signage and branding elements to the complex.

Cost Estimate: \$100,000
(Total construction cost based on 2023 values)

1 Student Union/Athletics Performance/Arena Building

This project creates state-of-the-art space for all users, providing TAMUK with crucial opportunities to address future growth in the most meaningful way possible. The new campus hub facility can relieve demands on the existing MSUB building and student resource locations, create efficiency by providing collocated resources and functions, and host large/athletic events. The vision of the building proposes a campus-focused core that functions as a central hub for students, faculty and staff. Just inside the front doors users will find social space in a large open two-story lobby surrounded by campus functions that act as internal storefronts to meet student needs, and offer goods and services. Food service offerings,

the bookstore, an gaming and esports venue, student organizations, student government, and conference meeting space are distributed at the core nucleus. A secondary circulation ring of program offerings can then serve as the new home for the athletics department. On the lower level, student-athletes can access training and equipment services. Locker rooms are distributed to provide a home for each team. At the end of the lower circulation paths are key nodes like the arena and weight room, and access to the track, football field and west side stadium grandstands. On the second level are more public department spaces like the main offices, javalina shop, ticketing, press boxes and spectator access to each of the performance venues.

Cost Estimate: \$100,000
(Total construction cost based on 2023 values)



Figure 23. Student Union/Stadium Complex Illustration

PHASING & IMPLEMENTATION CONSIDERATIONS

Phasing and implementation are critical when following a plan involving capital improvement projects. Appropriately phased and implemented plans help realize the comprehensive master plan vision. While phasing may be subject to change due to the timing of land acquisition or a change in priorities, implementation can continue with well-thought-out plans.

The recommendations in the Comprehensive Master Plan have been prioritized into short-term, mid-term and long-term initiatives. While projects have identified time frames for implementation, flexibility should be exercised in a fluctuating economy experiencing record inflation. As TJC moves forward with implementing this plan, there are a few things to consider during planning and decision-making regarding capital improvements.

Swing Space

Before any facility demolition, renovation or consolidation of departments or services, careful consideration should be given to where and when personnel and departments should relocate during a renovation or construction project. Understanding where not only personnel but equipment and furniture will be placed during a transition period is important to the success of a project's budget and schedule. It allows for a smooth transition during the temporary displacement of staff. For example, students residing in Holley and Vaughn Halls will need new housing options when the dormitories are demolished to construct the new One Stop Shop. TJC has

sufficient swing space to accommodate faculty, staff and students' displacement during renovation or construction projects.

Enrollment Growth

Enrollment growth strongly indicates how current and potential students view an institution. Enrollment growth should be closely monitored to verify sufficient space is available to accommodate growth and demonstrate the campus is not overbuilt, which could result from mismanagement of resources. Before renovating or constructing new projects, college leaders should base their project implementation decision on being able to utilize new facilities positively. Enrollment increases and decreases should be reviewed each semester, which helps to provide historical data that is helpful in the decision-making process.

Funding

In a survey conducted by the Association of American Colleges and Universities, financial constraints are at the top of the list as one of the most significant challenges facing higher education institutions. A project's funding should be determined before initiating major capital improvement projects. The prioritization of building initiatives should be based on budget and the efficiency of its use. Current economic and market conditions should be a significant factor in major capital investments. Due to recent rapid shifts in inflation, the labor market and supply chain shortages, it is recommended that TJC update

project cost estimates prior to proceeding with implementation or seeking bond funding.

Labor Market Trends

The labor market can heavily influence the type of programs an institution offers, expands or discontinues. The labor market analysis completed as part of this comprehensive master planning effort will be beneficial in assisting in the academic planning for TJC. The labor market trends can often be associated with enrollment growth, but striking a balance due to the availability of resources and funding is essential. Keeping a close watch on labor market trends will help TJC make the appropriate decisions about how and where resources should be expended.

Those mentioned above are just a few considerations to help guide the Comprehensive Master Plan's phasing and implementation. Essentially, the following pages should be TJC's road map in implementing its vision, while remaining flexible if priorities of project schedules and time frames need to shift for whatever reasons.

TAMUK PRIORITIES

Figure 36. Building & Facility Priority List

Building & Facility Initiatives	Target Implementation Phase		
	Near-Term	Mid-Term	Long-Term
MAIN CAMPUS			
C Tennis & Beach Volleyball Locker Rooms and Intramural Storage	■		
D Mesquite Village East	■		
E Renovated Health & Wellness	■		
F Renovated Business Administration Building	■		
G Football Complex Improvements	■		
M Renovated Library	■		
N Engineering Sciences Building	■		
R Health Sciences Building	■		
A College of Agriculture Building		■	
B Farm Mechanics Building		■	
H Women's Soccer Field Complex (+ Softball/Soccer Bldg)		■	
I Baseball Complex Improvements		■	
J Student Union/Athletics Performance/Arena		■	
P Welcome Center, One Stop Shop, Disability Resource Center		■	
K Renovated Athletic Buildings			■
L Renovated Steinke Physical Education Center			■
O Renovated Eckhardt Hall			■
Q Career Center			■

NOTE: Projects are not listed in a particular order within each phase.

ILLUSTRATING THE VISION

Tyler Junior College – Campus Master Plan



Texas A&M University-Kingsville – Athletics Area Improvements

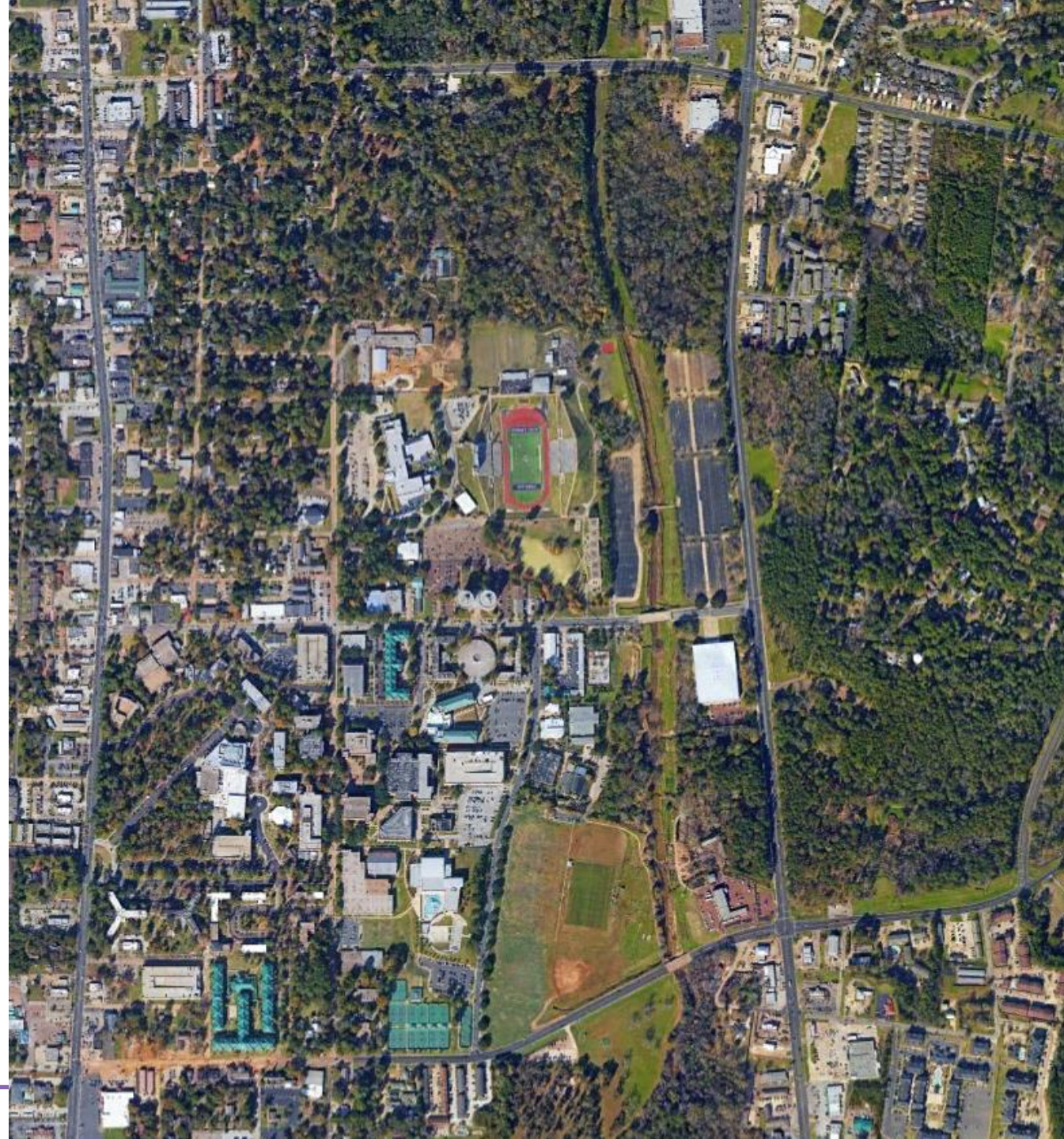


Sul Ross State University-Eagle Pass – Recreation Quad



MAIN CAMPUS DISCUSSION

1. What are the University's **best assets** and **features**?
2. What are the University's **opportunities**?
3. What are the University's **constraints**?
4. What is your **vision** for the University?



SATELLITE CAMPUSES

1. What do you **like**?
2. What should **change**?



1

STAKEHOLDER INTERVIEWS

2

**CREATE & LAUNCH INPUT
OPPORTUNITIES**

3

**DEMOGRAPHIC, ENROLLMENT
AND SPACE UTILIZATION ANALYSIS**

4

**DEVELOP BASE MAPS AND
VARIOUS CAMPUS ANALYSES**

**NEXT
STEPS**