



TEXAS STATE UNIVERSITY SAN MARCOS

A MEMBER OF
THE TEXAS STATE
UNIVERSITY SYSTEM

2012-2017
CAMPUS MASTER PLAN UPDATE

NOVEMBER 2011



TEXAS STATE UNIVERSITY-SAN MARCOS
CAMPUS MASTER PLAN UPDATE

NOVEMBER 2011

INTRODUCTORY LETTER FROM PRESIDENT TRAUTH



Dear Colleagues:

Campus environments are constantly evolving as new buildings are incorporated. Yet the landscape can provide the fabric to unify the campus, provide places for a lifetime of memories, and also influence the final college choice of students and parents. At Texas State University, every campus master plan since our first one in 1944 called for the elimination of unnecessary vehicular traffic to the core of campus and the improvement of the aesthetic and visual aspects of the campus. The 2006-2015 Campus Master Plan was no different.

Since 2006, while adding new buildings (with a common architectural style) in support of the strategic plan, Texas State has focused on establishing a sense of place with purposeful attention to the landscape and the elimination of traffic to the core of campus. The Campus Master Plan Update, undertaken in late 2010, not only addresses the outward appearance of the campus, but also focuses on our transportation system, student housing needs, athletic and recreation needs, and utility and communication infrastructure improvements as a result of a number of changes impacting the campus. Many of these changes are due to the enrollment growth at Texas State, expanding faculty research, and the financial realities we face. The Update covers 2012 through 2017 and also includes known projects that should be built or renovated beyond this timeframe.

The needs for our university are great and even though we have completed one of the greatest building periods in our history in the past five years, we cannot build all of the space desired or needed with our current financial resources. Therefore, many of the projects in this update are projects where funding is available from revenue generating areas; such as new student housing projects, recreation projects, transportation related projects, and utility upgrades that are needed to support the campus. The update also documents any institutional changes that occurred previously, such as the completion of new buildings, renovations, landscaping, and infrastructure projects.

I am thankful to the students, faculty, and staff who participated in the workshops and symposia. The Update provides the University with a blueprint for systematically accommodating a potential growth in facilities, ensuring the careful use of finite land resources, extending the park-like quality of the campus landscape, enhancing the pedestrian environment, and setting in motion a plan that provides for future development in a fiscally responsible manner.

Sincerely,

A handwritten signature in blue ink that reads "Denise M. Trauth". The signature is written in a cursive, flowing style.

Denise M. Trauth
President

ACKNOWLEDGEMENTS

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INTRODUCTION

PROJECT PREMISE



Five years into the Campus Master Plan, Texas State University is making significant progress developing its campus. The University has completed, or has in progress, 67% of the projects listed in the master plan. More than ten of these are major construction projects, including two parking garages, Bobcat Stadium West Side Complex, the expansion of the Student Recreation Center, and design of both a 600-bed student housing facility and a new Undergraduate Academic Center. Grounds projects such as the conversion of Concho Green have transformed pedestrian movement on campus, while roads projects, such as the Tomás Rivera and Student Center Drive realignment, have clarified vehicular flow.

However, half-way through the 2006-2015 planning window, the University is facing some significant changes that alter several of the implementation recommendations identified in the plan. With student enrollment reaching new highs each year, priorities for on-campus student housing, athletics and recreation fields, complete transportation systems and expanded utilities infrastructure capacities have come to the forefront, postponing, or in some cases replacing, projects initially identified within the ten-year span.

Led by Broaddus Planning of Austin, Texas, the Campus Master Plan Update is not a full-fledged master plan and does not attempt to revise the previous plan. Rather, the Update focuses on advancing elements of the Campus Master Plan the University has identified as needing further evaluation, addressing the following five aspects:

- Sustainability
- Transportation System
- Utility & Communication Infrastructure
- Residence Life - On-Campus Housing
- Athletics, Campus Recreation, & the Department of Health & Human Performance

Ultimately, the goal of the Campus Master Plan Update is to identify and prioritize a revised list of implementation projects for the upcoming five-to-seven year horizon.

The Campus Master Plan Update is focused on the 475-acre San Marcos campus which includes the 101-acre Round Rock campus, and a 38-acre undeveloped tract, which will be known as STAR Park. The Round Rock campus and STAR Park were not part of the 2006-2015 Campus Master Plan but are specifically addressed in the Update beginning page 22.

Additional properties owned or leased by the University but not addressed in the Update include: 42 acres on Highway 21 near the City of San Marcos Airport; 161 acres located on Centerpoint Road south of San Marcos used by the Agriculture Department for cattle grazing and composting studies; 125 acres at University Camp in Wimberley; 3485 acres at the Freeman Ranch; as well as other acreage located in Hays County.

INTRODUCTION

PROCESS, SCHEDULE, & SCOPE

The Campus Master Plan Update was divided into three phases: Analysis & Assessment, Symposia, and Recommendations & Reporting.

Phase One: Analysis & Assessment

This phase, which lasted from September 2010 through January 2011, involved the accumulation and analysis of quantitative and qualitative data necessary to assess the elements of the 2006-2015 Campus Master Plan that have been implemented, modified, or omitted. Planning assumptions that guided development of the previous plan were considered alongside implementation projects, and areas of the Campus Master Plan that require further development were identified.

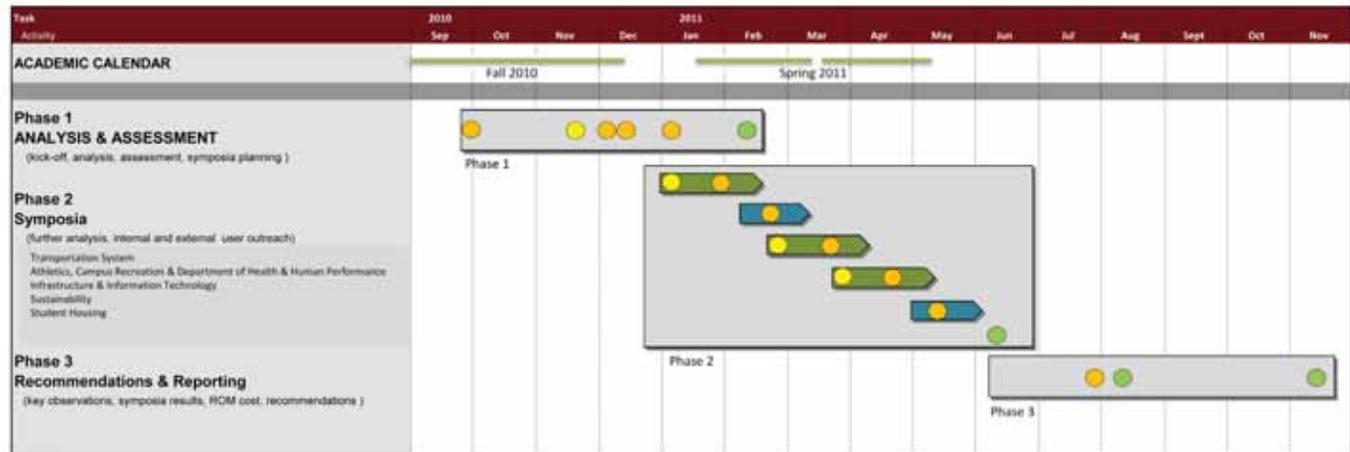
Phase Two: Symposia

In order to further identify priorities in each of the key areas, a series of workshops, vignettes, and symposia were held during Spring 2011. The format for each session depended on the intended outcomes; local and national experts were brought in to supplement work by the Broaddus Planning and University leadership team. The symposia resulted in a series of reports and recommendations, which were consolidated and approved by University administration during the final phase of the project.

Phase Three: Recommendations & Reporting

This phase compiled information from both the Analysis & Assessment and Symposia phases into a Campus Master Plan Update summary document. Implementation projects, which include cost estimates, will be used as a foundation for the University's Capital Improvements Plan for the next five-to-seven-year period.

Texas State University - San Marcos
Master Plan Update - Process Flow Chart
8/24/2011



LEGEND

- Web-Conference
 - Symposia/Meeting
 - Texas State University System Board of Regents/Staff Meeting
- Symposia Process



Each symposia "cycle" will last approximately 4-6 weeks, consisting of four steps: 2 hour web-orientation, 2-3 weeks preparation, 2-3 day event, and a 1-2 week report generation.

Meeting Process



Each meeting "cycle" will be approximately 2-3 weeks, consisting of two steps: 1/2-day or 1 day work session/meeting, and 2-3 weeks of report generation.

CONCLUSION

INTRODUCTION

PROJECT OVERVIEW



This Master Plan Update exemplifies the University's devotion to strategic planning through a highly-integrated and cross-disciplinary process. It is an exciting time at the University because the completion of a large round of implementation projects, enrollment increases, growth in research, and development of athletics programs have positioned the University for continued success.

The Master Plan Update presents Texas State with an opportunity to re-evaluate its position in a changing economic climate while strategically planning for increased demands on parking, facilities, and utilities infrastructure in a fiscally responsible manner. The Update will set the stage for the next round of development and implementation projects by realigning priorities, evaluating successes of the previous plan, and reinforcing overarching guiding principals.

The Master Plan Update contains three parts:

Part One: Master Plan Update Context

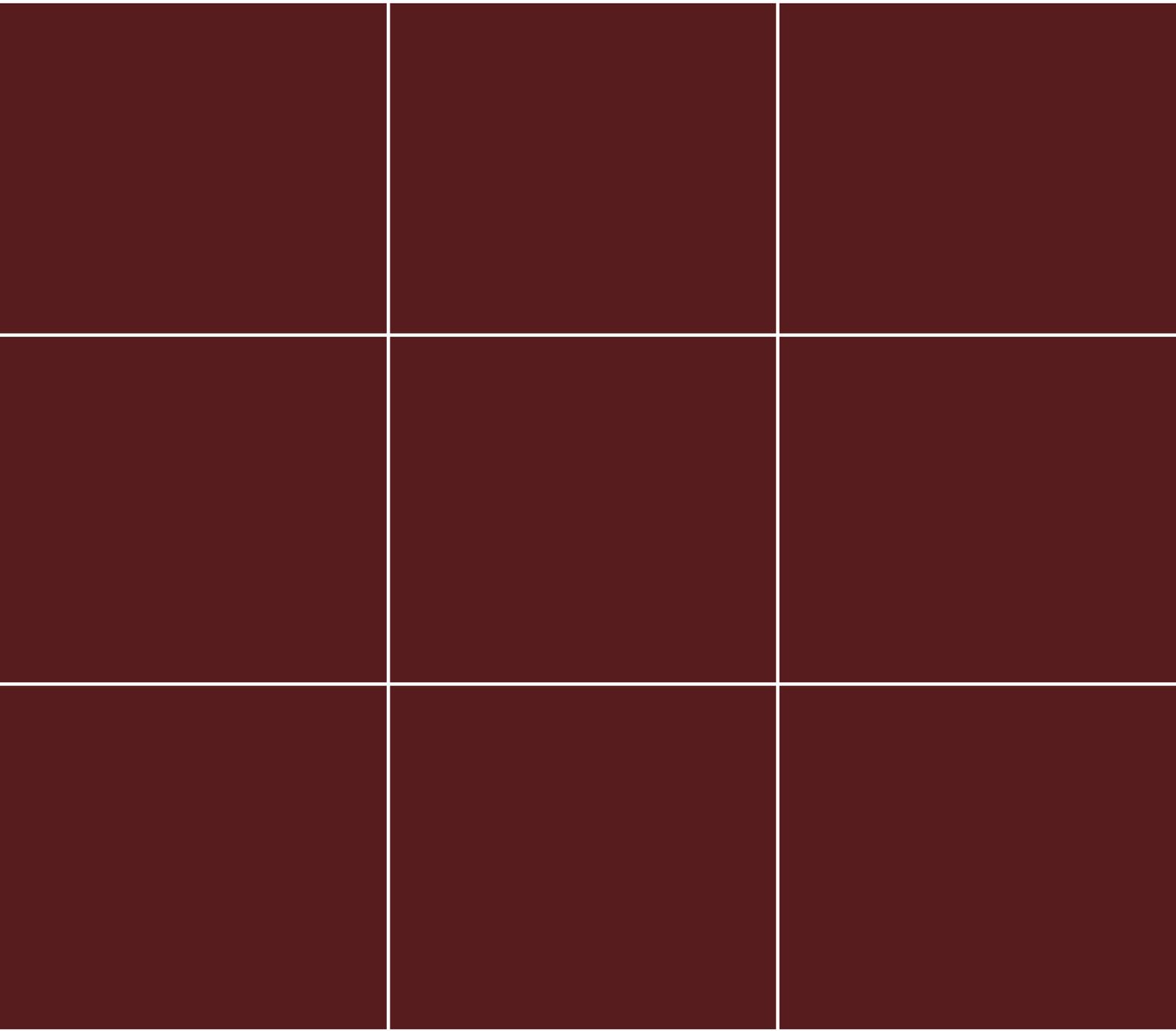
Part One summarizes the successes of the previous master plan while addressing unforeseen changes that impact planning strategies. Planning assumptions and guiding principles are restated to reinforce the vision outlined by the 2006-2015 Campus Master Plan.

Part Two: Master Plan Update

Part Two establishes new, near-term goals for the physical campus and identifies implementation projects for the 2012 - 2017 planning window.

Part Three: Symposia Phase Outcomes

Part Three summarizes the context and discussions related to each symposium and workshop, providing a high-level, best-practice framework for ongoing discussions. Specific near and long-term recommendations were drawn from consultant reports.



PART ONE:
MASTER PLAN
UPDATE CONTEXT

INTRODUCTION

WHAT'S CHANGED, WHAT HASN'T



IDENTITY

Provide a visually unified and aesthetically pleasing campus that enables the University to showcase its status of excellence.

Preserve the character of the original academic quadrangle and any potential expansion as a way of cultivating the small campus atmosphere.

Create a sense of arrival to the campus distinguished by entrances with appropriate signage and borders that are consistent with the character of the campus and compatible with adjacent neighborhoods.

COMMUNITY

Continue to provide amenities for the resident college student while responding to the needs of the growing non-resident student population.

Identify areas for students, faculty and staff to congregate in order to create a sense of community and to stimulate social and intellectual interaction.

Enhance the relationship between the University and the San Marcos community by emphasizing responsible land use.

NATURAL ENVIRONMENT

Accentuate the unique physical characteristics of the campus in creating an identity and image for the University.

Provide landscape design guidelines to enhance the beauty of the natural environment, provide for economy of operation, conserve resources and minimize environmental impacts, and drive future landscape design decisions.

Preserve and protect existing natural areas and identify potential green spaces where relaxation, academic instruction, informal discussion, and social interaction can take place.

Provide the appropriate visibility and accessibility needed to create a secure environment.

Identify locations appropriate for public art to enhance the visual character of the environment and to provide instructive day-to-day experience.

ARCHITECTURE

Develop architectural design guidelines related to scale, materials, color, and design objectives that will achieve a varied but cohesive architectural style, enhancing the character of the University and respecting its history.

Plan new academic buildings in close proximity to existing academic buildings to make the campus more pedestrian friendly for students.

Anticipate and provide plans to address infrastructure requirements of the campus in the least intrusive manner possible.

Assure that architectural designs and building sites give consideration to energy efficiency, safety and environmental issues.

MOBILITY

Manage motorized and pedestrian traffic flow more effectively and safely in order to encourage and facilitate a walking and bicycle-friendly campus.

Recognize that the University is a member of the regional community, and consider its impact on its neighbors and their access to campus.

Continue to create an environment that is accommodating for persons with disabilities.

Reconcile increased parking demands with the limitations of land resources and road capacity.

Eliminate the difficulties guests and first-time visitors experience when entering the campus, finding parking, and navigating the campus.

Over the past five years, Texas State University has been developing at a rapid pace, utilizing the ten-year plan outlined in the Campus Master Plan as a roadmap for implementation.

The Guiding Principles, which were initially established for the Campus Master Plan, are consistent but have been slightly revised in order to provide an underlying framework for implementation projects recommended in the Master Plan Update. The Principles are predicated on the University's Mission Statement:

Texas State University-San Marcos is a public, student-centered, doctoral-granting institution dedicated to excellence in serving the educational needs of the diverse population of Texas and the world beyond.

Since the completion of the Plan, the University has made significant steps toward accomplishing the long-range goals encapsulated in the Guiding Principles. Projects have successfully implemented "gray-to-green" concepts, improved landscape systems, and followed architectural design guidelines, showing that the basic tenets outlined by the previous Master Plan are well aligned with University priorities.

However, since the completion of the Campus Master Plan, some of the primary planning assumptions significantly changed, causing a ripple effect across the campus related to physical growth. Namely, the University's student enrollment increased at a rate twice as high as was anticipated by the plan. Infrastructure, the transportation system, student housing, and athletics are all impacted by this extraordinary growth, which shows no sign of slowing at the present time.

PLANNING ASSUMPTIONS

ENROLLMENT GROWTH IMPACTS

Not only has Texas State University's student enrollment increased rapidly over the past decade, but the University anticipates that the rate of growth will continue to add three percent to its overall student enrollment each year over the planning horizon. The enrollment increases at Texas State University are not isolated; in fact, enrollment growth has been significant at other state universities of similar size, reflecting a state-wide trend as a result of education policy initiatives such as "Closing the Gaps."

The 2006-2015 Campus Master Plan assumed that the San Marcos campus would grow to approximately 30,000 students within the ten-year planning horizon. Today, only five years into the Plan, approximately 32,500 students are enrolled at the San Marcos and Round Rock campuses. If the pace of growth is maintained, almost 40,000 students will be enrolled within ten years, pushing demand for space at Texas State University to an all-time high. Alongside enrollment growth, the University has added faculty and staff, pushing needs for parking, on-campus amenities, and office space to record levels.

Additional growth in grant-funded research programs has a reciprocal impact on space needs and infrastructure requirements. Over the past several years, Texas State University increased research expenditures, posting a 150% increase in expenditures per full-time faculty in 2009.¹

¹ THECB Annual Research Expenditures Report and Sources & Uses, December 14, 2009.

PLANNING ASSUMPTIONS - MASTER PLAN UPDATE

The master planning process demands that assumptions be made for probable future conditions. The following is a summary of the key assumptions:

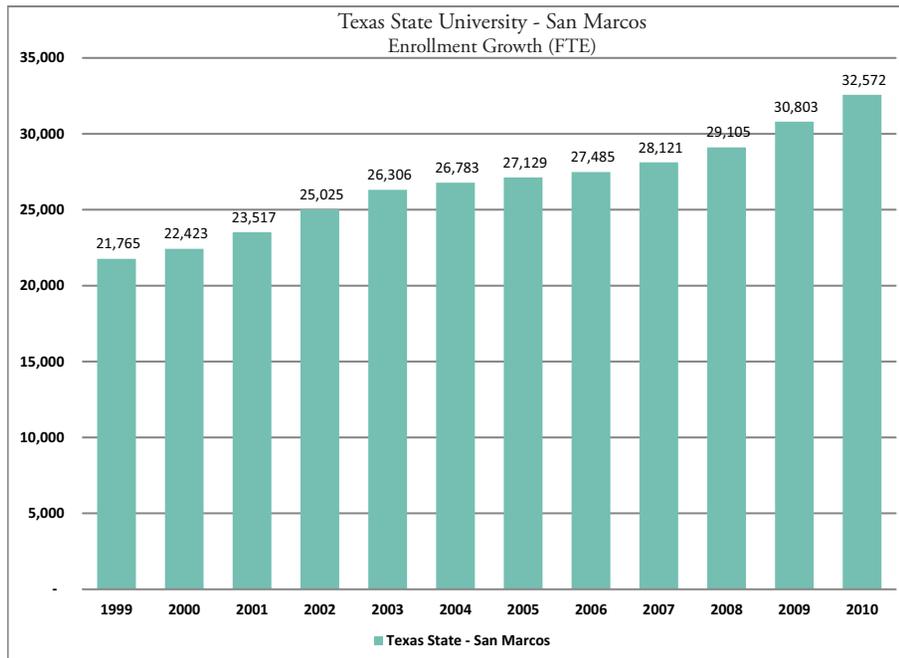
- The Campus Master Plan and facilities shall accommodate a growing student body with the University and City collaborating regarding infrastructure.
 - The plan needs to accommodate the addition of academic programs as prioritized in the University, division and college strategic plans. Committed doctoral programs for the next three to five year period include: Developmental Education and Materials Science, Engineering and Commercialization. Other doctoral programs may be considered in the upcoming strategic planning process.
- Texas State will plan and manage the mix of students in a way that achieves the following:
 - Maintain a commitment to undergraduate education consistent with Texas State's mission to serve the needs of Texans yet manage undergraduate growth.
 - Increase graduate enrollment as a percentage of total, as resources permit, consistent with Texas State's desire to be an emerging research university.
 - Support efforts to establish more specific enrollment targets for the University, including targets for the number and academic profile of entering freshmen and transfer students, as well as targets for specific academic programs where appropriate.
 - Increase access to in-state students by providing selected undergraduate and graduate programs via distance education.
 - Develop distance education programs in areas where Texas State is the most appropriate provider and where programs can be offered with the highest level of quality.
 - Continue serving the regional adult population, giving priority to those with degree aspirations.
 - Maintain the Hispanic Serving Institution designation.
- Research will remain an integral part of the life of the university, and the emergence of a stronger culture of research will be reflected in increasing faculty expectations for research facilities. Extramural funding for research is expected to grow.
- Increase the number of faculty available to serve our students. The practice of having one centrally located campus library shall continue.
- The "gray-to-green" concept that underlies the 2006-2015 Campus Master Plan will be sustained.
- Campus planning will be a mix of renovation, replacement of space and the addition of space through new construction. The plan will address the University's deferred maintenance backlog and infrastructure needs in addition to any new projects that come forward.

PLANNING CONSTRAINTS FOR THE FIVE-YEAR PERIOD

1. Old Main and the Alumni House will not be demolished or significantly modified on the outside.
2. Academic buildings need to be within the 10/15 minute class change period as much as possible because the class change period will remain the same.
3. It is the University's intention that the President will live in the current house throughout the planning period.
4. Because of the space deficit, the University will consider the acquisition of property that becomes available to it elsewhere in San Marcos. Efforts will be made to maintain the existing primary campus boundaries of University Drive, Old Ranch Road 12 and Sessom Drive.
5. Environmental protection of the San Marcos River is important to the University. Sewell Park and the ponds around J. C. Kellam Administration, Theatre Center, and Freeman Aquatic will be retained.

PLANNING ASSUMPTIONS

ENROLLMENT GROWTH IMPACTS



Source: Texas Higher Education Coordinating Board, 2011

TRANSPORTATION SYSTEM

One of the priority issues for the campus today is implementing a more responsive and integrated transportation system, with a focus on getting students to class on time. With the enrollment growth, the ratio of parking spaces provided per student decreased and traffic congestion persists in some locations. Meanwhile, bus and shuttle routes operate without a consistent schedule because of the at-grade railroad crossings and traffic congestion on city streets. Pedestrian and vehicular conflicts exist on campus as well, and, despite several grounds improvements, movement across campus is cumbersome and confusing.

UTILITIES & COMMUNICATION INFRASTRUCTURE

The extraordinary growth has stressed several of the University's key functions. When asked which campus issue she loses sleep over, President Denise Trauth stated, "Infrastructure." Utility systems on campus are out-dated and at-capacity in several places, and they are often low on the list of improvement priorities. However, these systems keep the University running, and any glitch in information technology data management or chilled water delivery could mean downtime, frustration, and missed opportunities.

STUDENT HOUSING

Enrollment growth in the freshman and sophomore classes coupled with an increasing percentage of freshmen wishing to live on campus prompted the University to alter its on-campus housing requirements. Previously, all freshmen and sophomores were required to live on campus, which reflected well in student achievement and retention. Recently, however, the campus adjusted its policy to require only freshmen (or students with under 30 credit hours) to live on campus.

The University will evaluate this policy annually; however, several new housing facilities to meet the demand for increasing student numbers and to replace housing resulting from the demolition of older housing complexes may be needed.

ATHLETICS, CAMPUS RECREATION, & THE DEPARTMENT OF HEALTH & HUMAN PERFORMANCE

With its eye toward further growth, the University made the decision in 2008 to move to the NCAA Football Bowl Subdivision (FBS) and, in 2012, will join the Western Athletic Conference (WAC). This move triggered the expansion of athletics fields, relocation of the track, and increased parking demands.

The enrollment growth also increased demand for recreation fields and venues, and these amenities often compete for space with buildings and parking areas. Integrating planning for Athletics, Campus Recreation and the Department of Health and Human Performance is a natural alignment, ensuring that space is used effectively and needs are met.

GROWTH OBSERVATIONS

BY THE NUMBERS

Texas State University - San Marcos
has completed or has in-progress

67%
of the projects listed in its
ten-year implementation plan.

Source: Broaddus Planning

IMPLEMENTATION PROGRESS

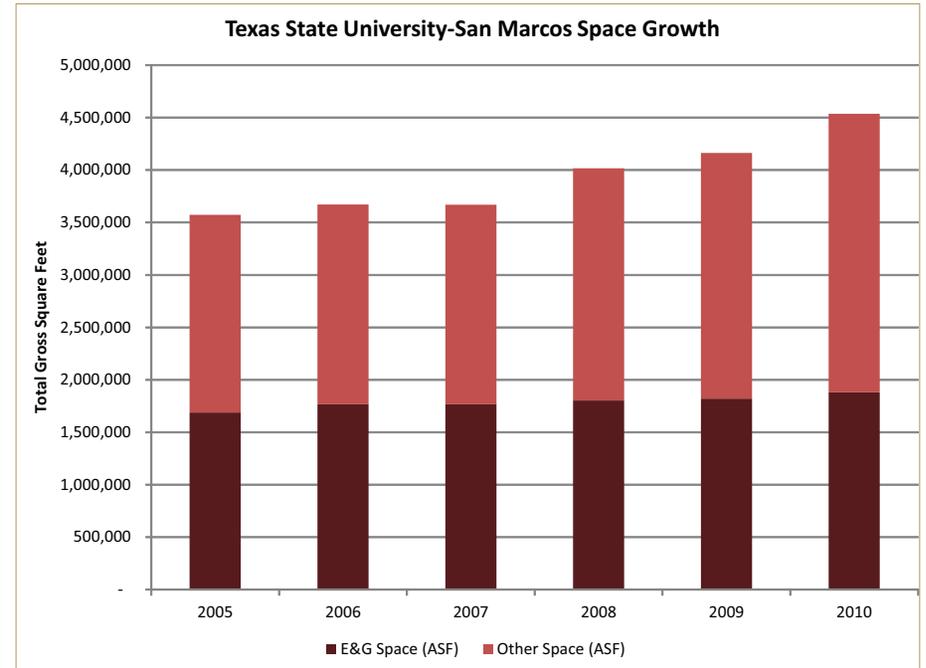
Of the original 42 projects listed in the ten-year implementation plan, 20 were completed within five years and another 8 are currently in-design or under-construction.

Several new construction and renovations projects, such as the Bobcat Stadium Jerry D. and Linda Gregg Fields West Side Complex and the Department of Housing and Residential Administration Building were not included in the ten-year plan, but these have added to the campus'

busy implementation schedule. A Bobcat Stadium Expansion Master Plan was prepared in 2008.

Meanwhile, Texas State has continued to develop the Round Rock campus, recently completing a new facility for the St. David's School of Nursing.

All told, the University has completed 22 projects ranging from utilities infrastructure upgrades to new construction, and another 17 projects are currently in-process.



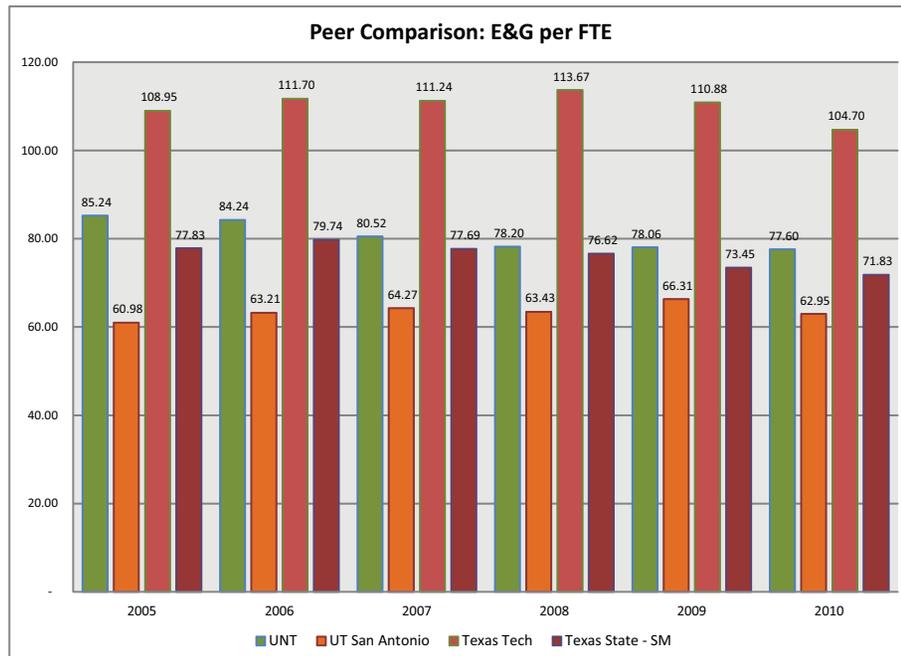
Source: Texas Higher Education Coordinating Board, 2011

TOTAL SPACE GROWTH

The completed projects have transformed the University in terms of density, adding almost 1.75 million gross square feet of space across campus. This growth represents a 32% increase in space and surpasses the 2015 space projections listed in the 2006-2015 Campus Master Plan. Projects such as the Matthews Street and Speck Street Parking Garages, the Student Recreation Center Expansion, and Bobcat Stadium's Fields West Side Complex account for the majority of the space growth.

The rate of overall space growth slightly outstrips enrollment growth, and, as of 2010, the University's gross-square-footage per full-time enrollment (GSF per FTE) numbers were slightly ahead of similar figures in 2005 (in 2005, Texas State held approximately 255 GSF per FTE; in 2010, the University offered approximately 280 GSF per FTE).

GROWTH OBSERVATIONS BY THE NUMBERS



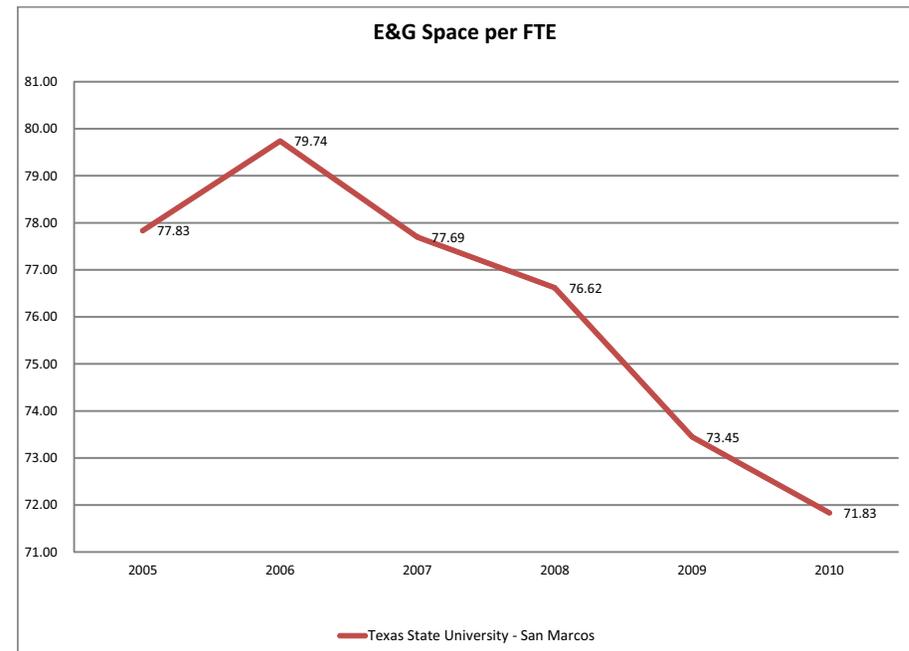
Source: Texas Higher Education Coordinating Board, 2011

In another measure, Texas State continues to occupy a middle-tier in terms of GSF per FTE (and Educational and General Space per FTE) when compared to peer Texas institutions with similar enrollment numbers; however, it is important to note that all of these peer institutions are considered space-deficit institutions by the Texas Higher Education Coordinating Board (Coordinating Board) in terms of Educational and General (E&G) space.

E&G SPACE GROWTH

Texas State continues to be a space-deficit institution according to the Coordinating Board's Five-Factor Model. The University's E&G space increased by only 11.5% over the past five years, resulting in an E&G space deficit of approximately 850,000 ASF for 2010.

This rate of growth has not kept pace with enrollment growth nor has total gross square footage; rather, the amount of E&G space per FTE (measured in Assignable Square Feet or ASF) has



Source: Texas Higher Education Coordinating Board, 2011

declined over the past five years from 77.83 ASF per FTE in 2005 to 71.83 ASF per FTE in 2010.

Due to the projected decrease in state funding for new E&G projects, it is anticipated that this downward trend will persist over the next five to seven years. While in-process projects such as the Undergraduate Academic Center and the Performing Arts Center will add to the E&G space totals, they will do little to improve E&G per FTE statistics.

In this five-year plan there are six E&G projects planned. Those projects and their respective E&G additions to the space model are as follows:

- Engineering & Science Building (62,870 ASF)
- Music Building (71,229 ASF)
- Health Professions #1 on the Round Rock Campus (52,364 ASF)
- Health Professions #2 on the Round Rock Campus (42,258 ASF)
- Alkek Library Repository (9,100 ASF)

GROWTH OBSERVATIONS

BY THE NUMBERS



2005 Existing Conditions Map



2011 Existing Conditions Map



2006-2015 Implementation Plan



Long-Range Master Plan

PHYSICAL OBSERVATIONS

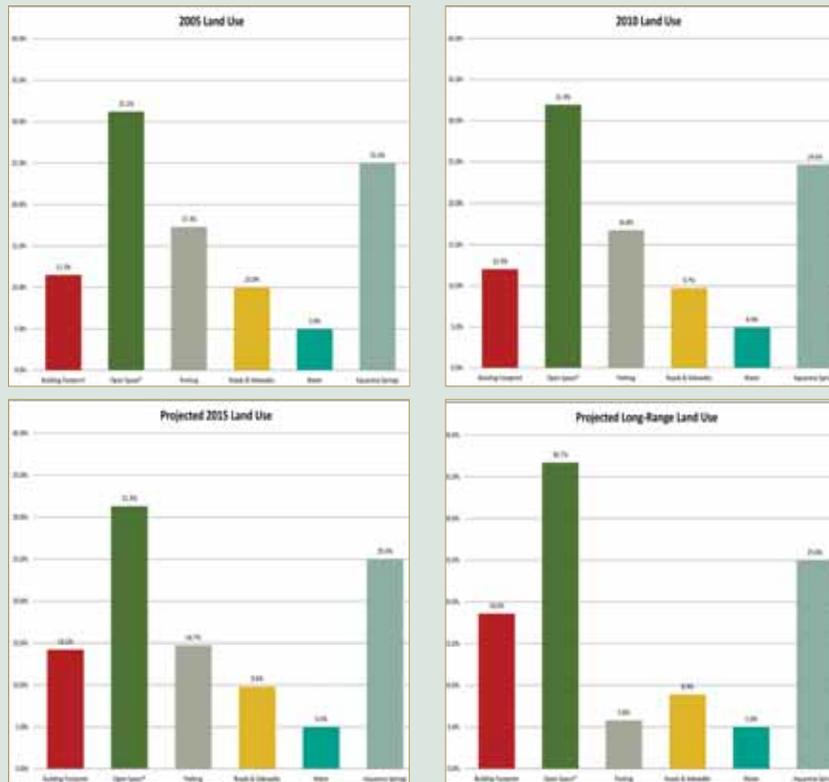
Comparing the existing conditions map in 2005 to that of the existing conditions map in 2011 illustrates the physical growth of the campus over

the past six years. The 2006-2015 Implementation Plan and Long-Range Master Plan represent the projects planned for the ten-year window and

beyond. Comparison of these maps highlights the University's successful implementation of the Campus Master Plan. It also illustrates shifting

priorities and key changes. A more detailed analysis of each implementation project is included in Appendix A.

GROWTH OBSERVATIONS BY THE NUMBERS



GRAY-TO-GREEN LAND USE ANALYSIS

In the 2006-2015 Campus Master Plan, percentages of ideal land-use were established to provide the University with a way to measure “gray-to-green” implementation progress. The tables illustrate the gradual but systematic implementation of these goals.

Although recent land acquisitions have modified some of the percentages, as of 2010, the University is succeeding: the campus surface-area devoted to both building footprints and open space has increased, and the area dedicated to surface parking has reciprocally decreased.

EVALUATING A TRANSFORMING CAMPUS

Numbers show that over the past five years, the campus has changed significantly. Evaluation of how well the plan has been implemented is represented by the land-use charts to the left and the comprehensive Analysis & Assessment Report (Appendix A), which continues the quantitative evaluation of implementation progress on a project-by-project basis. In total, 75 projects were categorized in the Analysis & Assessment Report into three main categories of Grounds, Roads & Transportation, New Construction, or Renovation and four sub-categories of Completed, In-Process, Planned, and Cancelled/On-Hold.

In addition to quantitative evidence, the completed and planned-for projects also reinforce the Guiding Principles established by the University. The five Guiding Principles - identity, community, natural environment, architecture, and mobility - influence each building project the University implements.

Holistically, the projects represent an extraordinary body of work that reinforce the University’s dedication to continually enhancing the campus and the services provided to the students. The projects followed design guidelines to improve the campus character and identity, while enhancing edges and gateways to improve mobility and increase pedestrian comfort and accessibility.

GROWTH OBSERVATIONS

GUIDING PRINCIPLES

IDENTITY

Creating a campus identity not only contributes to a sense of a community within the university boundaries, but helps foster the town/gown relationship between the City of San Marcos and Texas State University. Signs, markers, and buildings act as gateways, visually distinguishing the campus' edges and reinforcing its presence within the San Marcos community. By identifying primary entryways and improving landscaping and pedestrian pathways at these locations, access to the university for both the campus community and the adjacent San Marcos neighbors is improved.

The University has been very successful in implementing gateways around the campus perimeter. Signage at the University's entries helps identify the campus.

Buildings not only create edges to the campus, but can serve as iconic landmarks. Examples of this include the tower entrance to the Student Recreation Center addition, the prominent Bobcat Stadium's Fields West Side Complex, and the central portal in the future Undergraduate Academic Center, which serves as a symbolic transition from city to university.



GROWTH OBSERVATIONS

GUIDING PRINCIPLES



COMMUNITY

The construction efforts on campus during the last five years helped infuse a new sense of community throughout the University. These new projects have forged bonds between the City of San Marcos and Texas State, created meaningful and symbolic gathering spaces, and contributed to an accessible and enriching learning environment.

ACADEMICS

The Undergraduate Academic Center and the Family and Consumer Sciences Addition and Renovation both provide classrooms for undergraduate and graduate studies. As important academic facilities, they promote interaction between students and faculty, which builds a sense of community. Additionally, Concho Green provides an excellent outdoor venue for the intellectual exchange between faculty and students.



HOUSING & RESIDENTIAL LIFE

Construction of new student housing will provide more opportunity for students to live on-campus rather than in adjacent neighborhoods. With more students living and studying in the same area, social and academic networks are strengthened.



TOWN/GOWN

Bobcat Stadium, which was recently expanded, and is currently undergoing additional expansion, is used by the entire community. New parking structures such as Mathews Street Garage and Speck Street Garage indicate that the University is committed to providing adequate parking for faculty, students and staff, which minimizes parking on neighborhood streets. The Performing Arts Center, when completed, will provide venues for the Texas State community to mix with the residents of San Marcos at performances and events.

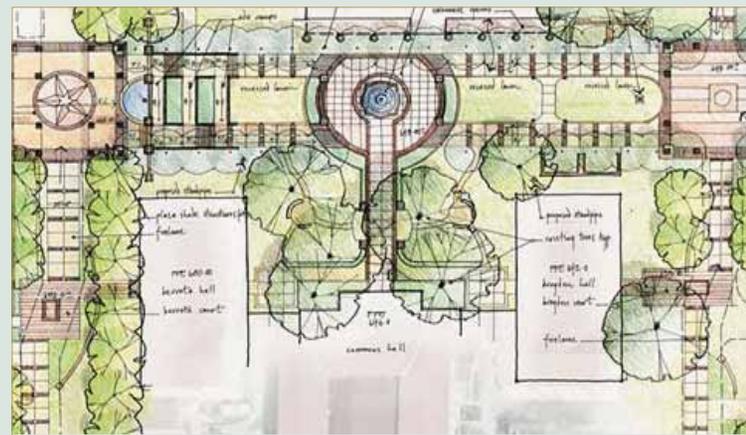
GROWTH OBSERVATIONS

GUIDING PRINCIPLES

NATURAL ENVIRONMENT

The Guiding Principles seek to protect, restore, and enhance the open-spaces on the Texas State campus. The conversion of surface parking spaces to parking garages, buildings, and open spaces in the core of the campus was a key tenet of the 2006-2015 Campus Master Plan and remains a goal with the Master Plan Update.

The transformation of Concho Street into Concho Green has had a significant impact on the south part of campus, and the upcoming conversion of several streets into Bobcat Trail will provide similar results. Open space projects like these have a number of positive social, environmental, and aesthetic effects on the campus. Socially, these projects create space for large gatherings, intellectual discourse, and more intimate gatherings between friends and groups. Less impervious cover allows for more natural storm water management. It also creates an enjoyable pedestrian experience as students transition from one part of campus to another.



GROWTH OBSERVATIONS GUIDING PRINCIPLES

Since the completion of the Master Plan, the University has constructed two new parking garages (Speck Street and Matthews Street), which have had positive impacts throughout the campus. Because these two garages were constructed, which added parking spaces to the overall inventory, the University completed and has the ability to complete projects such as Concho Green, Bobcat Trail, the Research Greenhouse, the North Campus Housing Complex, the Undergraduate Academic Center and the Student Recreation Center Addition. Furthermore, the garages' locations at the edge of campus has helped to reduce vehicle traffic in the campus core, which improves campus mobility.



GROWTH OBSERVATIONS

GUIDING PRINCIPLES

ARCHITECTURE

BUILDINGS

Architectural design standards have been successfully implemented in building projects since the completion of the 2006 Master Plan. The architectural design guidelines are based on the character established by some of the oldest buildings on campus, including Commons Hall, Lampasas, Beretta, Brogdon, Laurel, and Brazos.

In the new designs, tripartite façade organization (base, middle, & top) and horizontal massing is evident, and the use of similar colored materials such as stone, masonry, brick and terra-cotta colored tile roof systems have contributed to a consistent architectural character.

The expansion of the Cogeneration Plant and the construction of Matthews Street and Speck Street Parking Garages illustrate the University's commitment to its design standards. Typically, these structures receive few architectural treatments, but Texas State has employed elements such as towers, archways, and stone accents to enhance the buildings' aesthetic quality.

LANDSCAPE

Sidewalk, gateway, signage, and plant palette standards have also been closely followed by the University. This helps to unify the campus' landscape and define its edges. Well-designed trash and recycling receptacles, benches, and light standards also help to distinguish the campus.



GROWTH OBSERVATIONS

GUIDING PRINCIPLES



COMPLETED PROJECTS

- New Construction/Additions - Buildings
- New Construction - Parking Garages
- Roads & Access
- Landscape & Grounds
- Gateway Signs & Markers

MOBILITY

Creating an efficient and safe network of thoroughfares and pathways for pedestrians, bicycles, buses, and cars is of paramount concern as the University moves forward. Although Texas State has made progress toward the clarification of street networks and separation of pedestrian and vehicular networks, congestion and vehicular-pedestrian conflicts remain an issue in some areas.

STREET NETWORK

Currently, the street network is complicated by a series of one-way streets and awkward intersections. The University is working to remove unnecessary streets and both clarify and re-align intersections for improved access and safety.

PEDESTRIAN CONNECTIONS

Although Concho Green and some of the pedestrian connections to town were completed in the past five years, these spaces on the south side of campus are currently disconnected from the core. The completion of Bobcat Trail, which is currently under design, will remedy the disconnect, and the construction of the Performing Arts Center will further enhance the pedestrian network on the south side of campus.

Pedestrian connections on the western part of campus have been improved with new walkways along Academy Street and Sessom Drive. However, pedestrian zones still intermingle with vehicular paths in several areas.

GROWTH OBSERVATIONS

GUIDING PRINCIPLES

PARKING

The Campus Master Plan proposed several structured parking garages on the perimeter of campus, which would replace surface parking spaces lost to the construction of new buildings or open spaces. Over the past five years, Texas State has been successful at implementing this strategy; more than 800 surface-parking spaces have been removed in the center of campus and replaced with new buildings and open space projects.

PARKING SPACES INVENTORY

Added	1,674
<u>Removed</u>	<u>822</u>
Net Gain	852



PARKING SPACES INVENTORY CHANGES

- Existing Parking Garages
- Existing Surface Parking Lots
- Completed Landscape Projects
- Completed Building Construction Projects
- Building Construction Projects Underway

GROWTH OBSERVATIONS CONCLUSION

The University has made considerable progress through the completion of several large-scale projects that created a stronger University identity. However, there is still much to do in continued pursuit of achieving the University's vision and goals. On the heels of one of the fastest growth periods the University has ever experienced, there is a great opportunity to usher this continued success into the next five years and beyond. Enrollment growth is not projected to slow, therefore the University must remain diligent in maintaining its level of service to its students through thoughtful and continual planning.

Over the next several years, there will be continued opportunities to implement the Campus Master Plan and the Update. Projects underway will be completed, further enhancing the campus experience and helping the University develop a stronger culture of research on campus.

With each new project and increasing enrollment, new small projects will be identified for utility infrastructure, transportation, or open space connections. These small projects make a big difference in creating campus continuity. Other small projects such as landscaping, gateways, and pedestrian crossings will help the University to achieve goals established by guiding principles and the previous plan.



GROWTH OBSERVATIONS

ROUND ROCK CAMPUS

TEXAS STATE'S ROUND ROCK CAMPUS

From a modest beginning in 1996, enrollment grew rapidly, and by 2004, the Round Rock Higher Education Center was offering classes in 15 temporary buildings in a lot adjacent to Westwood High School and had reached capacity. In the meantime, the Avery family of Round Rock responded to a request for proposals for a permanent Texas State University campus site with an offer to donate 101 acres for a new campus in Round Rock.

On this campus, Texas State offers upper-level courses leading to bachelor's degrees, complete master's degrees, and certificate programs at convenient times close to where students live and work. Through partnerships with nearby Austin Community College and Temple College at Taylor, students can complete the lower-level courses comprising the rest of a bachelor's degree program. Students who complete their degree requirements on Texas State's Round Rock campus earn their degrees from Texas State University-San Marcos.

In 2003, the Gateway Planning Group was engaged to develop the Campus Area Master Plan (2003 Area Plan) for the site and worked collaboratively with The Texas State University System, Texas State University-San Marcos, the Avery family, and the architectural and engineering team, which included: Graeber, Simmons & Cowan; Baker Aicklen & Associates; and Hensel Phelps Construction.

The 2003 Area Plan included the following information:

- General plans for the 101-acre campus site at ultimate build-out
- The Phase I master plan layout for the initial building location and parking lots
- Concept plans for the 600-acre surrounding development properties
- Street experience descriptions and cross sectional guidelines
- Street network routes for the 101-acre campus and surrounding areas
- Design and development standards, including general architectural guidelines and landscape guidelines

This Campus Area Plan was completed in 2003, and the Campus Area Plan – Phase I, addressing the Avery Building on the front 22 acres, was approved by The Texas State University System Board of Regents in November 2003. Construction of the Avery Building began in 2004, and the building opened its doors on August 26, 2005. The 125,000-square-foot Avery Building includes 40 classrooms, eight computer labs, a library, faculty offices, a counseling clinic, learning and testing center, a student lounge, and several conference rooms.

In August 2010, a state-of-the-art, 77,740-square-foot, three-story Nursing Building that architecturally complements the Avery Building was occupied, and Texas State's St. David's School of Nursing admitted the first class of junior-level nursing majors. During the programming and design phase of this building, the University recognized the 2003 Area Plan was a hand drawn plan that was not to scale.

The firm of Barnes Gromatzky Kosarek (BGK), design firm for the Nursing Building, including consultants MWM Design Group, Shah Smith & Associates, and Coleman & Associates, was contracted to provide a more completed and updated plan to supplement the 2003 original plan. The additional information requested includes:

- Provide the entire campus master plan in a digital (CADD) format in order to provide the necessary dimensional accuracy required to set building alignment parameters, exact street widths and locations over the 101-acres, and underground utility corridor locations.
- Update the original plan to show the impact of the construction of the new Seton Parkway built within the eastern campus property line, and the new Seton Hospital built adjacent to the east side of campus.
- Update the original plan to show the impact of the construction of the new College Park Drive (CR 112) and the Austin Community College campus built adjacent to the western property line.
- Add master planned systems for all underground utility needs, including chilled water, electrical, thermal, water, and waste water piping, which was not addressed in the original plan.
- Add master planned systems for addressing the campus storm water run-off and detention requirements of the 101-acres.
- Provide a parking study.
- Provide a building program of potential square footage.

- Refine traffic flow and street design to clarify campus circulation, improve safety, minimize traffic in the internal campus areas, and encourage bicycling.

In addition to the above listed supplemental information, the update provided by BGK Architects includes the following recommended refinements and alterations to the 2003 Area Plan:

- Updated the reduction in the overall width (size in the east-to-west direction) of the campus due to the construction of Seton Parkway inside the original property boundaries. This reduction in actual width dictated a corresponding reduction in overall street cross section widths. The street cross section widths include drive lane size, parallel parking strips, and generously wide garden walkway and tree planting strips. The 2003 Area Plan shows street cross sections with garden walks from 12 to 20 feet in width on both sides of the street. In order to maintain the dimensions needed for 3 rows of building structures, a row of parking garage structures and a reasonable size for the main pedestrian mall (the focal element in the campus plan), the overall widths of the garden walks were reduced, the 8 foot parallel parking strips were reduced to 5 feet wide bicycle lanes, and the drive lanes reduced to a standardized 11 feet.
- In general, the street parallel parking strips shown in the 2003 Area Plan were changed to bicycle lanes in a concerted campus effort to encourage bicycle traffic and reduce vehicular traffic on campus. On-street parallel parking is not desired by campus parking services and poses a direct conflict with bicycle lanes.

GROWTH OBSERVATIONS ROUND ROCK CAMPUS

- The internal campus street drive lane widths were reduced in most cases to an 11 foot standard in an effort to reduce driving speeds for on-campus roadways.
- Inner campus roadway connections to Seton Parkway have been added as Seton Parkway did not exist in the original Master Plan.
- The vehicular campus cross road (running east to west) through the middle of the 101-acre tract will be utilized as a temporary vehicular roadway as the campus builds academic buildings from the Avery Building southward. Once the building construction extends beyond and south of this cross road it will be replaced by the final southern entry boulevard located even further south in the overall plan. The temporary cross road will then be converted to a pedestrian pathway for crossing campus and for emergency fire truck access.
- The location of the southern entry boulevard shown on the 2003 Area Plan is updated in design (changed to a landscaped boulevard with a dividing median) and re-located to align its intersection with the Austin Community College entrance drive across CR 112.
- Updates to the as-built design were made for the Avery Building north entrance fountain and the addition of the Avery Family Heritage exhibit at the north detention pond.
- The arrangement of inner campus street routes was simplified and made more direct for easier and safer campus traffic circulation. An outer loop is designed to feed most vehicles coming to campus directly into parking facilities, thus reducing the need for vehicular traffic on the inner loop. As one gets closer in to the

campus proper fewer vehicles are encountered and the more pedestrian friendly the campus becomes.

- The recreation fields shown at the southern end of the 101-acre campus in the 2003 Area Plan are still present in the 2011 Area Plan; however, the required storm water detention pond has been added. In order to maintain as much of the original recreational acreage as possible, the consultants were asked to design the detention pond in such a way as to allow its double-use as a soccer field/playing field, thus preserving the space for recreational activity.
- Updates showing the current plans for interim parking lots to be constructed and utilized until such time as the campus development status dictates the construction of additional academic buildings or parking garage structures.

The updated 2011 Texas State University-San Marcos Round Rock Campus Area Plan is available as a separate document. The next three projects identified by Texas State for the Round Rock Campus are Health Professions #1, Health Professions #2, and a parking garage. These projects are included in this 2012-2017 Campus Master Plan Update and are reflected on The Texas State University System Capital Improvements Plan for Texas State.



TEXAS STATE UNIVERSITY - ROUND ROCK HIGHER EDUCATION CENTER LONG RANGE MASTER PLAN
COURTESY BARNES GROMATZKY KOSAREK ARCHITECTS

GROWTH OBSERVATIONS

STAR PARK

TEXAS STATE'S STAR PARK

Texas State University has made significant strides increasing its research capabilities including the creation of the Center for Research Commercialization (CRC) in 2007. In May 2010 the Center was combined with the Office of Technology Commercialization and renamed the Office of Commercialization and Industry Relations (OCIR). The OCIR is structured to permit the utmost agility to be able to respond to commercial and industrial opportunities and provide the opportunity for emerging industrial partners to utilize university resources such as facilities and equipment, faculty research knowledge, and internships. It supports these emerging companies by offering business planning knowledge and aids in identifying potential joint funding ventures. The CRC also provides a venue for university faculty to work with industry and potentially develop their own companies based on their research at Texas State.

Currently, the OCIR is housed in the Roy F. Mitte Building located on the San Marcos campus of Texas State. Partner companies are placed in space where available. This technique, based on availability of space in existing science buildings, does not always match the most appropriate laboratories with partner company needs. It is a reactive approach rather than a proactive one.

Texas State and the City of San Marcos met in late 2008 to discuss development of a research facility and the City's interest in a partnership to support the research center and potential research park as an economic development tool of high interest to the City. The City expressed its willingness to support the project actively, including financially. One recognized potential benefit of the partnership

was a wider opportunity to apply for grants that might not be available to one party or could not be successfully applied for independently. This benefit has been realized in a successful Economic Development Administration (EDA) application with an award of \$1,845,000.

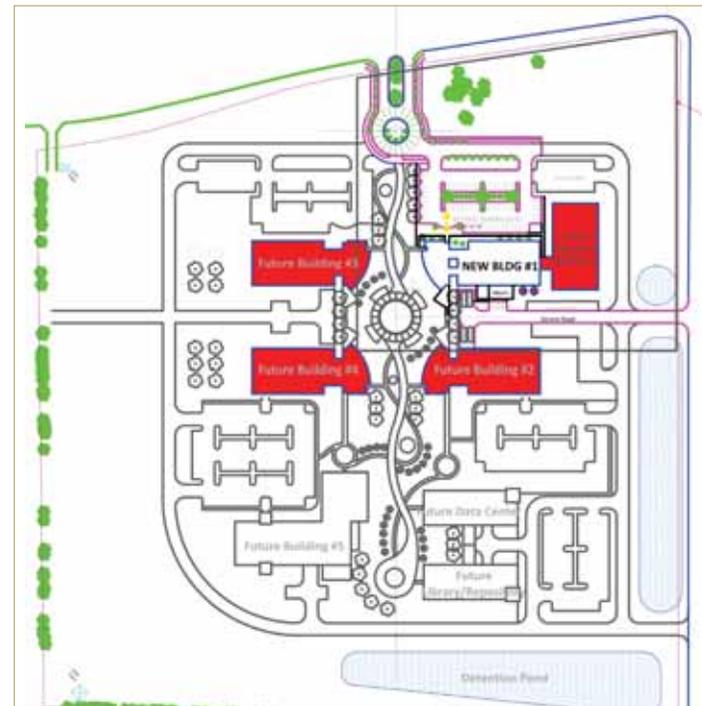
In 2010 Texas State decided to utilize a 38-acre undeveloped tract on Hunter Road and McCarty Lane as a research park for the university. Over the next few months, the City and Texas State identified public infrastructure components needed at the selected site on University property at Hunter Road and McCarty Lane as a potential opportunity for the City to continue its partnership in the project, specifically water and wastewater lines across and along the boundaries of a portion of the property. The City has committed to a maximum of \$500,000.

In the same time period, Texas State hired University Haddon + Cowan Architects Collaborative and Pape-Dawson Engineers to develop a land use plan for this tract of property. This overall plan, along with the design of the first building which began construction in September 2011, is based on the site analysis, building program and long-term goals of the University for the property. The plan is heavily influenced by analysis of the location of the existing 100-year flood plain and the impact the adjacent railroad and transmission lines would have on any development. Hunter Road has been chosen as the main access to the site due to its link to the San Marcos campus, its future traffic capacity and connection to I-35 via McCarty Lane.

The Texas State University STAR Park is designed to be a walk-able environment anchored initially

by the first research building to be constructed at the north corner of the site and followed by additional centrally-located research buildings. These four central buildings establish a campus quad environment with parking and service access via a loop road that follows the outer edge of the research portion of the campus. This road also provides access to future mixed-use buildings located at the perimeter and can serve as a possible future connection point to the adjacent undeveloped property to the southwest.

The construction of the Center for Research Commercialization building will serve as the anchor for STAR Park and will only include those minimum site amenities required for successful operation to include parking, sidewalks, and minimal landscaping. Campus paving, landscaping, screen walls, and walks will not be included in the initial building site, but will be established during the development of a second building site. This second site and its relationship to the original building will begin to establish the



PROPOSED SITE PLAN FOR THE STAR PARK
COURTESY HADDON + COWAN ARCHITECTS COLLABORATIVE

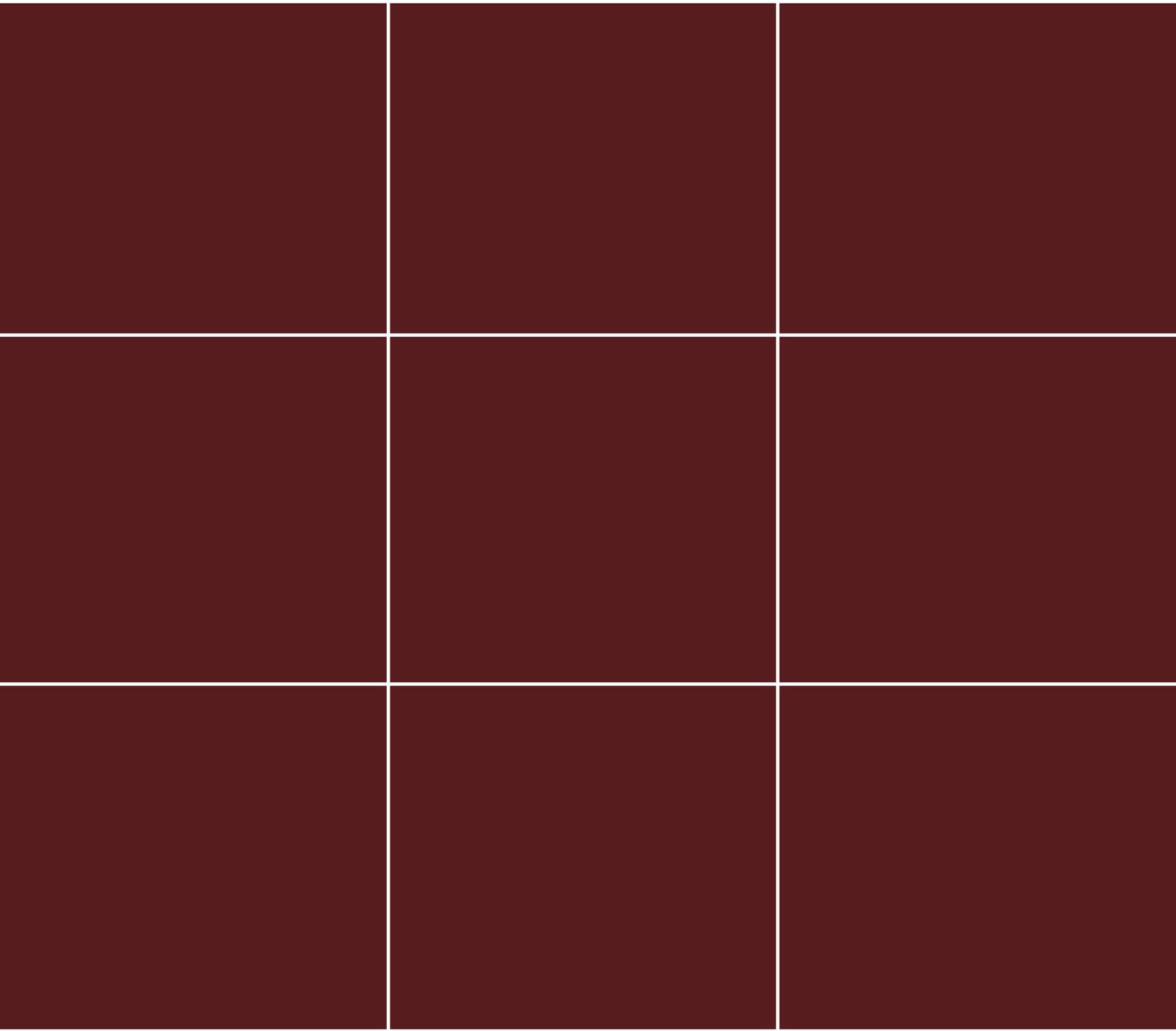
GROWTH OBSERVATIONS

STAR PARK

layout of the campus and include the amenities of a true campus environment.

Also addressed in the land plan are site design and development standards regarding storm water management, domestic/potable water, wastewater/sanitary sewer, natural gas, electric, data communications, streets and parking, loading and service areas, lighting, landscaping, and irrigation. The land plan for STAR Park is a separate document.

Although the research, development and commercialization aspect of the campus is the primary building type, other ancillary buildings are planned to accommodate other university facilities' needs. These include the Alkek Library Repository identified in the 2012-2017 Campus Master Plan Update Implementation Plan for the five year period and the Data Center identified in the 2012-2017 Update Long Term Implementation Plan. Currently the Alkek Library Repository is also included on The Texas State University System Capital Improvements Plan for Texas State. A second research building is also included in the 2012-2017 Update Long Term Implementation Plan.



PART TWO:
MASTER PLAN
UPDATE

2011 EXISTING CONDITIONS

SAN MARCOS CAMPUS



2012-2017 IMPLEMENTATION PLAN - NEW CONSTRUCTION

SAN MARCOS CAMPUS



BUILDINGS

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. West Campus Housing - San Saba 2. West Campus Housing - UPAC 3. Facilities Maintenance 4. Engineering & Science Building 5. Cogen Plant Addition | <ul style="list-style-type: none"> 6. Central Campus Housing Complex 7. Bus & Bicycle Multi-Modal Information and Amenity Center 8. Music Building 9. Alumni Visitor Center |
|---|---|

GROUNDS, ROADS & TRANSPORTATION

- | | |
|--|---|
| <ul style="list-style-type: none"> A. West Campus Multipurpose Rec Fields B. East/West Mall Connection C. Bobcat Trail Redevelopment D. Pedestrian-Only Phase at Aquarena/Sessom/University Intersection | <ul style="list-style-type: none"> E. Campus Bike Paths F. Bus Stops & Shelters* G. Raised & Signalized Crosswalks* H. Renovate Bus Shelters at Quad Bus Loop |
|--|---|

**Note: These projects are campus wide.*

2012-2017 RENOVATIONS PLAN

SAN MARCOS CAMPUS



RENOVATIONS

- 1. Alkek Library Learning Commons
- 2. Psychology
- 3. Commons Complex - Brogdon
- 4. Commons Complex - Commons Dining Hall
- 5. Old Main Roof and Exterior Repairs
- 6. Aqua Sports Building

- 7. Theater
- 8. Jowers Center

2012-2017 IMPLEMENTATION PLAN

New Construction	AREA	UNIT	Estimated Total Project Cost	Funding Source
Alkek Library Repository (at Hunter Road STAR Park)	13,000	GSF	\$5,918,975 (CIP)	Private Funding / HEAF*
Alumni Visitor Center	10,000	GSF	\$4,990,825 (CIP)	Private Funding
Bus and Bicycle Multi-modal Information and Amenity Center	2,000	GSF	\$920,000	Grant Funding
Cogen Plant Addition	12,000	GSF	\$4,055,408 (CIP)	TSUS Revenue Bonds
Engineering & Science Building	94,253	GSF	\$82,265,414 (CIP)	Tuition Revenue Bonds
Facilities Maintenance - New Warehouse Building	7,500	GSF	\$1,036,750	Institutional Reserves
Music Building	109,582	GSF	\$56,705,000 (CIP)	Tuition Revenue Bonds
Residence Life Housing - West Campus (UPAC)	175,000	GSF	\$56,147,000 (CIP)	TSUS Revenue Bonds
Residence Life Housing - West Campus (San Saba, Canyon)	175,000	GSF	\$56,147,000 (CIP)	TSUS Revenue Bonds
Residence Life Housing - Hornsby/Burleson/Smith	270,000	GSF	\$25,194,705 (CIP)	TSUS Revenue Bonds
Health Professions #1 - Round Rock Campus	87,274	GSF	\$48,820,000 (CIP)	Tuition Revenue Bonds
Health Professions #2 - Round Rock Campus	70,431	GSF	\$31,900,000 (CIP)	Tuition Revenue Bonds
Parking Garage - Round Rock Campus	1,000	Spaces	\$17,700,000 (CIP)	Undetermined
Renovation	AREA	UNIT	Estimated Total Project Cost	Funding Source
Alkek Library Learning Commons	-	-	\$2,500,000 (CIP)	Private Funding & Library Reserves
Aqua Sports Building	-	-	\$2,820,000	HEAF*
Commons Complex - Brogdon Hall	-	-	\$7,000,000 (CIP)	Housing Reserves
Commons Complex - Commons Dining Hall	-	-	\$7,200,000 (CIP)	HEAF* & Dining Reserves
Jowers Center	-	-	TBD	HEAF*
Old Main - Roof Replacement	-	-	\$3,500,000 (CIP)	HEAF*
Old Main - Exterior Repairs	-	-	\$7,000,000 (CIP)	Institutional Reserves & HEAF*
Psychology Renovation	-	-	\$8,595,438 (CIP)	HEAF*
Theater Renovation	-	-	\$4,500,000	HEAF*
Energy Performance Improvements and Renovations	-	-	\$15,000,000	TSUS Revenue Bonds
University Distribution Center Expansion/Renovation (River Ridge Parkway)	10,000	GSF	\$1,144,000	Institutional Reserves

*Higher Education Assistance Funds

The 2012-2017 Implementation Plan is a composite list of projects for the San Marcos, Round Rock, and STAR Park campuses. The projects included assimilate outcomes from the Analysis and Assessment phase, long-range recommendations from the Symposia, and direction from University representatives.

Over the past five years, the campus has undergone an extensive transformation by constructing and initiating 67% of the projects listed in the near-term implementation plan, in addition to several others. The University's historic and projected enrollment growth is pushing the need for a more efficient transportation system, more on-campus residences, recreation fields, and extended infrastructure networks in addition to core academic space.

However, based on current funding, budgets, and other funding priorities, the University anticipates adding only two academic buildings on the San Marcos campus in the five-year horizon, which will do little to relieve the current E&G space deficit. These facilities are the Engineering and Science Building, which will be located at Comanche and Woods Street, and the Music Building, located adjacent to the Performing Arts Center. In order to accommodate enrollment growth academically, the University must consider leveraging technology for online courses and pushing classroom-utilization and classroom-occupancy rates to higher levels.

On the San Marcos campus, Housing and Residential Life projects comprise most of the construction growth. Three large residential complexes are anticipated in the five-year horizon,

2012-2017 IMPLEMENTATION PLAN

which will add 1,900 beds to the campus inventory. A key planning assumption for the Master Plan Update is a shift in residence life policy, which seeks to accommodate all freshmen on campus as the freshmen class continues to grow. The three new complexes, located at the former UPAC site, the San Saba, Canyon, and West Warehouse site, and the Hornsby-Burleson-Smith site, will help to achieve this strategic goal.

Other new construction projects identified for the San Marcos campus are the Alumni Center, Cogen Addition, Facilities Maintenance Warehouse, and a University Distribution Center Expansion or Renovation (at River Ridge Parkway).

The Round Rock Campus will be home to two new academic buildings and a new parking garage in the five-year window. An Alkek Library Repository is also identified at the STAR Park on Hunter Road.

The addition of academic and residential space will demand upgrades to the utilities and communication infrastructure system. Systems such as electrical, cooling, and steam are currently at capacity in several areas of campus; the Implementation Plan includes multiple projects which will address new demand both locally and campus-wide.

As the University's research programs grow, the need for reliable and redundant utility systems will also increase. Addressing near-term needs in light of long-range goals will position the University's infrastructure to receive new demands. Measures to improve system performance will help meet overall demand. The Implementation Plan includes projects to meter and monitor building and system performance to help identify weak

Demolitions	AREA	UNIT	Estimated Total Project Cost	Funding Source
Clear Springs Apartments	98,892	GSF	\$1,081,910	Institutional Reserves
San Saba Hall, Canyon Hall, and West Warehouse	43,466	GSF	Included in Replacement Project	TSUS Revenue Bonds
Burleson / Hornsby / Smith Halls	58,749	GSF	Included in Replacement Project	TSUS Revenue Bonds
Comanche Hill and Campus Colony Apartments	106,403	GSF	Included in Replacement Project	Tuition Revenue Bonds
Arnold Hall*	43,709	GSF	\$383,546	TSUS Revenue Bonds
Grounds, Roads & Transportation Improvements	AREA	UNIT	Estimated Total Project Cost	Funding Source
East/West Mall Connection	233,000	GSF	\$1,209,195	Institutional Reserves
Bobcat Trail Mall Redevelopment	70,000	GSF	\$5,488,000 (CIP)	Unexpended Plant
Campus Bike Paths	-	-	\$1,883,535	Grants & Unexpended Plant
Property Acquisitions	-	-	TBD	Undetermined
Multi-Purpose Recreation Fields on West Campus	5.2	Acres	\$1,500,000	Campus Recreation Reserves
Commuter parking relocation of West Campus surface lot	-	-	TBD	Parking Reserves
Bus Shelters at the Quad Bus Loop	3	Shelters	Included in Bus & Bike Multimodal	Grant Funding
Bus Infrastructure - Reconstruct bus stops, shelters, and other infrastructure for consistency	18	Stops	\$520,814	Bus Reserves
Pedestrian-Only Phase at intersection of Sessom / Aquarena / University	-	-	TBD Based on Agreement with other Entities	Multiple Sources
Pedestrian Connectivity and Safety - Raised, signalized, and ADA Crosswalks	12	Intersections	TBD Based on Agreement with other Entities	Multiple Sources
Pleasant Street Garage Access Adjustment	-	-	\$58,434	Institutional Reserves
Peques / State / Sessom Intersection Realignment	-	-	TBD Based on Agreement with other Entities	Multiple Sources

*Replacement facility in Long Term Plan

Building projects are shown with estimated square footages based on individual project evaluations. These square footages may or may not be adjusted at the time of actual space programming. Total project costs were based on existing University project budgets. Where no such costs were available, probable costs were

calculated taking the estimated square footage multiplied by an estimated cost per unit/cost. In some cases, estimates include extensive site development.

The estimated budget costs also include a 30% allowance for other owner costs, including

but not limited to furnishings, fixtures and equipment allowance, project contingencies, etc.

Based on actual year of anticipated projected construction, it is recommended that a 3.6% annually compounded escalation allowance be added to the total cost of each project. This

2012-2017 IMPLEMENTATION PLAN

Utilities & Communications Infrastructure	AREA	UNIT	Estimated Total Project Cost	Funding Source
Utility Upgrades - Bobcat Trail Area	-	-	\$3,500,000	TSUS Revenue Bonds
Utility Upgrades - Replace Building Transformers and Switches	-	-	\$4,000,000	TSUS Revenue Bonds
Utility Upgrades - Update all Plants with Control/Monitoring Hardware and Software	-	-	\$1,500,000	TSUS Revenue Bonds
Utility Upgrades - Lighting and Ventilation Upgrades at Cogen Plant	-	-	\$1,500,000	Utility Reserves
Utility Upgrades - Replace Steam and Condensate piping, Steam traps, and Communication duct banks	-	-	\$4,500,000	Utility Reserves
Utility Upgrades - Meter Potable Water	-	-	\$200,000	Utility Reserves
Utility Upgrades - Meter Chilled Water	-	-	\$600,000	Utility Reserves
Utility Upgrades - Meter Steam and Condensate	-	-	\$400,000	Utility Reserves
Utility Upgrades - Install Emergency Power Systems for Plants	-	-	\$600,000	Utility Reserves
Communication Upgrades - Provide Diverse Fiber paths to all Academic and Administrative Buildings	-	-	\$1,650,000	Undetermined
Communication Upgrades - Provide Emergency Power to all telecommunications closets	-	-	\$799,000	Undetermined
Communication Upgrades - Enhance cellular/wireless phone coverage in dead zones	-	-	TBD	Undetermined
Communication Upgrades - Upgrade core network links to 40/100Gig	-	-	\$760,000	Undetermined
Communication Upgrades - Extend Core Network Links to provide redundant rings	-	-	\$1,800,000	Undetermined
Communication Upgrades - Provide redundant/diverse paths for telephone trunks on both Round Rock and San Marcos campuses	-	-	\$360,000	Undetermined
Communication Upgrades - Enhance outdoor wireless service to provide increased coverage/bandwidth	-	-	\$255,000	Undetermined

points, breakages, and consumption rates, leading to enhanced efficiency and cost savings.

Several renovation projects are listed in the Implementation Plan, which range from academic buildings to residence life to recreation facilities. Additionally, a series of energy performance upgrades for existing buildings will be undertaken to address new state requirements.

The Implementation Plan includes grounds and transportation projects that will help relieve vehicle congestion on campus, improve pedestrian and bicycle connectivity, and enhance overall accessibility. The San Marcos campus' physical length and topography can make traversing from one end to the other difficult; projects such as the East-West Mall Connection, Bobcat Trail Mall Redevelopment, new bike paths and pedestrian crossings will improve the experience. Landscaping projects such as these will advance the University's gray-to-green goals by replacing surface parking with green space and pedestrian walkways.

Numerous bus shelter improvements, a transit hub, a bus terminal, and signage projects will help enhance the transit system and reduce demand for on-campus parking. To further reduce on-campus parking demand, the Implementation Plan includes a satellite parking lot for students commuting from Austin and San Antonio.

project construction escalation cost is based on the past decade's ten-year average cost index percent change according to Engineering News Record. Adjustments for actual escalation incurred during the implementation time frame should be incorporated as more accurate data becomes available.

Total project costs may or may not be adjusted when actual programming of the space occurs and are dependent upon fund availability.

2012-2017 IMPLEMENTATION PLAN

OTHER NEAR-TERM PLANNING RECOMMENDATIONS

Beyond the Implementation Plan, a number of master plan-level issues will need to be monitored in upcoming years to position the University for future growth. These issues involve coordinating with other entities to ensure compliance with existing codes, and the continued application of design and landscape guidelines will be necessary to ensure that these issues align with the University's Guiding Principles.

LAND ACQUISITION

At this juncture, Texas State's San Marcos campus is becoming increasingly dense at its core. While there is more developable land on the east and west parts of campus, sites on the central campus would be limited for the Engineering and Science building and the Music building without the planned demolition projects. Though some land acquisition is required to accomplish the projects listed in this plan, the University may consider additional strategic land acquisition to accommodate future growth.

TRANSPORTATION

The University should continue to collaborate and coordinate with the City of San Marcos and the Texas Department of Transportation on transportation system issues. Primarily, the Aquarena Springs Drive Railroad Overpass, which is currently in early design stages, will require coordination to ensure that impacts on University land are minimized. Right-of-ways (ROWs), road alignments, recreation fields, stormwater detention, shuttle access, pedestrian and bicycle connections, and parking layouts may all be impacted by the overpass, and the University should continue to collaborate for a timely and beneficial implementation.

The City of San Marcos is also improving pedestrian and bicycle connectivity throughout the City, and the University should continue to coordinate efforts to ensure that safe and efficient routes are developed for students, faculty, staff, and visitors. Finally, the University should continue to stay apprised of commuter rail developments, which would be beneficial to the City of San Marcos and the University in the long-term. The current plans propose a stop in downtown San Marcos, within walking distance of the University, which would help minimize both parking and traffic congestion on campus.

INFRASTRUCTURE

As Texas State continues to grow and develop buildings on campus, the University must proactively coordinate infrastructure projects with the City of San Marcos, the San Marcos Electric Utility, and the local communications providers. While the campus provides the majority of its own utility services, sanitary sewer, electricity, and communications are provided externally and, therefore, require advance coordination to ensure demand can be accommodated. Long-range communications/information technology plans for San Marcos and the University could be pursued in partnership with the City and the County to deliver reliable, redundant service to the area.



RENDERING OF NORTH CAMPUS HOUSING

2012-2017 IMPLEMENTATION PLAN



RENDERING OF PERFORMING ARTS CENTER

DESIGN GUIDELINES

As projects from the Master Plan Update are implemented over the next five years, the Design Guidelines from the 2006-2015 Master Plan should be utilized. The University may wish to consider incorporating additional design standards for rain-water harvesting, green/reflective roofs, passive heating, cooling, and ventilation systems, water recycling, or energy performance to help achieve LEED Certification for buildings and reduce demand on utilities infrastructure systems.

Additionally, the University should consider developing elements of the “complete streets” standards and coordinate below-grade utilities infrastructure systems with ground-level landscaping improvements. If implemented, these coordinated street systems will help minimize utility conflicts (i.e., steam distribution close to fiber-data lines) and landscaping incompatibilities (i.e., steam lines beneath grass lawns), which will reduce costly repairs later.

PLANT PALETTE

Over the past several years, the University has continually updated its plant palette. The latest version should be consulted when designing and implementing new landscaping projects.

ARCHITECTURE ACCESSIBILITY REVIEW

The University should continue to evaluate building and landscape circulation systems for compliance with state and federal accessibility codes and standards. The process of identifying and updating systems to comply with current specifications is ongoing.

TEXAS ANTIQUITIES CODE

As an institution of higher learning of the State of Texas, the University is responsible for complying with requirements of the Texas Antiquities Code. The Code asks that the University and other agencies consider the effect of their undertakings on cultural (historic and prehistoric) resources that are potentially important to local, regional, or state history. For this Campus Master Plan Update, this means that locations identified for the development of new buildings may need to be evaluated to determine whether they are historically significant from an architectural perspective or are associated with people or events that were important in local, regional, or state history. If information indicates that important people or events are associated with a particular locale, additional costs may be required during the development of that property to offset the possible loss of relevant information about those historically significant issues.

LONG RANGE PLAN

Several projects were identified during the Master Plan Update that will be implemented beyond the five-year Implementation Plan. Some of these projects were listed in the 2006-2015 Campus Master Plan but have been re-prioritized to a longer-range window; other projects were newly defined during the symposia phase.

The Long-Range Plan includes the second phase of the Performing Arts Center, the performance hall. An expansion of the LBJ Student Center, which would increase the amount of meeting space on the San Marcos campus, is also listed.

Housing and Residential Life will continue to add new student housing facilities in the Long-Range Plan to accommodate both enrollment growth and replace units slated for demolition. Preliminarily, a new complex at Arnold Hall is identified, but more will need to be added in order to meet on-campus housing policy targets. Elliot Hall and the Riverside Apartments are also listed for demolition, renovation, or replacement.

In order to accommodate projected growth in Athletics programs, Texas State will continue to expand the Bobcat Stadium Complex, adding South Side Complex and East Side Complex developments in the Long-Range Plan. Additionally, it is anticipated that an athletics-only practice facility will need to be constructed in order to accommodate increasing demand for gymnasium space.

New Construction
Bobcat Stadium Expansion - South Side Complex
Bobcat Stadium Expansion - East Side Complex
Data Center (Hunter Road STAR Park)
Athletics Practice Facility
Parking Garage - Sessom Drive near Physical Plant
Parking Garage - Bobcat Village
Parking Garage - Charles Austin near Railroad
Performing Arts Center - Phase Two
Residence Life Housing - at Arnold Hall
Expansion of LBJ Student Center
Center for Research Commercialization Building #2 (Hunter Road STAR Park)
Renovations / Demolitions
Elliot Hall Replacement/Renovation
Chemistry & Centennial Major Renovations (\$9.5M; MEP, fire systems, architectural)
MCS & Derrick Major Renovations (\$11M; MEP, fire systems, architectural)
Riverside Apartments Renovation (or demolition)
Derrick Wing Demolition

LONG-RANGE PLAN

Utilities & Communications Infrastructure

Utility Upgrades - Convert 15Kv Feeders to Looped System (\$15M)
Utility Upgrades - Replace Manual Distribution Switches at Buildings (\$3M)
Utility Upgrades - Replace Aged Power Cables (campuswide)
Utility Upgrades - Hot & Chilled Water Generation & Distribution (east campus)
Utility Upgrades - Extend 800-amp Feeder from South Chill Plant to Cogen Plant (\$10M)
Utility Upgrades - Add Boiler at Cogen Plant to support future construction
Utility Upgrades - Add Chiller & Cooling Tower Cell at Harris Plant to support future west-campus construction
Utility Upgrades - Re-establish Co-Generation Capability
Utility Upgrades - Increase Redundancy for power, thermal waters, and potable water required to support research
Utility Upgrades - Increase Capacity for power, thermal waters, and potable water required to support research
Utility Upgrades - Expand Potable Water Capabilities (per FY2011 Potable Water System Study; reclaimed water, water well, elevated tower, interconnection w/City)
Utility Upgrades - Add Chiller at South Chill Plant to support PAC construction
Storm Water Infrastructure - Clean Existing & Add New Detention Ponds
Storm Water Infrastructure - Mitigation Provision per Habitat Conservation Plan & EARIP

Three parking garages are also shown in the Long-Range Plan; construction of these may be triggered by conversion of surface parking lots into building footprints or increased demand for on-campus parking. It should be noted that this represents the elimination of seven long-term parking garages from the previous Master Plan, and a reprioritization of a ten-year garage to a long-term (shown in the map on page 37).

Development at STAR Park on Hunter Road will continue: a Data Center and a second Center for Research Commercialization building are listed in the Long-Range Plan.

Finally, the Long-Range Plan includes a series of utilities upgrades that would support future development. Depending on the sequencing of construction projects over the next five to ten-year window, these utilities projects may need to be reprioritized. However, the list generally addresses those projects required to support research requirements, meaning increased system capacity, reliability, and redundancy. Improvements to Storm Water Infrastructure are also included.



Parking Garage Map (Changes to Previous Plan)

INTERVENTIONS

KEY PROJECT DESCRIPTIONS



2012-2017 Implementation Plan Map

Each new construction and grounds project project listed in the Implementation Plan is described in further detail on the following pages, except for those projects which do not pertain to an individual site, but rather apply to campus wide issues and therefore are represented in a physical plan. Each project page includes a brief description that highlights key issues, concerns, and opportunities. When known, site limitations, such as utility constraints, are also cited.

Key project facts are included, along with side by side maps that represent the existing condition of the site today, and the proposed changes to occur within the five year update planning window.

WEST CAMPUS HOUSING

INTERVENTIONS: NEW CONSTRUCTION



■ IN TEN-YEAR PLAN

■ NEW PRIORITY PROJECT

PROJECTED COMPLETION DATE	Summer 2014 (UPAC Site); Summer 2016 (San Saba, Canyon, West Warehouse Site)
BUILDING AREA	(2) 175,000 GSF Buildings
BUILDING STORIES	4
NUMBER OF BEDS	1,000 (500 each)



EXISTING

WEST CAMPUS HOUSING

Two new housing complexes will be constructed on West Campus during the five-year implementation window. These projects, each housing approximately 500 students, align with University goals to increase the amount of freshmen student housing on campus.

The first complex to open in 2014, will be located just south of Blanco Hall.

After San Saba Hall, Canyon Hall, and the West Warehouse are demolished in 2014, construction will begin on the second housing complex on West Campus. The project will consist of traditional dormitory rooms for freshmen and will be located just north of Blanco Hall.



PLANNED

The complex north of Blanco Hall should be oriented to frame the circular quad to its south and create a strong edge on the north side adjacent to the new multipurpose recreation field. This building also lies at the terminus of the main east to west pedestrian thoroughfare through campus and should accent that terminus by employing a tower element.

Both buildings should be three to four stories and be thoughtfully placed to frame views, create strong visual edges for corridors and pathways, and create open spaces and outdoor rooms.

Currently campus utility infrastructure cannot accommodate two buildings on this side of campus. However, prior to utility upgrades, one of the buildings could be constructed. In order to construct both new buildings, chilled water, steam, and electrical capacity must be increased.

ENGINEERING & SCIENCE BUILDING INTERVENTIONS: NEW CONSTRUCTION



■ IN TEN-YEAR PLAN

■ NEW PRIORITY PROJECT

PROJECTED COMPLETION DATE TBD

BUILDING AREA 94,253 GSF

BUILDING STORIES 5



EXISTING

ENGINEERING & SCIENCE BUILDING

A major new facility is needed to house the expanding enrollment in the Engineering, Materials Science and Biology programs. It will consist of research laboratories, shared interdisciplinary labs, classrooms, offices, seminar rooms, and conferencing facilities.

The building will include the most sophisticated information and instructional technology features designed and installed for an information intensive environment; therefore, it will require campus infrastructure and site utilities necessary to support a facility of this size and level of research requirements.

The current re-programming, cost estimate and project budget for the 94,253 gross square foot building have been completed. This project was the subject of an \$84.5 million TRB request in both the 2009 and 2011 legislative session that was not



PLANNED

funded. The re-programmed building, cost estimate and project budget will be submitted for possible funding by the legislature during the 2013 session.

The new building should be oriented to take advantage of the existing parking lot on the north side of the site. In order to construct the new Engineering & Science Building, it will be necessary to demolish Comanche Hill and Campus Colony apartments.

COGEN PLANT ADDITION

INTERVENTIONS: NEW CONSTRUCTION



■ IN TEN-YEAR PLAN

■ NEW PRIORITY PROJECT

PROJECTED COMPLETION DATE 2015

BUILDING AREA 12,000 GSF

BUILDING STORIES 2



EXISTING

COGEN PLANT ADDITION

Originally proposed as an actual addition to the Cogen Plant, this administrative office building will now be located directly adjacent (but not attached) to the existing Cogen Plant.

The Utility Infrastructure Symposium produced a large array of recommendations to improve the systems across campus. Among these recommendations, none were more important than establishing a way of monitoring all of the systems in order to establish a clear understanding of where systems are being overburdened, where leaks are, and exactly how much load each building uses. When these metering measures get put into place, it will be imperative to have a central control room to monitor all systems. This administrative building provides a perfect opportunity to incorporate such a control room. The building will also accommodate offices and storage.



PLANNED

This building should be oriented in a way to screen the service entrance and parking lot; accordingly, the front door of the building should enhance the entry condition of the campus. The building will also front a prominent interior campus road, so it should be aligned to continue the urban edge and pedestrian experience created by Student Center Drive.

CENTRAL CAMPUS HOUSING COMPLEX

INTERVENTIONS: NEW CONSTRUCTION



■ IN TEN-YEAR PLAN ■ NEW PRIORITY PROJECT

PROJECTED COMPLETION DATE	Summer 2017
BUILDING AREA	270,000 GSF
BUILDING STORIES	5
NUMBER OF BEDS	900



EXISTING



PLANNED

CENTRAL CAMPUS HOUSING COMPLEX

Since Burleson, Hornsby, Smith, and Arnold Halls are nearing the end of their useful life, the plan slates them for replacement with a higher-density residential complex. Burleson, Hornsby, and Smith will be demolished in 2015, and a 900-bed complex will be built in their place. Arnold Hall will be demolished in 2017, making room for a second phase of 300 beds, which will be completed beyond the five-year plan.

This site offers a unique set of design parameters. While the top of the hill is relatively flat, steep grades encompass the entire site, creating an unusual shape. Mature oak trees are speckled amongst the buildings; these should be preserved, as they create intimate outdoor rooms and provide much needed shade. Great opportunities for framing views and enhancing the campus edge are presented by the site.

Currently, the hill is not easily accessible for pedestrians due to the topography and vehicular roads that bisect pedestrian thoroughfares. The new complex should create a safe, comfortable pedestrian network that ties back into the campus core by aligning with existing pathways and building edges.

The street that frames the south side of the hilltop is composed of three roads, Student Center Drive, LBJ Street, and Pickard Street. Pickard Street is already closed to vehicular traffic, but should be improved with proper paving patterns from the hierarchy of pathways from the previous master plan guidelines. Removable bollards should be installed to allow for emergency access, as well as move-in day, and service access.

BUS & BICYCLE MULTI-MODAL INFORMATION AND AMENITY CENTER

INTERVENTIONS: NEW CONSTRUCTION



■ IN TEN-YEAR PLAN ■ NEW PRIORITY PROJECT

PROJECTED COMPLETION DATE	Summer 2014
BUILDING AREA	2,000 GSF
BUILDING STORIES	2



EXISTING



PLANNED

BUS & BICYCLE MULTI-MODAL CENTER

This project is an inter-modal transportation facility designed to provide information and support for bus passengers and bicycle riders arriving, departing, and traveling through the Quad Bus Loop. The facility would contain bicycle support amenities including secure bike storage, lockers, showers, and light repair and air facilities for bicycles. Bus support facilities would include space for the transportation program and support staff, ticket sales, informational kiosks for bus arrivals and departures, meeting and training space, and public restrooms. Half of the square footage would be on each floor with first floor for bicycle storage and amenities and second floor for the multi-modal transit center.

The proposed site for this building is located between the Pleasant Street Garage and the Psychology Building adjacent to the LBJ Bus Loop and the main north entrance to campus. This site is small but provides a perfect opportunity to continue the street edge in this location. The Psychology Building would essentially be hugging the new building, leaving enough room for a comfortable pathway in between.

Providing amenities for bicyclists and bus riders alike will make it easier for students to utilize those modes of transportation rather than their automobile; moreover, it will surely increase the number of bicyclists and bus riders on campus. Not only is it cheaper for the student, alternative transportation options reduce the burden on campus streets, parking lots, and garages. This project will be a large step forward in moving the campus towards a more sustainable transportation system.

MUSIC BUILDING

INTERVENTIONS: NEW CONSTRUCTION



■ IN TEN-YEAR PLAN ■ NEW PRIORITY PROJECT

PROJECTED COMPLETION DATE TBD

BUILDING AREA 109,582 GSF

BUILDING STORIES 4



EXISTING



PLANNED

MUSIC BUILDING

The Music Building is a natural fit in the heart of the new Performing Arts Center. It will replace Sterry Hall between North LBJ Boulevard and Edward Gary Street along Concho Green. The Music Building will provide a prominent architectural facade framing the vibrant green space.

ALUMNI VISITOR CENTER

INTERVENTIONS: NEW CONSTRUCTION



■ IN TEN-YEAR PLAN

■ NEW PRIORITY PROJECT

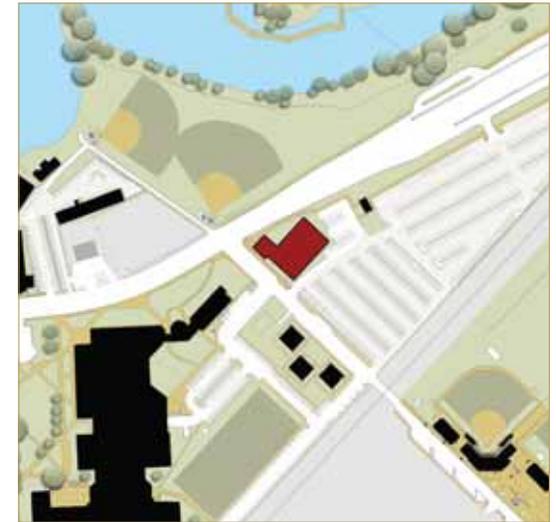
PROJECTED COMPLETION DATE TBD, Contingent on external funding

BUILDING AREA 10,000 GSF

BUILDING STORIES 2



EXISTING



PLANNED

ALUMNI VISITOR CENTER

The Alumni Association is in need of a more prominent location to welcome alumni, and visitors, as well as to host banquets and hold events. Phase One of the Alumni Visitor Center will consist of administrative office space, a welcome center, and some small meeting areas. Eventually, larger banquet halls and meeting rooms are envisioned.

The corner of Charles Austin and Aquarena Springs Drive was selected as the location for the building because it is strategically located between Strahan Coliseum, where commencement and sporting events are held, and Bobcat Stadium. The corner site should be viewed as an opportunity to create a welcoming front door to the campus, where visitors can come to obtain information, and the Alumni Association can have additional gathering space for outreach. Project goals include creating a student gathering space, providing large, flexible boardroom for

meetings and events, locating a satellite information center, and creating a favorable first impression of the University.

The new Alumni Visitor Center will take advantage of the existing adjacent parking lot and will provide adequate accessibility for events. The design of the building will allow for expansion and future growth, while coordinating with a proposed long-term parking garage to its south and the ongoing design of the Aquarena Springs Drive Overpass.

FACILITIES MAINTENANCE INTERVENTIONS: NEW CONSTRUCTION



■ IN TEN-YEAR PLAN ■ NEW PRIORITY PROJECT

PROJECTED COMPLETION DATE TBD

BUILDING AREA 7,500 GSF

BUILDING STORIES 1



EXISTING

FACILITIES MAINTENANCE

With the demolition of the West Warehouse to allow for the construction of new student housing, and the demolition of the Hillside Buildings at Aquarena Center, there is a need to relocate and construct a building for Facilities Maintenance. The preference would be to maintain a presence on West Campus, and retain the same building area that the West Warehouse contained.

There is a service entrance to the campus off of Old Ranch Road 12, where the campus recycling facility is located. The site provides access to the interior of campus, while keeping this back-of-the-house function out of the core. The site has good access and would accommodate a building of adequate size without heavy infrastructure improvements. The gravel road base should be acceptable for this function.



PLANNED

The 7,500 GSF building will mainly consist of an open warehouse space for storage, with some shop and office space. Despite the building use being utilitarian in nature, the construction should be in keeping with the architectural guidelines of the campus.

WEST CAMPUS MULTIPURPOSE RECREATION FIELDS

INTERVENTIONS: GROUNDS & TRANSPORTATION



■ IN TEN-YEAR PLAN

■ NEW PRIORITY PROJECT

PROJECTED COMPLETION DATE TBD

SITE AREA 5.2 Acres

PARKING SPACES -443



EXISTING



PLANNED

WEST CAMPUS MULTIPURPOSE RECREATION FIELDS

Campus Recreation is in need of additional sport fields to accommodate the growth in programming and enrollment. The current fields are being negatively impacted by the amount of use and the lack of time for repair. If this practice continues, some fields might become unsafe or participation caps will need to be placed on team registrations. In the current master plan, surface lot C-6 on West Campus is designated as the location for future fields. The Speck Garage is built to accommodate this reduction of surface parking. Campus Recreation believes that artificial turf fields are desired because of the amount of use that the fields receive.

Due to the topography sloping towards Old Ranch Road 12, the field(s) are constrained to a non-rectangular shape, which will be bound by a new loop road following the high edge

of the steep topography. This will create some difficulties in arranging multi-sport fields to co-exist on this location. However, it should be the goal of the design of the field(s) to accommodate as many sports and/or fields as possible with a maximization of shared use and simultaneously scheduled activities.

EAST / WEST MALL CONNECTION

INTERVENTIONS: GROUNDS & TRANSPORTATION



■ IN TEN-YEAR PLAN ■ NEW PRIORITY PROJECT

PROJECTED COMPLETION DATE TBD
 NUMBER OF PARKING SPACES -29



EXISTING



PLANNED

EAST/WEST MALL CONNECTIONS

Currently, the main pedestrian thoroughfare through the center of campus from east to west is not continuous. There is a break in the pedestrian infrastructure and students have to traverse across either fields or parking lot. In order to improve the connection, while simultaneously improving security separation of the President’s House on the hill, landscape improvements, and a low, decorative iron fence surrounding the hill that holds the house need to be implemented.

By creating a stronger pedestrian network and connecting open spaces, wayfinding becomes easier, pedestrian comfort is improved, gathering spaces are created, and the usage of these outdoor rooms that are created and enhanced by the project will increase the quality of experience on campus.

PLEASANT STREET GARAGE ACCESS ADJUSTMENT

INTERVENTIONS: GROUNDS & TRANSPORTATION



■ IN TEN-YEAR PLAN

■ NEW PRIORITY PROJECT

PROJECTED COMPLETION DATE TBD



EXISTING



PLANNED

PLEASANT STREET GARAGE ACCESS ADJUSTMENT

The Quad Bus Loop is a high-use center with the bus drop off and pick up area, and additional vehicular, bicycle, and pedestrian traffic. The intersection of State Street and North LBJ, where the two entrances to the Pleasant Street Garage reside, creates problems with vehicles not yielding to the heavy flow of pedestrians entering and exiting campus. The cars that do wait create queuing, which delays buses, and causes further congestion and conflicts. Therefore, it is necessary to restrict access to the Pleasant Street Garage to State Street. This will be accomplished by closing the intersection of State and North LBJ and positioning the north entrance to the garage strategically so it can be accessed from State Street without turning onto North LBJ.

It will be necessary to install appropriate signage for wayfinding to prevent vehicles attempting to access the garage by entering the bus loop. They should be directed to State Street, which will reduce the traffic in the bus loop and reduce queuing for buses. Without the interaction with cars, the pedestrian experience entering and exiting campus from Sessom Drive will be more comfortable.

BOBCAT TRAIL MALL REDEVELOPMENT

INTERVENTIONS: GROUNDS & TRANSPORTATION



■ IN TEN-YEAR PLAN

■ NEW PRIORITY PROJECT

PROJECTED COMPLETION DATE Summer 2014

NUMBER OF PARKING SPACES -112



EXISTING



PLANNED

BOBCAT TRAIL MALL REDEVELOPMENT

The University selected TBG Partners of Austin to design Bobcat Trail in 2005. Due to funding limitations for the project, the University engaged the architect to develop a site analysis, conceptual schematic designs, and preliminary plans with cost estimates to define the limits of project scope. A feasible design and cost estimate were completed by the architect and approved by the University stakeholders. The contract for completion of the project was awarded, and design development documents were completed. A Construction Manager-at-Risk was selected, and construction documents were completed after multiple stakeholder and value engineering meetings. The construction must be phased to coordinate with access issues, the schedule of adjacent construction projects and budgetary issues.

The long-term vision for the campus is to have a connected series of open spaces from east to west across the campus. Currently, open spaces are bisected by campus roads, and pathways are not continuous.

PEQUES / STATE / SESSOM INTERSECTION REALIGNMENT

INTERVENTIONS: GROUNDS & TRANSPORTATION



■ IN TEN-YEAR PLAN

■ NEW PRIORITY PROJECT

PROJECTED COMPLETION DATE 2013



EXISTING



PLANNED

PEQUES/STATE/SESSOM INTERSECTION

Peques Street and State Street currently intersect with Sessom Drive directly across from each other; however, the streets are not aligned in a way that would make cross traffic possible. They are also not far enough apart to justify the need for two lights. Therefore, it is desirable to align the two roads and signalize the intersection to reduce possible vehicle and pedestrian conflicts. State Street will stay in the same general location, while Peques Street will be moved to the southeast along Sessom Drive to bring the two roads into alignment.

Due to the location of a bus stop on Sessom Drive in this general vicinity, State Street and the JCK parking lot have become a natural pedestrian entrance point for students. This project should be seen as an opportunity to improve the pedestrian infrastructure with signage, comfortable crosswalks with possible flashing signage to improve pedestrian safety, as well as adequate ADA accessibility. This project should also be coordinated with the proposed campus bike path that runs parallel to Ed J L Green Drive onto Sessom Drive, eventually entering campus at State Street.

PEDESTRIAN-ONLY PHASE AT AQUARENA / SESSOM / UNIVERSITY INTERSECTION

INTERVENTIONS: GOURNDS & TRANSPORTATION



■ IN TEN-YEAR PLAN ■ NEW PRIORITY PROJECT

PROJECTED COMPLETION DATE 2012



EXISTING



PLANNED

PEDESTRIAN-ONLY PHASE

The intersection at Sessom Drive, Aquarena Springs Drive, and University Drive is one of the busiest intersections in San Marcos. It acts as a choke point due to a limited number of river crossings and the fact that there are no major thoroughfares behind Spring Lake. One of the recommendations from the transportation symposium is to work with the City of San Marcos and the Texas Department of Transportation to determine if an exclusive pedestrian phase at this intersection would be effective. This would mean that all motor vehicle traffic would be stopped while pedestrians were allowed to cross all crosswalks, including diagonally. The only disadvantage to this strategy is that pedestrians may have to wait a little longer before the pedestrian-only signal phase occurs.

This project represents the University's goals of both increasing pedestrian safety and improving connections to the east of campus.

AQUARENA SPRINGS DRIVE OVERPASS

INTERVENTIONS: GROUNDS & TRANSPORTATION



■ IN TEN-YEAR PLAN

■ NEW PRIORITY PROJECT

PROJECTED COMPLETION DATE

Summer 2014



EXISTING



PLANNED

AQUARENA SPRINGS DRIVE OVERPASS

The City of San Marcos took over design of the Aquarena Springs Drive Rail Overpass from TxDOT due to funding shortages, and is working with the University to limit the overpass' impact on University property. Although the overpass is still under design and currently undergoing alternative analysis, the City has provided the University with what they feel is the maximum expansion of the right-of-way, which was the baseline for the limits of the Bobcat Stadium North Side Complex plaza. With the current maximum right-of-way expansion, the golf course would be minimally affected. The overpass will vastly improve connections from east of campus by incorporating bike lanes in the frontage roads.

CAMPUS BIKE PATHS

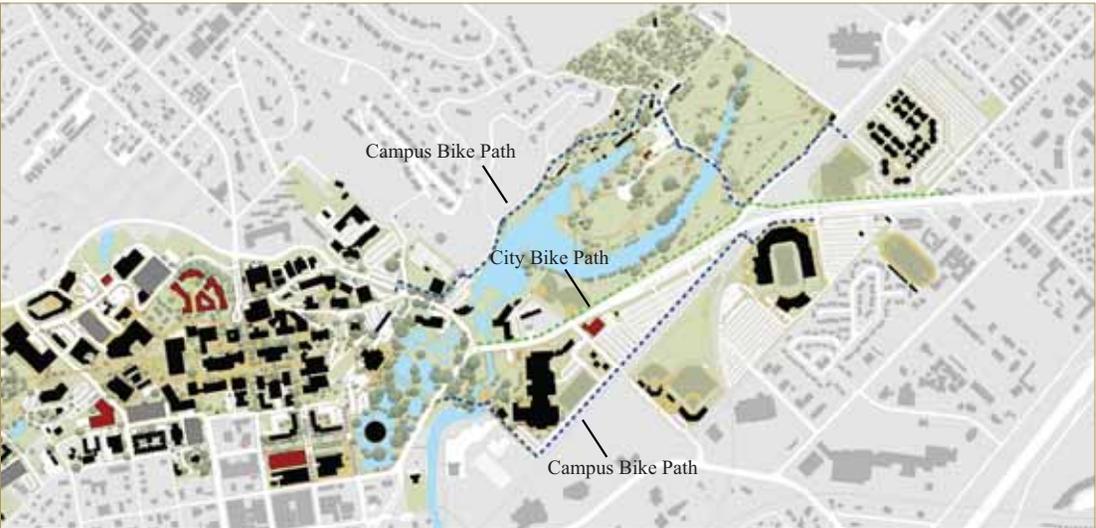
INTERVENTIONS: GROUNDS & TRANSPORTATION



■ IN TEN-YEAR PLAN

■ NEW PRIORITY PROJECT

PROJECTED COMPLETION DATE 2013



PLANNED

CAMPUS BIKE PATHS

With a large number of commuters coming from the northeast of campus, it is important to make the connection to campus easy for all modes of transportation, including bicyclists. Currently, there are no sidewalks or bike lanes along Aquarena Springs Drive, making it very difficult for a bicyclist to comfortably get from the east side to the campus core.

Similar connection problems exist with vehicles getting stopped at the at-grade rail crossing on Aquarena Springs Drive. The City of San Marcos, along with TxDOT, is designing the new overpass with bike lanes on the frontage roads, as well as a detached, dedicated bike path within the expanded right-of-way, to promote more bicycle ridership.

In order to prevent a choke point for all the bicyclists coming through the one intersection at Sessom/Aquarena/University, the University has proposed two campus bike paths to offer more options for bicyclists getting into campus. One of the paths will start from behind Bobcat Village and go through Aquarena Center. The second path will start at the East Stadium Commuter Lot, following the railroad behind Jowers, cutting through Sewell Park, and come out on University Drive by the Theater.

HEALTH PROFESSIONS #1 , #2, AND PARKING GARAGE

INTERVENTIONS: NEW CONSTRUCTION

■ IN TEN-YEAR PLAN

■ NEW PRIORITY PROJECT

HEALTH PROFESSIONS #1 ON THE ROUND ROCK CAMPUS (RRHEC #3)

The third academic building on the Round Rock campus is currently re-programmed for classrooms and offices to support three of seven departments in the College of Health Professions. This project was previously programmed as a larger building and was the subject of a \$73.4 million TRB request in the 2009 and 2011 legislative sessions that was not funded. The re-programmed building, cost estimate and project budget for an 87,274 gross square foot building will be submitted for possible funding by the legislature during the 2013 session.

PROGRAMMER Facility Programming and Consulting
 BUILDING AREA 87,274 GSF

HEALTH PROFESSIONS #2 ON THE ROUND ROCK CAMPUS (RRHEC #4)

The fourth academic building on the Round Rock campus will include classrooms and offices to support four existing departments and additional academic programs in the College of Health Professions. This project was the subject of a \$63.5 million TRB request in the 2009 and 2011 legislative sessions that was not funded. The re-programmed building, cost estimate and project budget for the 70,431 gross square foot building will be submitted for possible funding by the legislature during the 2013 session.

PROGRAMMER Facility Programming and Consulting
 BUILDING AREA 70,431 GSF

PARKING GARAGE

This 1,000-space parking garage will be needed as the campus grows since there are only a limited number of surface parking spaces currently available. The current surface parking lot will accommodate 800 vehicles. The Nursing Building, at its potential, will have 650 students. RRHEC #3 and #4 will add another 1,418 students as the entire College of Health Professions is scheduled to move to the Round Rock campus.

PROGRAMMER Facility Programming and Consulting
 PARKING SPACES 1,000



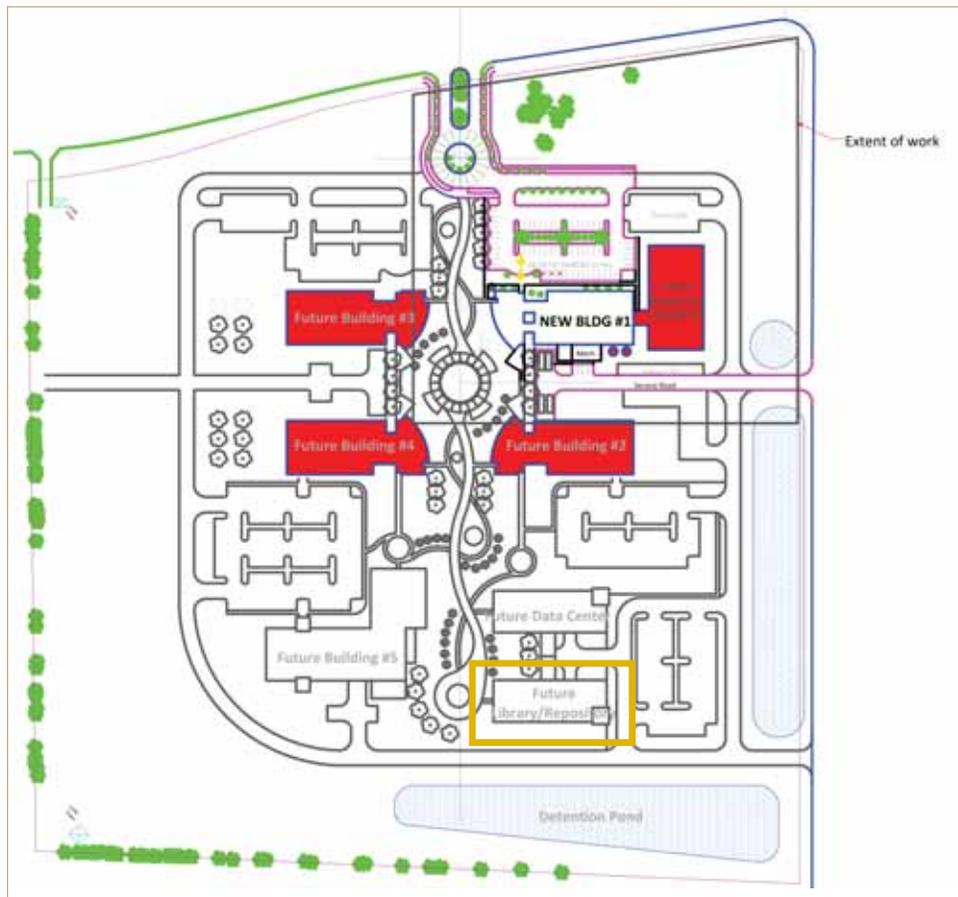
TEXAS STATE UNIVERSITY - ROUND ROCK HIGHER EDUCATION CENTER LONG RANGE MASTER PLAN
 COURTESY BARNES GROMATZKY KOSAREK ARCHITECTS

ALKEK LIBRARY REPOSITORY

INTERVENTIONS: NEW CONSTRUCTION

■ IN TEN-YEAR PLAN ■ NEW PRIORITY PROJECT

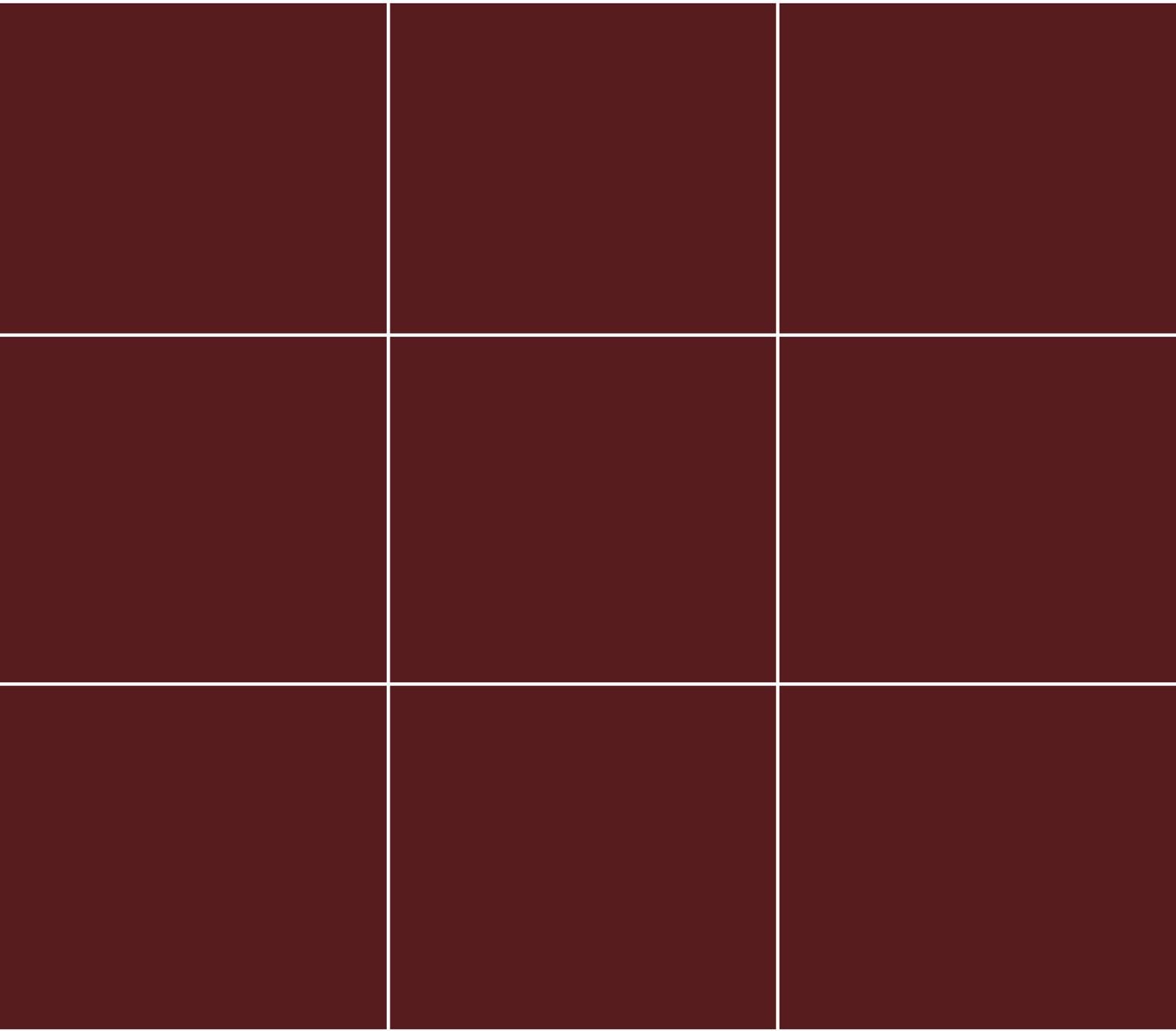
BUILDING AREA 13,000 GSF



PROPOSED SITE PLAN FOR THE CENTER FOR RESEARCH COMMERCIALIZATION
COURTESY HADDON + COWAN ARCHITECTS COLLABORATIVE

ALKEK LIBRARY REPOSITORY

Construction of a 13,000 gross square foot collections repository facility located at the University's STAR Park off Hunter Road and McCarty Lane, will provide remote secure and climate controlled storage space for a significant portion of the library's growing general collection, as well as special collections and archives. An Automatic Storage Retrieval System (ASRS), which retrieves stored items from bins with a robot arm, will be used in the repository. The construction of the repository will, in turn, present the opportunity to repurpose existing library space to accommodate collaborative learning and research activities while continuing to provide traditional space for solitary research and quiet study.



PART THREE:
SYMPOSIA PHASE
OUTCOMES

OVERVIEW SYMPOSIA PHASE



INTRODUCTION

In order to address the specific issues considered by this update in a short period of time, a highly integrated and cross-disciplinary approach to elicit the most valuable outcomes and solutions possible was commissioned. That process was a series of symposia and workshops that brought in expert consultants in each respective field to evaluate that particular aspect of the campus. Each topic was looked at holistically, not just focusing on physical reflections through implementation projects, but also operational and administrative policy. Because this update is not a comprehensive master plan, this process was the most effective way to elicit thoughtful solutions and examine examples of innovative strategies pertaining to these few select categories, while still maintaining a focus on the overarching goals and guiding principles of the plan and the University.

Five symposia and workshops were held:

- Sustainability
- Transportation
- Utilities & Communications Infrastructure
- Residence Life On-Campus Student Housing
- Athletics, Campus Recreation, & Health and Human Performance

Each was integral to the Master Plan Update and several implementation projects were identified as a result. For each symposium, a web-orientation was held and a package of relevant information was sent to the consultants to help orient them to current conditions at the Texas State San Marcos campus. The three-day session was held, including site tours, break-out sessions with different stakeholders, and workshops; and then each consultant/team of consultants wrote a report expressing their recommendations, which are available through the Associate Vice President for Finance and Support Services Planning.

OVERVIEW

SYMPOSIA PHASE

TRANSPORTATION

The Transportation System symposium was the first event of the Symposia Phase and was hosted in early February 2011. For this three-day symposium, which consisted of walking tours, bus tours, focus group meetings, meetings with the City of San Marcos, and campus community meetings, the University engaged experts in the fields of university transit, bicycle and pedestrian networks, and transportation engineering.

Rodney Weis currently serves as Executive Director of Facilities Services at Texas A&M University. Prior to this appointment, Mr. Weis served as Executive Director of Transportation Services at Texas A&M University. He also served as Director of Parking and Transportation Services at the Georgia Institute of Technology in Atlanta and Director of Campus Parking and Associate Director for Project Planning and Facilities Management at the University of Illinois, Urbana-Champaign.

Mr. Weis is a recognized leader in the parking and transportation industry, serving on the Texas Parking Association Board, as President of the Midwest Campus Parking Association, is a member of the International Parking Institute's Board of Advisors, and is a member of the National Association of College Auxiliary Services and the Association for Commuter Transportation as well as other professional associations. He also worked as Operations Director for the Lexington Kentucky Transit Authority and the Ames Transit Agency in Ames, Iowa. He earned a Bachelor of Science degree in community and regional planning from Iowa State University in 1991 and an MBA at the University of Illinois, Urbana-Champaign in 1997.

Shawn Turner is a Senior Research Engineer for the Texas Transportation Institute (TTI) in College Station. In his 18 years at TTI, Mr. Turner has been involved in a variety of pedestrian and bicyclist safety activities, from advising federal agencies on a national research agenda, to lecturing in university courses on pedestrian and bicycle transportation, to instructing bicycle safety classes in his local community.

Mr. Turner received degrees in Civil Engineering from Penn State and Texas A&M universities. He is a licensed professional engineer in Texas and a League Cycling Instructor with the League of American Bicyclists.

Bill Martin has 32 years of experience in transportation planning and engineering and is currently a principle with Martin/Alexiou/Bryson in Raleigh, North Carolina. He manages complex, multimodal transportation studies at the regional and corridor levels. He also manages the development of campus transportation plans that include the analysis of parking, transit, bicycle, pedestrian, and traffic systems.

Mr. Martin is considered an expert nationally in travel demand analysis and forecasting. He is currently managing the development of traffic forecasts for multiple toll road projects in North Carolina. He developed Campus Transportation Plans for several universities including the University of Texas at San Antonio, University of Illinois, University of Alabama, and James Madison University. He has conducted needs' studies, feasibility analyses, and prepared patronage estimates for major public transportation investments, such as commuter rail and light rail transit systems in several states. Prior to consulting,

Mr. Martin was a Senior Transportation Manager with the FHWA, where he provided technical assistance and training in transportation planning methods to federal, state, and local transportation agencies. Mr. Martin received his bachelor's and masters' degrees in civil engineering from North Carolina State University and is a professional registered engineer.

UTILITIES & COMMUNICATION INFRASTRUCTURE

The Utilities & Communication Infrastructure symposium was held in late March 2011. The two-day event incorporated multiple focus group meetings, tours of the campus, tours of the plants, meetings with the City of San Marcos, and working sessions with the Facilities and Information Technology staff.

Jerry Schuett, P.E., is a principal at the consulting firm Affiliated Engineers, where he has worked for 33 years. During that time, he developed and continues to lead the company's energy and utility infrastructure group, which focuses on utility generation and distribution systems. Mr. Schuett has designed and implemented successful, large-scale central utility plants, master plans, and utility distribution systems for university campuses across the country. He is an expert on renewable and alternative fuel option analysis for large-scale energy users. Mr. Schuett is a graduate of the Milwaukee School of Engineering, where he earned a Bachelor of Science degree in architecture & building construction engineering technology. Mr. Schuett has been involved in a number of major projects throughout his career, including Utility Master Plans for UNC-Chapel Hill, University of Wisconsin, Oklahoma State University and Virginia Tech University and most recently, Mr. Schuett helped prepared Climate Action plans for major universities including Cornell University, University of North Carolina-Chapel Hill and Duke University.

Raymond E. DuBose, P.E., received a Bachelor of Science degree in Mechanical Engineering from the University of Tennessee, Knoxville. He has 40 years of mechanical engineering experience, including 35

OVERVIEW SYMPOSIA PHASE

years at the University of North Carolina at Chapel Hill in energy services. At the University, he served as Cogeneration Systems Manager for 22 years. He is currently the Director for Energy Services, a department of 150 employees with responsibility for campus utilities, central energy plants, water, wastewater, storm water, and reclaimed water.

He has been an active member of the International District Energy Association (IDEA) for the past 23 years. He served as a Director on the IDEA Board for 10 years, including terms as Chair and Vice Chair. In 2003, he received the Norm Taylor Award, IDEA's highest recognition of service to the district energy industry. He has made numerous technical presentations at IDEA conferences and also presented at Southeastern Regional Association of Physical Plant Administrators (SRAPPA), Building Owners and Managers Association (BOMA), and the Council of Industrial Boiler Owners (CIBO).

He served on the National Research Council Committee of the Architect of the Capitol Power Plant. He was a founding member of the UNC-Chapel Hill Sustainability Coalition and is an active member of the UNC-Chapel Hill Vice Chancellor's Sustainability Advisory Committee.

David Haley, Chief Executive Officer of Acuity, is a recognized communication infrastructure expert in the industry. Mr. Haley has over 30 years of field experience that has provided him with a broad technological background.

Mr. Haley holds a long list of certifications, extensive field and consulting experience developing and implementing campus master plans, migration strategies, technology budgets, installation sequencing schedules and campus designs. Mr.

Haley is also skilled in planning and designing specialized technology spaces such as Data Centers, NOCs, production and R&D Labs including HVAC, Electrical and Fire Suppression systems. Mr. Haley spent a decade with Southwestern Bell Telephone as an expert in voice and data systems, outside plant, and systems migration strategies.

Mr. Haley has over 15 years consulting across many business and technology platforms. This experience has allowed him to apply that knowledge and provide sound advice and solutions for the University of Texas at Austin, University of Texas at San Antonio, Lamar University, Texas Tech, and Concordia University, as well as Texas State.

SUSTAINABILITY

Hosted in late April, the Sustainability Symposium was the capstone symposium and integrated into the "Common Experience" theme for the University. Two consultants were engaged by the University: Danny Sniff, the Campus Architect / Director of Facilities for the University of Georgia, and Jim Morrison, the Director of Strategic Planning and Campus Sustainability at the University of Mississippi.

Danny Sniff is currently the Associate Vice President for Facilities Planning at the University of Georgia. Over the past 15 years his office has administered over 1.8 billion dollars in new construction or renovated space. In his capacity as the campus architect he has overseen a 40% increase in building square footage added to the physical plant.

Danny is a registered architect with the following degrees: Bachelor of Architecture, Master of Business Administration, Master of Landscape Architecture, Masters of Historic Preservation and is currently a doctoral candidate in Higher Education Management and Policy.

Jim W. Morrison serves as Director of Strategic Planning and Campus Sustainability at the University of Mississippi. Mr. Morrison leads the Office of Strategic Planning in the advancement of the University's strategic planning objectives by providing leadership and guidance in the areas of academic planning and operations, policy development, and institutional analysis in support of university planning priorities. Mr. Morrison also oversees the Office of Sustainability and provides leadership and strategic direction for the UM Green Initiative. He is responsible for

developing, implementing, and administering programs and initiatives that will help the University of Mississippi improve its operational efficiency and reduce greenhouse gases as outlined in the American College & University Presidents Climate Commitment.

Prior to joining Ole Miss in September 2007, Jim worked for Huron Consulting Group, an operational and strategic consulting firm out of Chicago. At Huron, Jim assisted major research institutions on projects related to operational and financial analysis, academic research, policy and governance, and institutional strategic planning.

Jim holds a BBA in managerial finance from Ole Miss and masters' in higher education administration from Columbia University.

SUSTAINABILITY

INTRODUCTION



INTRODUCTION

Currently, sustainability is a topic of much discussion among higher education administrators. Over the past several years considerable action has been taken on the part of higher education institutions nationwide to “walk the talk” by implementing environmental sustainability practices. In the spring of 2011, the 1,000th higher education facility in the nation achieved LEED (Leadership in Energy and Environmental Design) certification (Aurora Higher Education Center in Denver, Colorado).

Prompted by the growing discussion about sustainability in higher education, Texas State’s Sustainability Symposium aimed to guide the role sustainability will play at the University in the future. While Texas State already has several environmental sustainability initiatives, including the Bobcat Blend composting project and a gray-to-green stormwater run-off objective in its master plan, there is a feeling that sustainability must be addressed more holistically at the master plan level in order to create a strategic direction going forward.

Fittingly, one central outcome of the symposium was the realization that sustainability, as a concept, is a knot that binds together all of the other planning themes included in this master plan update. For example, converting the University’s bus fleet to natural gas or biofuel pertains to both transportation and sustainability; setting green building guidelines for new campus housing applies to both sustainability and on-campus housing. Additionally, the symposium found that establishing environmental sustainability priorities based on impact, available funding, return-on-investment, and life-cycle cost is a very informative

way to make net impact-based decisions. Does it make economic sense to cover a parking lot with photovoltaic (PV) cells or use rainwater harvesting to help irrigate athletic fields?

Questions like these helped frame the overview of sustainability at Texas State in three key ways:

- Cost-effectiveness
- Competitive advantage and other benefits
- Evidence-backed strategies for greatest impact

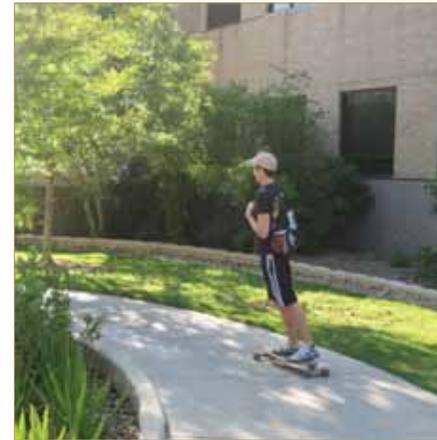
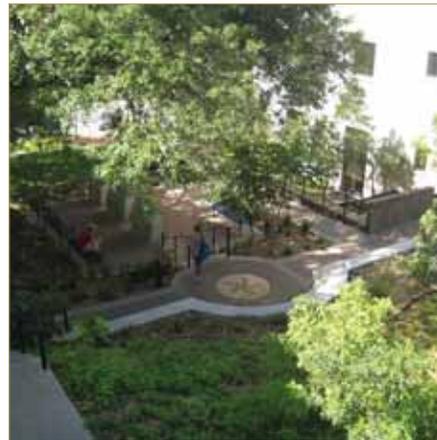
COST-EFFECTIVENESS

It is commonly assumed that “green” building and site design strategies often cost more than conventional strategies. However, Gregory Kats, author of *Greening Our Built World* and the Chair of the Energy and Atmosphere Technical Advisory Group for the United States Green Building Council (USGBC), conducted a study in 2009 of 150 green building in the U.S. and ten other countries and discovered that green buildings cost roughly 2% more to build than conventional buildings and provide a wide range of financial, health, and social benefits. In addition, these buildings reduced energy consumption by an average of 33%, resulting in significant cost savings. The key elements to cost reduction is starting a project with sustainability as a top priority and utilizing an integrated and informed design process to reach project goals.

It is important to link cost savings to energy efficiency as these metrics help illustrate how strategies like installing lighting occupancy sensors or energy efficient ventilating systems may be more expensive up-front but offer life-cycle cost savings over a longer period of time. In fact, one of the

SUSTAINABILITY

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hallmark benefits of green building is reduced operating costs – a “hard” benefit of green building. For example, using less energy by installing a heat recovery chiller or reducing landscape irrigation by planting native, drought-tolerant plants can produce significant cost savings. In addition to lower energy and water costs, other ways to reduce operating costs include greater durability and fewer repairs, lower insurance costs, and reduced waste generation.

COMPETITIVE ADVANTAGE & OTHER BENEFITS

Pursuing sustainability efforts in higher education offers a competitive advantage in terms of the recruitment and retention of students, faculty, and staff. Today’s prospective college students seek universities that are committed to sustainability. The recruitment of faculty and staff is also a key consideration especially as Texas State transitions to a research-based institution. Leading researchers and tenure-track professors want to work in

academic settings where the institution puts into action leading sustainability efforts in addition to advancing research on the subject.

Other “soft” benefits of green building include enhanced faculty, staff, and student health and productivity due to increased indoor air quality and natural light.

EVIDENCE-BACKED STRATEGIES FOR GREATEST IMPACT
Environmental sustainability must strive beyond the superficial, cosmetic, or isolated application of eco-friendly strategies in order to make a noteworthy impact. Substantive change comes from the institutional leadership level. Infusing environmentally sustainable strategies into necessary campus capital infrastructure and building improvements is a strong strategy for getting the wheels of sustainability moving.

In Texas State’s situation, sustainability can start with infrastructure. Replacing an aging steam distribution network with a high-efficiency system, even at a higher up-front cost, can make a large impact on energy savings for the institution. Investing in improvements to the cogeneration plant in order to maximize its efficiency and capacity is another major effort.

Additionally, renovating the Psychology Building with environmentally-friendly building design and construction standards, for example, can create a catalytic campus building that has reduced operating costs and can be emblematic of where the University is heading in the future.

Texas State is already accomplishing its goal of “gray-to-green” stormwater management by lowering the number of asphalt-covered, impervious surfaces and increasing the amount of vegetative coverage. This is especially appropriate given the University’s

strong emotional and physical connection to the San Marcos Springs and River. This initiative can be taken a step forward by incorporating green infrastructure strategies, which seek to restore the natural cycle of water on a site, in other areas throughout campus – establishing a network of aesthetically pleasing and high-performance linked landscapes.

Key efforts like this one exemplify where Texas State can focus its efforts in the future to make a big impact.

SUSTAINABILITY

OBSERVATIONS & RECOMMENDATIONS



OBSERVATIONS

Sustainability can have wide ranging implications, and infiltrate nearly every aspect of the University's physical planning, operational organization, and policy development. The discussion of these topics was not limited to merely physical representations of sustainable practices, but also social sustainability, and organizational sustainability, in an attempt to cover the three "E's"; Economy, Environment, and Equity.

Texas State is already beginning to incorporate sustainability into the campus experience; this year the Common Experience theme was sustainability, and various events were organized including fairs, lectures, and volunteer opportunities. The actions related to sustainability topics are increasing, in fact LEED applications have been submitted for the Nursing Building at Round Rock campus, and are being developed for the Undergraduate Academic Center and North Campus Housing.

RECOMMENDATIONS

1. Utility Infrastructure

- Upgrade indoor and outdoor lighting to high efficiency products
- Install utility monitoring systems
- Improve heating, cooling, and ventilation systems (e.g. laboratory fume hoods)
- Consider integrating water cisterns (above or below ground)
- Explore cost/benefit of utilizing decentralized steam and chilled water system (e.g., SCUBS)
- Pilot solar project such as heating indoor pool

2. Transportation System

- Establish campus-wide pathways improvement initiative to enhance bike lanes, ADA accessibility, and pedestrian walkways. Reduce the number of stairwells, establish separate ADA and bike lanes, improve signage and campus maps
- Integrate complete streets plan throughout campus
- Develop campus bike master plan including a plan for becoming bicycling friendly campus as determined by the League of American Bicyclists

3. Update Construction Standards

- Investigate passive solar architecture design applications when financially feasible
- Explore policy exceptions with the building roof guidelines to allow for green roofs

4. Landscape

- Develop Open Space Network Implementation Plan to serve as roadmap for future landscape projects but recognize project sites may be better used as future building sites
- Enhance campus sidewalks/pathways by converting multi-tier stair systems to long, gradual ramps as the opportunity arises (e.g. above Alkek parking garage)
- Lower and/or open the pathway railings and walls to open up the campus skyline
- Develop long-term storm water management plan including use of rain gardens, bio-swales, and water cisterns
- Develop multi-year plan for upgrading recycling bin infrastructure to include consistent styles and functionality

**Full sustainability reports available through the Associate Vice President for Finance and Support Services Planning*

TRANSPORTATION

INTRODUCTION



INTRODUCTION

As is typical of many universities experiencing growth, Texas State is facing increasing imbalances with its transportation system. The center of campus is congested with vehicles, pedestrians, and bicycles, parking spaces at the edge of campus are empty, and shuttles run irregular schedules. Without change, the system's problems will only be exacerbated by projected enrollment increases, leaving students, faculty, and staff feeling frustrated and inconvenienced.

A key guiding principle for the Master Plan Update is mobility, which seeks to prioritize pedestrian and bicycle movement in the campus core, manage vehicle traffic flow, and make the campus accessible for all.

The transportation system is therefore defined holistically, and includes:

- Parking
- Shuttles/Buses
- Pedestrians
- Bicycles
- Vehicles
- Rail

Ideally, this system would operate smoothly, with each mode of transport working in concert to make access to campus efficient and even enjoyable. This is a simple goal for a complex situation, and there is no proverbial "silver bullet" solution. Rather, as discussed in the symposium, a number of solutions related to policy, operations, and physical campus planning will need to be implemented and continually monitored for success. For instance, an issue discussed in the symposium

TRANSPORTATION

CONCEPTS & RECOMMENDATIONS



was to implement customer satisfaction surveys on a regular basis to track qualitative information and help the University understand the changing perception of the transportation system and how it can be improved. Also, continually advancing and improving technology systems such as web or mobile apps to assist riders by enhancing usability and making the system more accessible to today's digital natives.

The University has expressed that the most important goal for the improvement of the transportation system is creating a system that is convenient and efficient for students, faculty, staff, and visitors to ensure that students get to class on time, the campus is accessible and easily traversed, and to minimize congestion in the core of campus.

OBSERVATIONS

Texas State operates a university shuttle system that transports commuter students to and from parking lots located both on and off campus. During peak hours, the shuttles are full of passengers; the shuttles service locations in Austin, San Antonio, and throughout San Marcos. Passengers complain that the shuttles do not follow schedules and are frequently too full to stop, discouraging use of the shuttle system.

The University offers garage and surface parking on the San Marcos campus. Over the past five years, the University has constructed two parking garages at the perimeter of campus and removed surface parking spaces at the core, helping to achieve gray-to-green goals.

Most parking on-campus is by permit-only, although one hourly/day-rate garage is available near the LBJ Student Center and another is under construction in conjunction with the Performing Arts Center. Some remote commuter lots, for example the Mill Street Lot, are nearly empty on a typical day while students continue to park in adjacent residential neighborhoods.

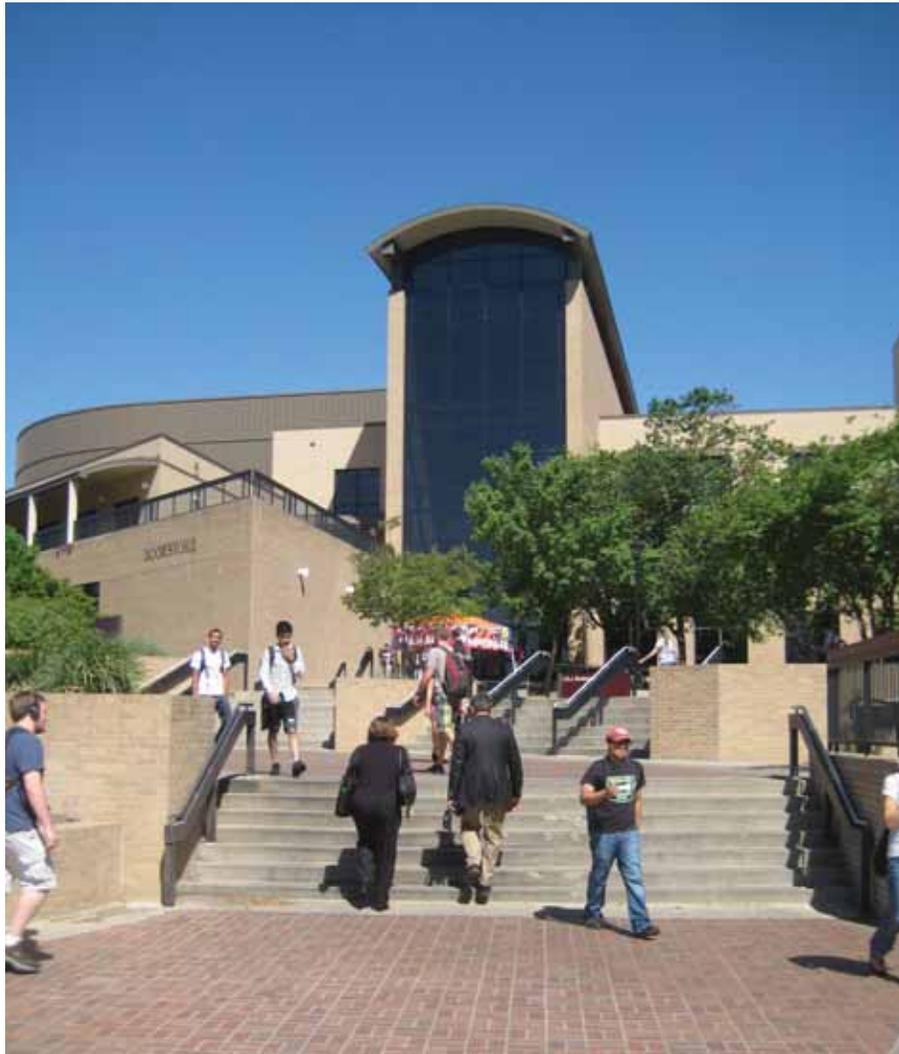
On and surrounding campus, there are several pedestrian-bicycle-vehicle conflict zones, which negatively impact walkability.

The campus' length and extreme topography can make traveling from one end to the other difficult, especially for the disabled.

Gateway and signage projects in recent years have improved navigation for visitors and guests.

Some pedestrian walkways on campus are not welcoming: the spaces are not shaded and frequently wind through parking lots.

TRANSPORTATION CONCEPTS & RECOMMENDATIONS



RECOMMENDATIONS

1. Revise current parking and transit organization structure, policy, and operations
2. Consider satellite commuter lot to address IH-35 commuting, with bus connectivity
3. Continue to work with the City of San Marcos on the design of the railroad overpass on Aquarena Springs Drive
4. Reconsider proposed locations of parking garages in the Campus Master Plan Long-Term Plan. Identify more appropriate locations for parking garages and/or surface lots
5. Construct a second bus terminal on the south side of campus on Woods Street between Guadalupe and LBJ
6. Improve pedestrian connectivity
 - Provide raised pedestrian crosswalks or other signalization to improve pedestrian safety
 - Consider flashing crosswalk signage
 - Provide ADA crosswalks
7. Clarify circulation patterns
 - Continue to study high-traffic pedestrian and vehicular zones at North LBJ Bus Loop and Pleasant Street Garage
8. Enhance East-West Connections
 - Coordinate with the City of San Marcos to develop a dedicated bike path along Aquarena Springs Drive
 - Consider separate pedestrian and bike bridge at Aquarena/Sessom/University intersection
 - Establish a pedestrian-only phase at intersection of Aquarena/Sessom/University
9. Improve Bus Infrastructure
 - Reconstruct bus stops, shelters, and other infrastructure for consistency
 - Install signage and wayfinding for bus routes

**Full transportation reports available through the Associate Vice President for Finance and Support Services Planning*

UTILITIES & COMMUNICATIONS INFRASTRUCTURE

INTRODUCTION



INTRODUCTION

The Utilities & Communications Infrastructure Systems, which are aging and at capacity in many areas, are facing increasing demands from enrollment and research growth at the San Marcos campus. Over the last five years, the University exceeded its ten-year enrollment growth projections, stressing the existing utilities infrastructure. This rate of growth is not expected to change in the near future. Additionally, an increasing number of research programs on campus are placing redundancy, quality, and reliability demands on the systems that have not previously been required.

In order to accommodate the enrollment growth and continue expanding research programs, the University will need to strategically address its utilities infrastructure system over the next several years. None of the challenges are insurmountable, but careful planning, continued improvements, and creative approaches will be required to meet demands.

Currently, the San Marcos campus utility infrastructure consists of the following systems:

- Domestic Water
- Chilled Water
- Steam
- Hot Water
- Sanitary Sewer
- Storm Water
- Electric
- Natural Gas
- Information Technology

The University operates its own Domestic Water, Chilled Water and Steam, Hot Water, and Storm Water systems. Although a defunct co-generation

UTILITIES & COMMUNICATION INFRASTRUCTURE

CONCEPTS & RECOMMENDATIONS



system exists on campus, the University contracts with the San Marcos Electric Utility for 100% of its power requirements. The City of San Marcos provides Sanitary Sewer, Natural Gas is provided by Center Point Energy, and Communications/Information Technology services are offered by a number of area providers.

Following the 2006-2015 Campus Master Plan, the University created a comprehensive Utility Master Plan for its San Marcos campus. The study identified a number of projects required in the near-term to accommodate anticipated growth, and, currently, several upgrades that were identified in this plan are under construction. The Utilities and Communications Infrastructure Symposium, which brought in outside experts for an intensive, three-day evaluation, identified several “big picture” recommendations that the University should consider in order to position itself for growth beyond the immediate window.

TRANSITION TO RESEARCH CAMPUS

In order to accommodate future grant-funded research programs, the University must improve the reliability, quality, capacity, and redundancy of many utilities systems, especially the electric system. High performance computers and other sophisticated research equipment typically require uninterrupted power supplies, electricity that is not subject to surges or sags, and maintenance of specific environmental criteria. These requirements go beyond simply increasing volume, and will require the campus to consider reinstating cogeneration ability on-campus to provide priority-system support, upgrading distribution loops, and other major upgrades over the next few years.

For the near-term, the campus has already funded projects for and is coordinating with the San Marcos Electric Utility to increase the capacity of the electric system on-campus, to create some redundant, looped systems, and to increase capacity at key building locations.

CONSIDER LIFE-CYCLE COSTS

Based on performance data provided by the Physical Plant, it appears that several systems, including the steam and chilled water system, are experiencing large amounts of loss due to aging distribution infrastructure. System loss costs the campus significantly in terms of energy, plant equipment load, and water make-up.

Currently, the campus is planning to replace portions of the distribution system each year, prioritizing sections based on need. A preferred approach would be a more wholesale replacement of the distribution system, which would be both expensive and invasive, but this approach would achieve an earlier return on investment through energy savings.

Regardless, as replacements to the distribution system are undertaken, the campus should consider utilizing higher-quality distribution materials (i.e., 50-year piping) that will not only improve system performance, but will achieve life-cycle cost savings.

PURSUING EFFICIENCY AND CONSERVATION

In order to minimize demand on the utilities systems, the University should explore other energy-saving and resource-saving measures, which will ultimately save money. New state legislation also requires that institutions achieve a 5% reduction in building energy use per year for ten years, giving additional incentive to implement conservation programs.

UTILITIES & COMMUNICATION INFRASTRUCTURE

CONCEPTS & RECOMMENDATIONS

Texas State is already working toward installing utility metering and monitoring systems at key buildings, which will help physical plant staff pinpoint system problems. The metering and monitoring system can also be employed by users (administrators, faculty, and students) to minimize energy and water usage at the building level. Many institutions, such as the University of Michigan and Arizona State University have already implemented online programs and obtained significant costs savings simply because users are more engaged.

Reducing demand in the system will not only shrink immediate costs but will also curtail long-term expenses related to capacity increases. The University should consider, too, how conservation in one system, such as domestic water usage, can reduce impacts in other systems, such as sanitary sewer.

UTILITIES INFRASTRUCTURE OBSERVATIONS

Below is a description of the major utility systems that will require attention in the next five years.

ELECTRICAL

The campus receives all of its electrical supply from the City of San Marcos. The campus was previously engaged in cogeneration, but those functions are no longer operational. The issue with this system is that infrastructure is aging, outdated, and/or not redundant enough to support the desired level and quality of research. The campus is also quickly approaching capacity loads in certain areas of campus that will impact the ability to complete other projects identified in this plan, in particular the two main student housing projects; the Hornsby / Burleson Replacement, and the West Campus Housing.

The Hornsby / Burleson project would stretch the system beyond safe operational capacity, while the West Campus project simply doesn't have enough capacity. Therefore, the system must be renovated to establish the needed redundancy that will create the reliability while at the same time allowing for future growth.

STEAM

Currently the steam production capability is undersized related to future demand of Master Plan facilities. However, capacity is not the major issue with regards to the Steam and Condensate System on the campus. The major issue is that underground piping has exceeded its useful life and is deteriorating, causing leaks and loss of pressure. The University is in the process of undertaking a thermal system study and hydraulic modeling effort. This will create a better understanding of what is needed moving forward.

The current limited production capacity would prevent the University from building two 500-bed Student Housing Facilities on the West Campus, although capacity would allow for one additional 500-bed facility. However, there is no additional capacity in the location of the Hornsby / Burleson Replacement Project. The Steam and Condensate system needs a major overhaul of all of its distribution system (aging piping and insulation), as well as production capability.

CHILLED WATER

With the addition of the new Performing Arts Center in the South Campus area, it was necessary to construct a new Chill Plant to accommodate the additional need for capacity. This new South Chill

Plant must be connected to both the main Cogen Plant and various buildings, ideally all chilled water loops should be interconnected for redundancy to improve reliability.

In addition to improving the physical infrastructure to improve reliability and capacity for future growth, it should also be a goal to update the systems with monitoring systems and software to allow for the analysis of consumption and the detection of faults. Also, to improve the quality of the water, and reduce turbidity and fouling, a filtration system should be deployed at each plant facility.

Currently there is only enough chiller capacity to accommodate one 500-bed student housing facilities on the West Campus, not two. There is currently no chilled water available at the Hornsby/ Burleson Site.

POTABLE WATER

The University uses potable water for fire safety, drinking, cooking, sanitation, domestic uses and irrigation. It obtains the water primarily from the on-campus Jackson Water Well Plant and secondarily from the City of San Marcos. Although, pumps at the Jackson well are antiquated, capacity is sufficient for all of campus demands and there are no current plans for upgrading this system. However, the University will be conducting a comprehensive study of its potable water system to identify future renovation and expansion requirements.

In the event the on-campus water supply should fail, the cross connection with the city water system would not provide enough pressure to operate the fire systems in the multi-story buildings.

UTILITIES INFRASTRUCTURE RECOMMENDATIONS

1. Continue the electrical system upgrades that are currently underway
 - Replace the switchgear at the Cogen Plant
 - Install new switchgear at the South Chill Plant with two new 800A feeders from the City
 - Install the interconnection between the Cogen Plant and South Switchgear for improved reliability
 - Convert the 15 KV feeders to a looped system from the current radial feed system
 - Initiate a phased cable replacement program to replace the aged 15 KV cable and building transformers
 - Complete electrical coordination study for campus
 - Investigate most reliable service options
 - Multiple 800A dedicated circuits from City
 - Direct connection from LCRA
2. Upgrade the Steam Distribution System
 - Use materials for a 30-50 year life with high levels of insulation
 - Coordinate location of replacement piping with other utility needs and attempt to organize in utility corridors
 - Consider "pockets" of hot water distribution at edges of campus that are farthest from the generation plants
 - East Plant
 - Areas east of river
 - West Campus residence halls
 - Implement steam trap maintenance program
 - Resolve condensate contamination issues

UTILITIES INFRASTRUCTURE & COMMUNICATIONS

CONCEPTS & RECOMMENDATIONS

3. Verify adequacy and improve domestic water system
 - Add water treatment to reduce hardness
 - Verify adequacy of piping systems through hydraulic modeling
 - Confirm adequate storage capacity for campus usage and fire-fighting needs
 - Test and confirm adequacy for interconnection with City water
4. Start planning for expansion of sanitary sewer to service new residence halls
 - Define locations and loads
 - Work with City to identify bottlenecks and improvements outside of campus property
5. Advance the building metering and controls upgrades
 - Install meters on all primary utilities at each building
 - Interconnect control systems of all plants and building metering
 - Develop a “dashboard” of consumption that is web accessible
 - Analyze data to determine areas of greatest losses/energy consumption and develop corrective plans

INFORMATION TECHNOLOGY OBSERVATIONS

The current connectivity to the outside world is via overhead fiber optic cable services; for reliability these services should be underground. The underground duct bank system is at or near capacity with little room in the connecting manholes and with most conduits filled and some areas are underserved with no conduits underground and little capacity to supply additional feeder cables to that area.

INFORMATION TECHNOLOGY RECOMMENDATIONS

1. Enhance the current wireless network by adding additional access points
2. Upgrade the existing system to include the “N” Band
3. Divide campus into four single mode fiber loops by utilizing existing conduits and routes, building limited new paths, and removing cables to make room for new higher bandwidth fiber optic cable. Design each single mode loop to a network hub in that zone
4. Current IT spaces require reliable power and cooling capacity to maintain critical IT equipment functionality
5. In order to add backup capabilities and provide services to other Texas State properties, a more reliable/robust connectivity is needed. Other Texas State properties are currently not backed up or have IT services
6. Data Center redundancy connected by redundant fiber paths on the campus should be built to provide fault tolerant connectivity; work with the City and County to research and develop right-of-ways and easements for future underground fiber optic cable to Campus Data Centers
7. The campus currently has multiple computing centers with multiple single points of failures (JCK, MCS, Sterry Hall); begin planning for a high sustainability Data Center for Texas State that could replace the existing data centers and build a new Data Center away from campus (e.g., planned STAR Park out Hunter Road)
**Full utility reports available through the Associate Vice President for Finance and Support Services Planning. Note: For more detailed information regarding campus utilities, see the Utility Master Plan, which outlines the path to utility function optimization in clear detail.*

Utilities & Communications Infrastructure - Near Term
Utility Upgrades - Bobcat Trail Area
Utility Upgrades - Replace Building Transformers & Switches
Utility Upgrades - Control/Monitoring Hardware & Software
Utility Upgrades - Lighting & Ventilation at Cogen Plant
Utility Upgrades - Replace Steam & Condensate Piping & Steam Traps
Utility Upgrades - Meter Potable Water for E&G & Auxiliary
Utility Upgrades - Meter Chilled Water
Utility Upgrades - Meter Steam & Condensate
Utility Upgrades - Install Emergency Power Systems for Plants
Communication Upgrades - Provide Diverse Fiber paths to all Academic and Administrative Buildings
Communication Upgrades - Provide Emergency Power to all telecommunications closets
Communication Upgrades - Enhance cellular/wireless phone coverage in dead zones
Communication Upgrades - Upgrade core network links to 40/100Gig
Communication Upgrades - Extend Core Network Links to provide redundant rings
Communication Upgrades - Establish Cable-TV contract providing enhanced coverage/services
Communication Upgrades - Provide redundant/diverse paths for telephone trunks on both campuses
Communication Upgrades - Enhance outdoor wireless service to provide increased coverage/bandwidth
Utilities & Communications Infrastructure - Long Range
Utility Upgrades - Convert 15 KV Feeders to Looped System (\$15M)
Utility Upgrades - Replace Manual Distribution Switches at Buildings (\$3M)
Utility Upgrades - Replace Aged Power Cables (campuswide)
Utility Upgrades - Hot & Chilled Water Generation & Distribution (east campus)
Utility Upgrades - Extend 800-amp Feeder from South Chill Plant to Cogen Plant (\$10M)
Utility Upgrades - Add Boiler at Cogen Plant to support future construction
Utility Upgrades - Add Chiller & Cooling Tower Cell at Harris Plant to support future west-campus construction
Utility Upgrades - Re-establish Co-Generation Capability
Utility Upgrades - Increase Redundancy - to support research requirements
Utility Upgrades - Increase Capacity - to support research requirements
Utility Upgrades - Expand Potable Water Capabilities
Utility Upgrades - Add Chiller at South Chill Plant to support PAC construction
Storm Water Infrastructure - Clean Existing & Add New Detention Ponds
Storm Water Infrastructure - Mitigation Provision per Habitat Conservation Plan & EARIP

HOUSING AND RESIDENTIAL LIFE ON-CAMPUS STUDENT HOUSING

INTRODUCTION



INTRODUCTION

The 2006-2015 Campus Master Plan reflected that there was enough capacity in the residence hall system with the addition of Bobcat Village to meet the need to house students during the ten year period. However, since the 2006-2015 Campus Master Plan was completed, the Housing and Residential Life policy related to on-campus housing has changed. Originally, the policy required both freshmen and sophomore students to live on-campus, but as enrollment growth outstripped construction of new residence halls, this policy was re-evaluated. On July 8, 2011 President's Cabinet eliminated the sophomore on-campus requirement, moving to a requirement for freshmen only, subject to annual review.

OBSERVATIONS

Currently, the University has housing for approximately 6,000 students on-campus and has a 612-bed housing complex under construction which will open Fall of 2012.

MGT America was retained in Spring 2011 to complete a detailed market and financial analysis, which considers current and target residents, mix of housing inventory, potential locations, and construction phasing. In addition to adding new structures, the University will need to replace outdated structures, which ultimately requires additional construction. MGT America recommends adding 1,900 beds between 2012-2017 and another 300 beds by 2019. By 2020, taking into account construction of the new halls and demolition of existing halls, the net gain will be 1,872.

HOUSING AND RESIDENTIAL LIFE ON-CAMPUS STUDENT HOUSING

CONCEPTS & RECOMMENDATIONS



HOUSING AND RESIDENTIAL LIFE ON-CAMPUS STUDENT HOUSING

CONCEPTS & RECOMMENDATIONS

Residence Life - Near Term
Demolish Hornsby, Burleson, and Smith Halls
Demolish San Saba & Canyon Halls, and West Warehouse Building
Demolish West Warehouse Building
Construct Hall at former UPAC Site (500 beds)
Construct Hornsby/Burleson/Smith Replacement (900 beds)
Construct San Saba/Canyon Replacement (500 beds)
Demolish Arnold Hall
Residence Life - Long Range
Construct Arnold Replacement (300 beds)
Renovate/Replace Elliot Hall

Near-term needs include the replacement of Hornsby, Burleson, Smith and Arnold Halls. Elliot Hall also needs to be either renovated or demolished. A full facility conditions assessment, which will look at all existing housing structures, is anticipated in the upcoming months.

MGT America’s analyses have informed the recommendations in the Implementation Plan, which identifies three new complexes for construction. Expansion of on-campus housing space will trigger extensive upgrades to the utilities infrastructure systems. The facilities and physical plant staff identified upgrades required to accommodate near-term demands, which are also included in the plan. Additional coordination between Housing and Residence Life, the Facilities Planning, Design, and Construction Department, and the City of San Marcos will be required to accommodate the long-range construction.

CONCEPTS & RECOMMENDATIONS

1. Construct New Housing Complexes
 - Build 500-bed at former UPAC site
 - Demolish San Saba Hall, Canyon Hall, and West Warehouse
 - Build 500-bed at San Saba, Canyon site
 - Demolish Hornsby, Burleson, Smith
 - Build 900-bed complex at former Hornsby, Burleson, Smith site
2. Accommodate Increased Demand for On-Campus Services
 - Maximize existing dining, campus recreation facilities
 - Plan for new facilities in the future
3. Consider Reduced Demands for Parking & Transportation
 - More students on-campus should reduce demand for transportation services and on-campus parking
 - Leverage use of “long-term” parking lots at campus perimeter for on-campus residents
4. Develop East-West Connections
5. Strategically Plan Infrastructure Upgrades

ATHLETICS, CAMPUS RECREATION, AND HEALTH & HUMAN PERFORMANCE

INTRODUCTION



Over the past five years, Texas State University's enrollment and athletics program growth have outpaced that anticipated by the 2006-2015 Campus Master Plan. Projects identified as long-range priorities, such as additions to Bobcat Stadium, were implemented in the near-term. Additionally, the University announced its decision to join the Western Athletic Conference in July of 2012, which may have some near-term impacts.

For the Update, a day-long workshop including Athletics, Campus Recreation and the Health and Human Performance Department was held to address key changes and identify near-term needs for the Implementation Plan. The three departments were identified because of overlaps in existing space usage, their shared presence on east campus, and their combined need for large amounts of land area.

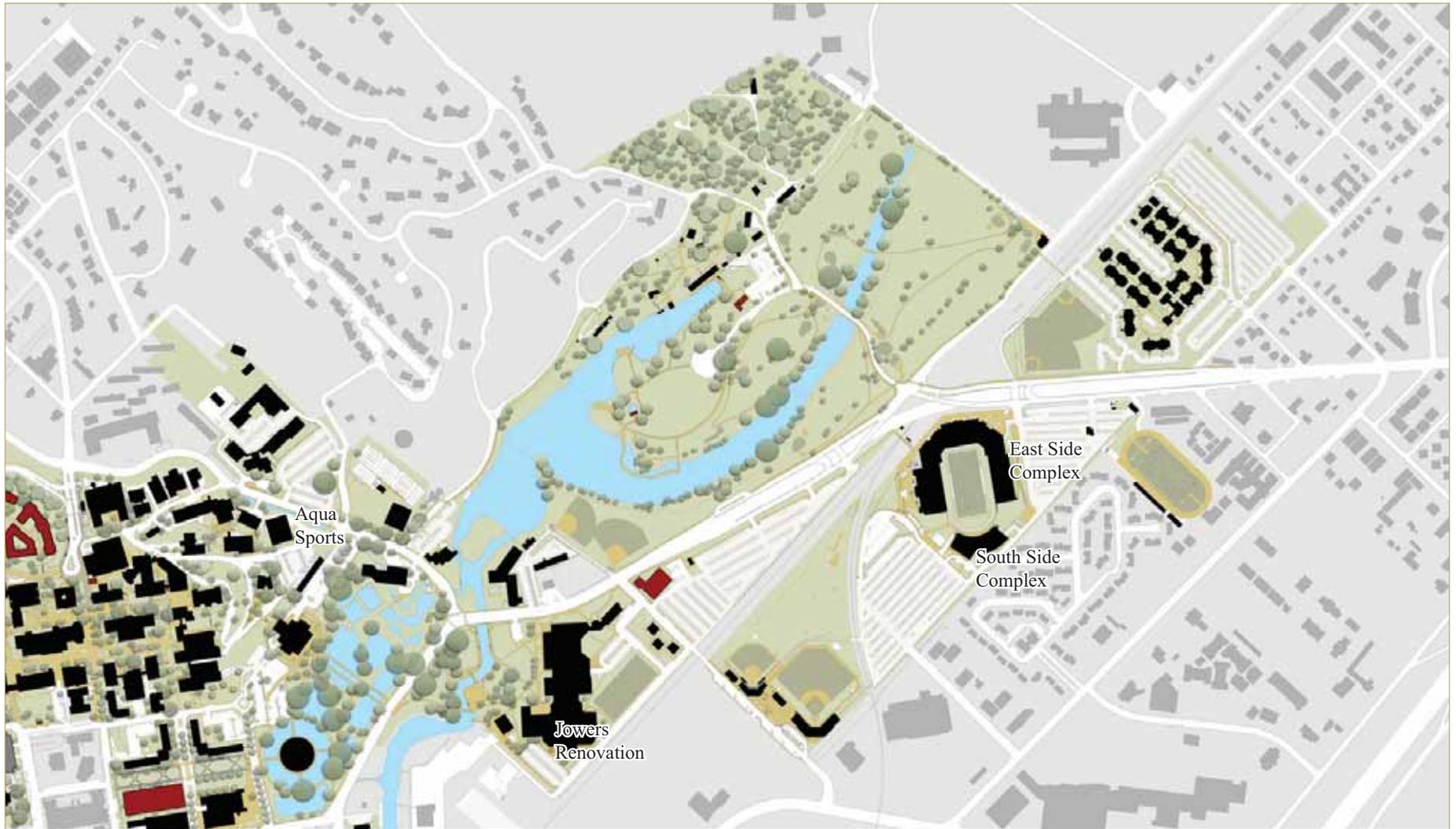
OBSERVATIONS

The move to the Western Athletic Conference, along with the University's enrollment growth, has added pressure on the campus' existing facilities. Gymnasium space, field space, and large gathering spaces on campus are at a premium; many spaces are shared between band, athletics, summer camps, teaching classes, and campus recreation. Currently, Strahan Coliseum is used for both athletics and university-wide events like commencement. Jowers is increasingly overbooked; when Strahan is used by the University, athletics requires practice space in Jowers, which pushes out other activities. Additional conflicts arise with field space, office space, and small meeting spaces.

In order to attract and retain top athletes, the University may need to construct new, dedicated

ATHLETICS, CAMPUS RECREATION, AND HEALTH & HUMAN PERFORMANCE

CONCEPTS & RECOMMENDATIONS



ATHLETICS, CAMPUS RECREATION, AND HEALTH & HUMAN PERFORMANCE

CONCEPTS & RECOMMENDATIONS

Athletics, Rec, & HHP - Near Term
Construct West Campus Multipurpose Recreation Fields
Renovate Aqua Sports Building
Jowers Renovation
Athletics, Rec, & HHP - Long Range
Construct South Side Complex at Bobcat Stadium
Construct East Side Complex at Bobcat Stadium
Identify Sites for Athletics-Only Practice Facilities

facilities for athletics. Although recent expenditures on Bobcat Stadium and the Baseball and Softball Complex have limited funding for athletics-only practice facilities, other scheduling and space re-allocation exercises may alleviate pressure in the near-term.

Over the next few years, major construction on the Aquarena Springs Drive Overpass will also impact the east campus, extending the road rights of way into land currently used by the University for campus recreation and parking. The current plans for the Overpass illustrate impacts to the golf course and recreation fields on the north side, adjustments to access points to Aquarena Center, and reduction in the number of parking spaces available on the south side.

Campus Recreation also needs additional multipurpose fields, which will alleviate demand on the existing fields in east campus. The new fields are funded and slated for west campus north of the proposed housing complex that will replace San Saba and Canyon Halls.

Because of the increasing enrollment, academic programs, such as Health and Human Performance, are also in need of more space and improved facilities. With courses in scuba and swimming, Health and Human Performance is the heaviest user of the Aqua Sports Building, which needs many upgrades. No other space on campus is available to accommodate these requirements, so improvements to the facility are required. Scheduling adjustments and space re-allocation should be able to accommodate other near-term needs.

CONCEPTS & RECOMMENDATIONS

Near-Term Projects

1. Construct West Campus Multipurpose Rec Field
2. Renovate Aqua Sports Building
3. Jowers Renovation

Long-Term Projects

1. Construct South Side Complex at Bobcat Stadium
2. Construct East Side Complex at Bobcat Stadium
3. Identify Sites for Athletics-Only Practice Facilities



TEXAS STATE UNIVERSITY SAN MARCOS

2012-2017
CAMPUS MASTER PLAN UPDATE

APPENDICES
NOVEMBER 2011

APPENDIX A:
ANALYSIS &
ASSESSMENT REPORT

COMPLETED PROJECTS

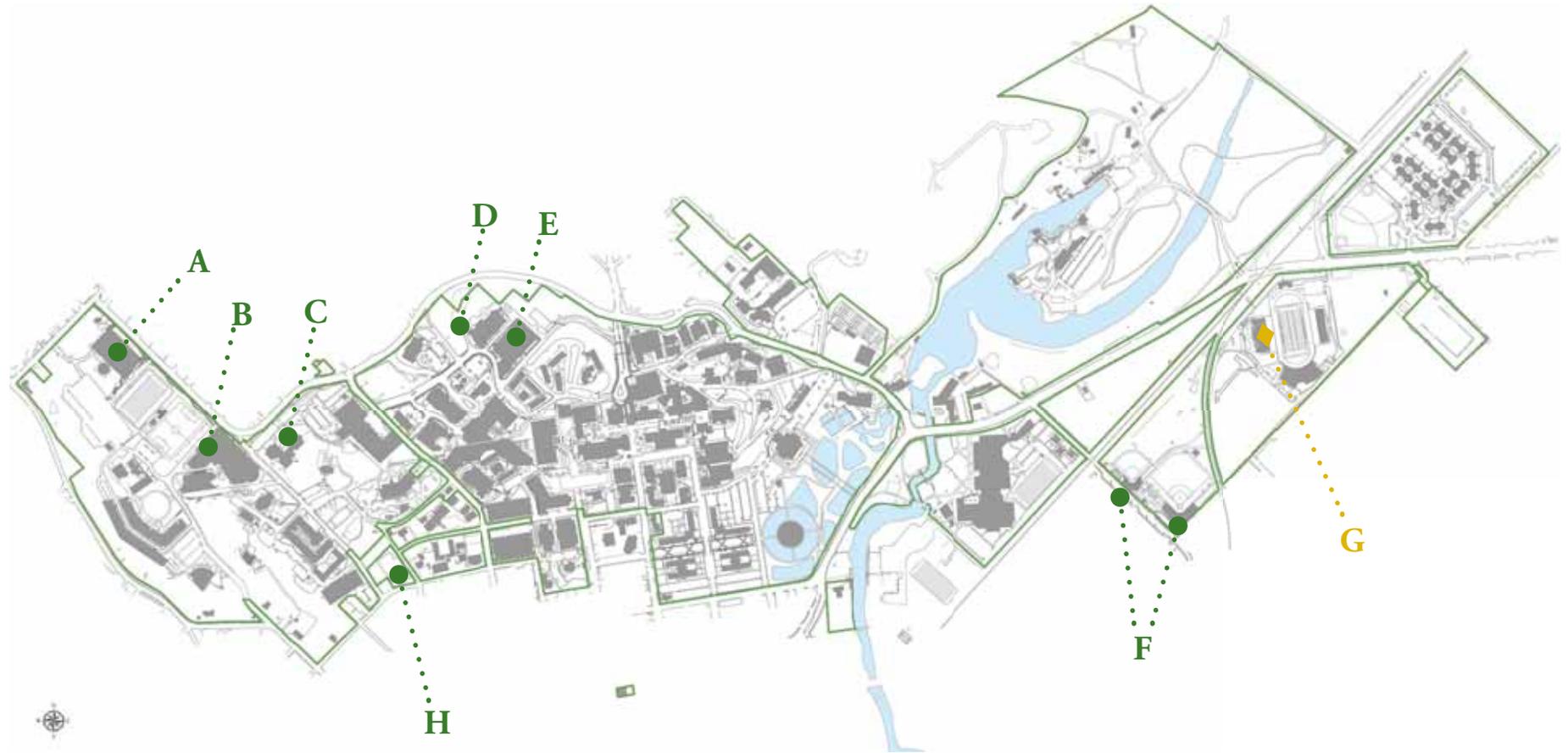
COMPLETED PROJECTS

PROJECT NAME	NEW CONSTRUCTION	RENOVATION	GROUNDS, ROADS & TRANSPORTATION
Baseball & Softball Complex	●		
Bobcat Stadium - West Expansion	◆		
Cogeneration Plant Expansion	●	●	
Family & Consumer Sciences Addition and Renovation	●	●	
Speck Street Garage	●		
Student Recreation Center Expansion & Renovation	●	●	
Matthews Street Garage	●		
Research Greenhouse	●		
RRHEC - Nursing Building	■		
<hr/>			
Beretta Hall Renovation		■	
Harris Chiller Renovation		●	
Health Science Center Renovation		●	
Jowers Center Renovation		●	
Laurel Hall Renovation		■	
Roy F. Mitte 5th Floor Finish Out		●	
Theatre Center Renovation		●	
Trinity Renovation		●	
Pecos Renovation		●	
<hr/>			
Concho Green, Admissions Grounds & Pedestrian Connections to Town			●
Gateways			●
North LBJ Bus Loop			●
Tomás Rivera Relocation & Student Center Drive Realignment			●

- Included in the 10-Year Implementation Plan
- ◆ Indicated in the Long-Range Plan
- Not Included in the Plan

COMPLETED PROJECTS

NEW CONSTRUCTION



- A. Speck Street Garage
- B. Student Recreation Center Expansion & Renovation
- C. Family & Consumer Sciences

- D. Cogeneration Plant Expansion
- E. Mathews Street Garage
- F. Baseball & Softball Complex

- G. Bobcat Stadium - West Expansion
- H. Research Greenhouse

- Included in the 10-Year Implementation Plan
- ◆ Indicated in the Long-Range Plan
- Not Included in the Plan

BASEBALL AND SOFTBALL COMPLEX

SITE ANALYSIS



● IN TEN-YEAR PLAN

COMPLETION DATE	Spring 2009
USAGE	Baseball and Softball
ARCHITECT	O'Connell Robertson and Associates
PROJECT COST	\$8,920,285

2005 CONDITIONS



PROPOSED: TEN-YEAR PLAN



2010 CONDITIONS



PROJECT DESCRIPTION

The plan and orientation of the Baseball and Softball Complex were conceived as part of a feasibility study that preceded the 2005 plan. The ten-year plan included recommendations for implementation based on outcomes of the study.

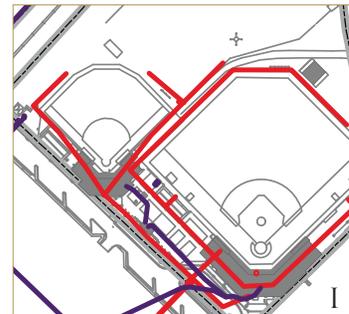
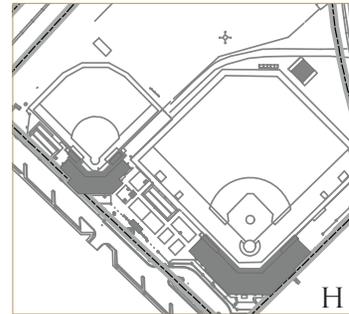
Architecturally, the complex follows the master plan's design guidelines, interpreting the standards for athletics facilities. Increasing the seating capacity at each facility was a major aspect of this project. The baseball field can now accommodate seating for 2,000 people, and the softball field can accommodate 1,000.

ARCHITECTURAL CHARACTERISTICS

ACCESS

AMENITIES

UTILITIES



- A View of stands
- B Metal & brick fencing interpret the architectural design guidelines
- C Rounded, red-roof marks the entry to the complex
- D Streetscaping
- E Surface parking lot
- F Site amenities
- G Streetscaping around the complex includes shade trees
- H Utilities #1
 - Chilled
 - Steam
 - Gas
 - Hot Water
- I Utilities #2
 - Electrical
 - Communication/CATV
- J Utilities #3
 - Storm Sewer
 - Sanitary Sewer
 - Domestic Water
 - Manholes

BOBCAT STADIUM - WEST EXPANSION

SITE ANALYSIS



◆ IN LONG-RANGE PLAN

COMPLETION DATE	September 2009
USAGE	Football Stadium Seating, Press Box
ARCHITECT	O'Connell Robertson and Associates
PROJECT COST	\$15,800,000

2005 CONDITIONS



PROPOSED: LONG-RANGE PLAN



2010 CONDITIONS



PROJECT DESCRIPTION

Although not considered a priority for the 2006-2015 Campus Master Plan, the University's decision to pursue NCAA Division FBS football pushed an expansion of Bobcat Stadium to the top of the list.

In the summer of 2008, Broaddus and Associates completed a Master Plan for the facility and in the fall, design for Phase 1A was initiated.

Construction began in January 2009 and was completed in time for the fall 2009 football season. The finalized project features the addition of 268 premium

seats in fifteen suites and 436 premium club seats in a two level structure erected above the current stadium Press Box. Later phases of this project include the North Side Complex, East Side Complex, and the South Side Complex.

ARCHITECTURAL CHARACTERISTICS



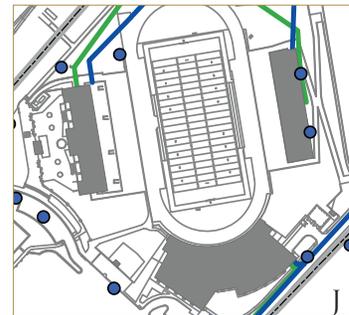
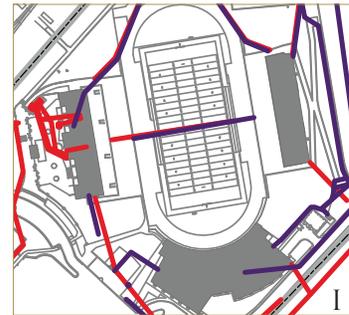
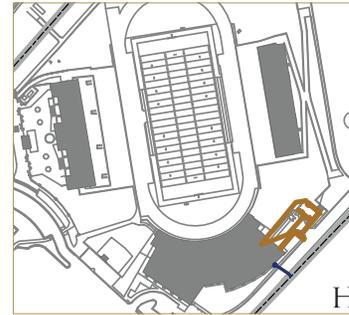
ACCESS



AMENITIES



UTILITIES



- A Building facade
- B Artist rendering of Bobcat Stadium
- C Completed west grandstands
- D Rounded red-roof marks the entrance to the stadium
- E Stairs and ramp leading to entrance
- F Pedestrian pathway over train tracks leading to stadium entrance
- G Pedestrian pathways and seating outside of stadium
- H Utilities #1
 - Chilled
 - Steam
 - Gas
 - Hot Water
- I Utilities #2
 - Electrical
 - Communication/CATV
- J Utilities #3
 - Storm Sewer
 - Sanitary Sewer
 - Domestic Water
 - Manholes

COGENERATION PLANT EXPANSION

SITE ANALYSIS



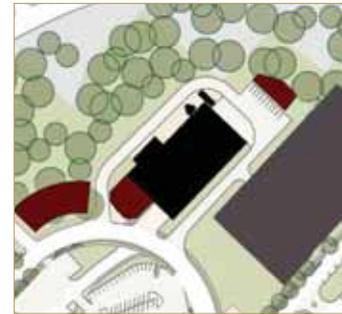
● IN TEN-YEAR PLAN

COMPLETION DATE	December 2009
USAGE	Chiller Replacement/Chilled Water Expansion
STORIES	3
ARCHITECT	Jacobs/Carter-Burgess
PROJECT COST	\$9,613,406

2005 CONDITIONS



PROPOSED: TEN-YEAR PLAN



2010 CONDITIONS



PROJECT DESCRIPTION

The addition to the cogeneration plant is located on the side of the building facing Student Center Drive. The new construction accommodated chilled water expansion and chiller replacement.

An additional expansion was proposed in the ten-year plan as a free-standing facility to accommodate office space, but this project is currently on-hold. Because the University is not currently co-generating power (systems are inactive), there is potential to accommodate the needed office space by renovating a portion of the existing building if the co-gen engine were dismantled.

The road on the north side of the building - Buckner Loop - was widened to provide a more accessible and safe route for trucks for deliveries.

Although not a part of this project, the realignment of Student Center Drive, which was implemented slightly differently than the master plan proposed, has impacted the site. As currently configured, it would actually enable construction of a larger free-standing building than is shown in the ten-year plan.

Architecturally, the addition is similar to the Matthews Street Garage, which is located immediately adjacent to the cogeneration plant.

There is no direct access to the plant for staff who park in the adjacent Matthews Street Garage. Staff must exit the front of the garage onto Student Center Drive.

ARCHITECTURAL CHARACTERISTICS



A



B

ACCESS



C

AMENITIES

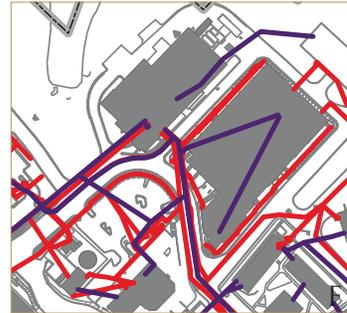


D

UTILITIES



D



F



G

- A Facade features tripartite design, red-tile roofs, and tower elements
- B Brick, Stone and Stucco
- C Tower element denotes the loading dock entry
- D The south side of the building features landscaping and shade trees
- E Utilities #1
 - Chilled
 - Steam
 - Gas
 - Hot Water
- F Utilities #2
 - Electrical
 - Communication/CATV
- G Utilities #3
 - Storm Sewer
 - Sanitary Sewer
 - Domestic Water
 - Manholes

FAMILY AND CONSUMER SCIENCES ADDITION & RENOVATION

SITE ANALYSIS



● IN TEN-YEAR PLAN

COMPLETION DATE	June 2010
GROSS SQUARE FOOTAGE	27,051 (new) 2,850 (renovation)
USAGE	Classroom, lab, and office space
STORIES	2
ARCHITECT	Randall Scott Architects
PROJECT COST	\$9,343,944

2005 CONDITIONS



PROPOSED: TEN-YEAR PLAN



2010 CONDITIONS



PROJECT DESCRIPTION

The Family and Consumer Sciences project included an expansion and partial renovation of the existing building.

The new construction varied slightly in shape from the master plan, though the only major change was the elimination of the proposed service drive along the eastern side of the building.

Architecturally, the addition was designed to look similar to the existing structure. Due to the grade change from the street to the addition's primary entrance, a long ramp was constructed for handicapped accessibility.

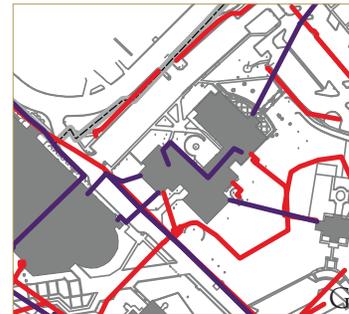
ARCHITECTURAL CHARACTERISTICS



ACCESS

AMENITIES

UTILITIES



- A Architecture of new addition that is consistent with existing structure
- B Courtyard where the addition and existing structure blend together
- C Entrance on north side of building
- D Primary entrance to new construction
- E Landscaped handicapped accessible ramp to primary entrance
- F Utilities #1
 - Chilled
 - Steam
 - Gas
 - Hot Water
- G Utilities #2
 - Electrical
 - Communication/CATV
- H Utilities #3
 - Storm Sewer
 - Sanitary Sewer
 - Domestic Water
 - Manholes
 -

SPECK STREET GARAGE

SITE ANALYSIS



● IN TEN-YEAR PLAN

COMPLETION DATE	Summer 2008
PARKING SPACES	721
USAGE	Commuter Parking Garage
STORIES	4
ARCHITECT	Carl Walker, Inc.
PROJECT COST	\$14,938,183

2005 CONDITIONS



PROPOSED: TEN-YEAR PLAN



2010 CONDITIONS



PROJECT DESCRIPTION

Prior to the master plan, the space currently occupied by the Speck Street Garage was open green space. The master plan proposed that the orientation of the garage be east-west, and that it be aligned to Speck Street. This configuration would have preserved a grove of more than thirty pecan trees north of the garage.

However, to orient the building this way would have required relocating a water line, which was cost prohibitive (refer to diagrams I & J at far right). Therefore, the garage was re-oriented in a north-south configuration that parallels Academy Street.

Originally, a series of recreational fields were proposed to the northwest of the garage but these have yet to be constructed due to funding constraints.

Additionally, because of the rounded road-access that connects the garage's secondary entrance north to Holland Street, there is no longer enough space to accommodate the number of fields originally planned.

The Holland Street access was not proposed as part of the master plan, but was added when the building orientation changed. The road's shape was determined due to a City requirement that it be located further away from the intersection of Holland Street and Academy Street.

ARCHITECTURAL CHARACTERISTICS



A



B



C

ACCESS



D



E

AMENITIES

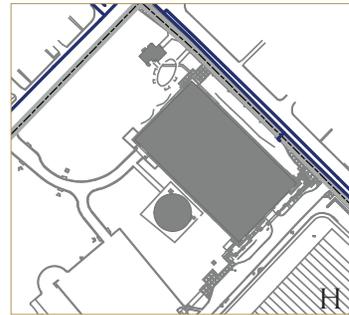


F



G

UTILITIES



H



I



J

- A Decorative metal grates
- B Spanish colonial architecture
- C Tower element marks stair
- D Archways distinguish garage entrance
- E Low archways distinguish garage entrance
- F Pedestrian seating and lighting
- G Patterned paving signifying pedestrian walkway
- H Utilities #1
 - Chilled
 - Steam
 - Gas
 - Hot Water
- I Utilities #2
 - Electrical
 - Communication/CATV
- J Utilities #3
 - Storm Sewer
 - Sanitary Sewer
 - Domestic Water
 - Manholes

STUDENT RECREATION CENTER EXPANSION & RENOVATION

SITE ANALYSIS



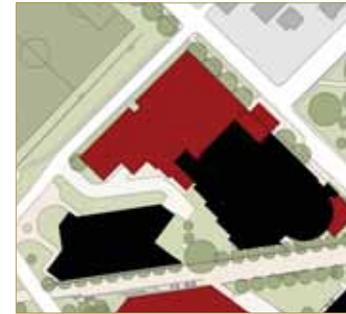
● IN TEN-YEAR PLAN

COMPLETION DATE	November 2008
GROSS SQUARE FOOTAGE	94,419
USAGE	Additional Recreation Facilities
STORIES	3
ARCHITECT	Marmon Mok Architecture
PROJECT COST	\$25,200,000

2005 CONDITIONS



PROPOSED: TEN-YEAR PLAN



2010 CONDITIONS



PROJECT DESCRIPTION

The Student Recreation Center expansion project was completed in late 2008. The addition and renovations added a new lap pool, leisure pool, weight room, sport courts and rock climbing wall.

The long-range master plan proposed that Sessom and Academy Street be realigned to a “T” configuration as a part of long-range plan implementation. However, because the City of San Marcos was concerned about hindering traffic flow around the north side of the University, this realignment was not implemented.

As a result, the tower element that was initially located on-axis with the “T” intersection was shifted north to a more central location on the facade.



Before



Rendering

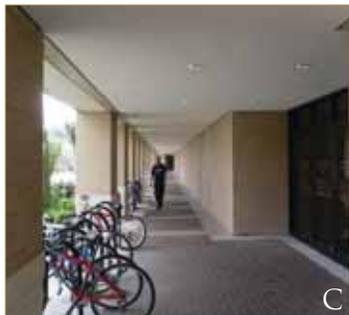
ARCHITECTURAL CHARACTERISTICS



A



B



C

ACCESS



D



E

AMENITIES



F

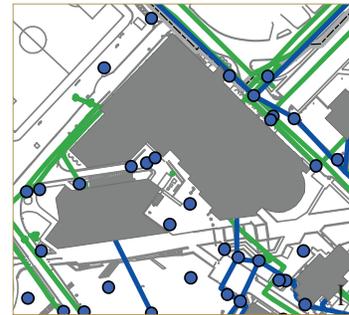
UTILITIES



G



H



- A View of tower element at night
- B View of new construction from soccer fields
- C Arcade under existing façade
- D Primary entrance on east side of building
- E Service entrance in rear of building
- F Patterned pavement signifying pedestrian walkway
- G Utilities #1
 - Chilled
 - Steam
 - Gas
 - Hot Water
- H Utilities #2
 - Electrical
 - Communication/CATV
- I Utilities #3
 - Storm Sewer
 - Sanitary Sewer
 - Domestic Water
 - Manholes

MATTHEWS STREET GARAGE & PARKING SERVICES OFFICE

SITE ANALYSIS



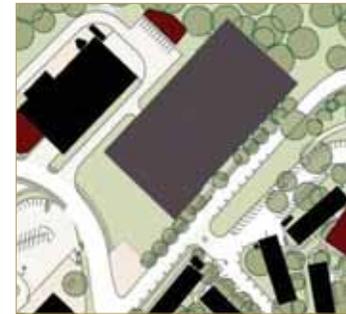
● IN TEN-YEAR PLAN

COMPLETION DATE	June 2010
PARKING SPACES	956
GROSS SQUARE FEET	7,130 (Parking Services Office)
USAGE	Residential Parking Garage, Parking Services Office
STORIES	5
ARCHITECT/ENGINEER	Carl Walker, Inc.
PROJECT COST	\$24,987,854

2005 CONDITIONS



PROPOSED: TEN-YEAR PLAN



2010 CONDITIONS



PROJECT DESCRIPTION

The Matthews Street Garage provides parking for residential students, faculty, and staff. The garage was planned to meet the future needs of the North Campus Housing project. Also part of the garage is the Office of Parking Services. The office can only be accessed from the street.

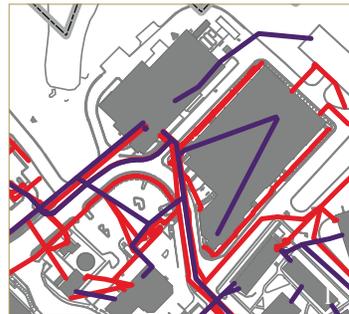
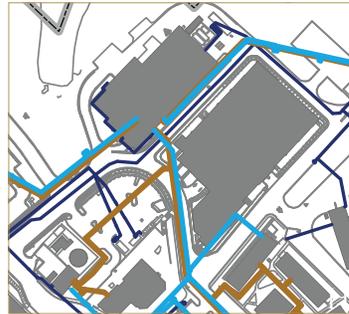
The master plan proposed a slight realignment of Student Center Drive, and access to the parking garage on the north-western side of the building. Additionally, it was proposed that the road and surface parking behind the garage would be removed.

Neither of these changes were implemented, resulting in a garage slightly smaller than the one proposed. The garage features two vehicular access points: the primary one is on the front

of the building at Student Center Drive, and the secondary access is on the south eastern side of the building on Matthews Street.

Architecturally, the Matthews Street Garage features wide, low-arched entries and stone accents.

ARCHITECTURAL CHARACTERISTICS



ACCESS

AMENITIES

UTILITIES

- A Architecture consistent with new construction
- B Facade on north side of building, adjacent to CoGen plant
- C Parking Services Office entrance
- D Wide archway signifying primary vehicle access
- E Secondary vehicle access
- F Pedestrian entrance/exit on south side of building
- G Landscaping on north side of building
- H Utilities #1
 - Chilled
 - Steam
 - Gas
 - Hot Water
- I Utilities #2
 - Electrical
 - Communication/CATV
- J Utilities #3
 - Storm Sewer
 - Sanitary Sewer
 - Domestic Water
 - Manholes

RESEARCH GREENHOUSE

SITE ANALYSIS



● IN TEN-YEAR PLAN

COMPLETION DATE	February 2011
USAGE	Biology Research
STORIES	1
ARCHITECT/ENGINEER	SHW Group
PROJECT COST	\$2,070,606

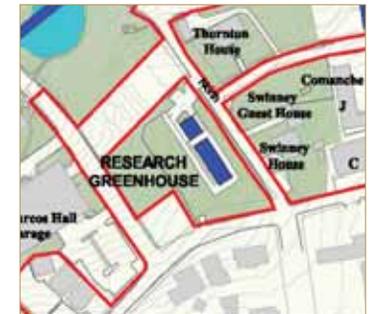
2005 CONDITIONS



PROPOSED: TEN-YEAR PLAN



2010 CONDITIONS

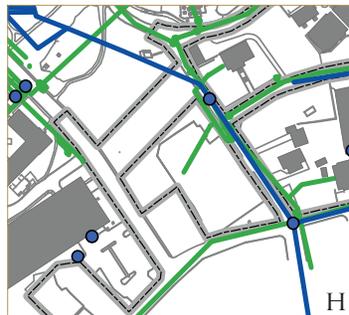
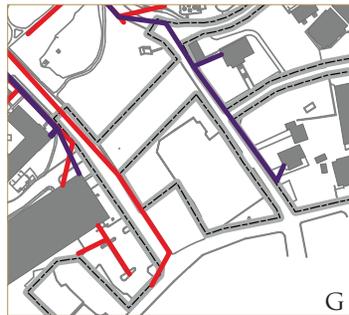
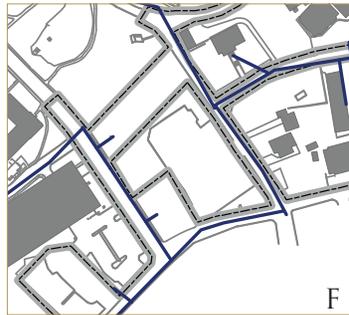


PROJECT DESCRIPTION

The Research Greenhouse was originally slated to be constructed at the corner of Comanche and Vista Drive (refer to the series of diagrams at the top of this page). However, because this site is near a potable water well that is used by the City of San Marcos, regulations about contamination required the greenhouse to be relocated to the corner of North

and Lindsey Street.

The design consists of a greenhouse building and associated head house; the site features a large yard with pervious-pavers and above ground water collection system.



- A Construction underway
- B Close up of construction process
- C View of greenhouse looking east
- D Construction site
- E Interior of greenhouse
- F Utilities #1
 - Chilled
 - Steam
 - Gas
 - Hot Water
- G Utilities #2
 - Electrical
 - Communication/CATV
- H Utilities #3
 - Storm Sewer
 - Sanitary Sewer
 - Domestic Water
 - Manholes

ROUND ROCK CAMPUS - NURSING BUILDING

SITE ANALYSIS



■ NOT INCLUDED IN PLAN

COMPLETION DATE August 2010

GROSS SQUARE FOOTAGE 79,533

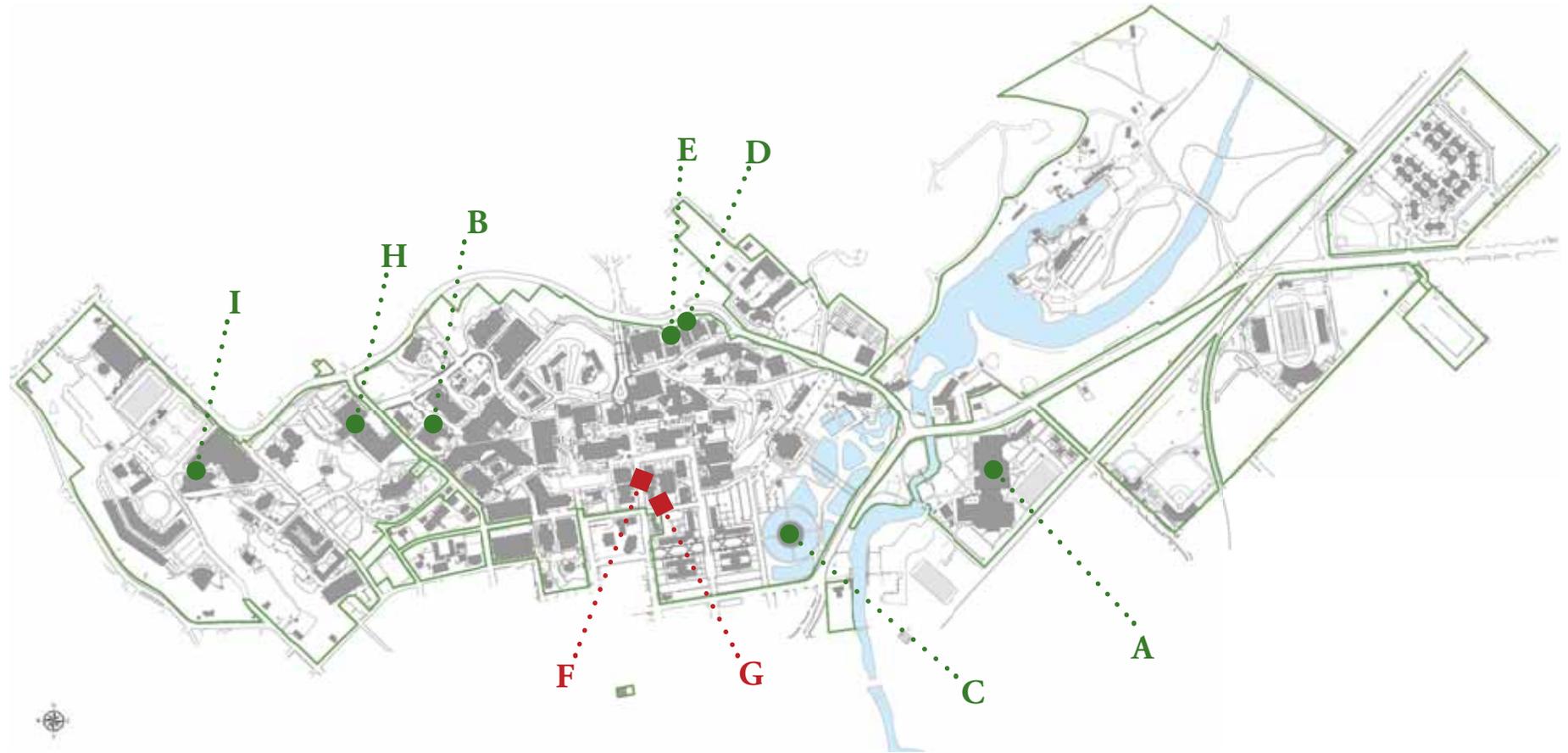
PROJECT COST \$36,000,000

PROJECT DESCRIPTION

The Nursing Building on the Round Rock campus is the second academic building to be constructed on the campus. This building was implemented according to the master plan depicted at left. Because this project is located off the San Marcos campus, it was not listed in the 2006-2015 Campus Master Plan, but was included in a separate Round Rock Master Plan.

COMPLETED PROJECTS

RENOVATION



- | | | |
|--------------------------|--------------------------------------|-------------------|
| A. Jowers Center | E. Pecos | I. Harris Chiller |
| B. Health Science Center | F. Beretta Hall | |
| C. Theatre Center | G. Laurel Hall | |
| D. Trinity | H. Roy F. Mitte 5th Floor Finish Out | |

- Included in the 10-Year Implementation Plan
- ◆ Indicated in the Long-Range Plan
- Not Included in the Plan

BERETTA HALL



■ NOT IN PLAN

COMPLETION DATE 2007

PROJECT COST \$2,033,324

PROJECT DESCRIPTION

Beretta Hall, which is a part of the Commons Complex, was renovated to upgrade the double-occupancy student residence rooms and address code issues.

HARRIS CHILLER EXPANSION



● IN TEN-YEAR PLAN

COMPLETION DATE 2009

PROJECT COST \$10,256,063

PROJECT DESCRIPTION

The expansion of the chillers on the north side of Harris Dining Hall was triggered by development on the west side of campus. The additions to the Recreation Center and the Family and Consumer Sciences Building required more capacity than was available prior to completion of this project.

HEALTH PROFESSIONS BUILDING



● IN TEN-YEAR PLAN

COMPLETION DATE 2007

PROJECT COST \$1,346,550

PROJECT DESCRIPTION

The Campus Master Plan identified some small renovations of the Health Professions Building (the Health Science Center), which converted some classrooms into offices and relocated equipment.

JOWERS CENTER



● IN TEN-YEAR PLAN

COMPLETION DATE 2008

PROJECT COST \$1,560,000

PROJECT DESCRIPTION

The Jowers Center renovation provided upgraded basketball courts and offices for use by the Health and Human Performance Department and Athletics.

LAUREL HALL



■ NOT IN PLAN

COMPLETION DATE 2009

PROJECT COST \$6,625,243

PROJECT DESCRIPTION

As a part of the Commons Complex, Laurel Hall is a dormitory featuring double occupancy bedrooms.

PECOS BUILDING



● IN TEN-YEAR PLAN

COMPLETION DATE 2009/2010

PROJECT COST \$462,700 + \$100,000

PROJECT DESCRIPTION

Interior renovations of the Pecos Building were completed to accommodate the Art Department faculty studios, anthropology research, and the University Police Department training facilities.

ROY F. MITTE FIFTH FLOOR FINISH OUT



● IN TEN-YEAR PLAN

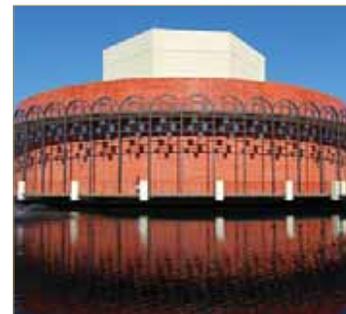
COMPLETION DATE 2008

PROJECT COST \$3,624,450

PROJECT DESCRIPTION

The fifth floor of the Roy F. Mitte Building was finished with this renovation, providing offices and other space for the Ingram School of Engineering.

THEATRE CENTER



● IN TEN-YEAR PLAN

COMPLETION DATE 2009/2010

PROJECT COST \$2,400,000

PROJECT DESCRIPTION

This limited renovation of the Theatre provided new rigging, lights, and finishes for the performance areas. While replacement of the HVAC system is also needed, it was not completed during the 2009-2010 renovation.

TRINITY HALL



● IN TEN-YEAR PLAN

COMPLETION DATE 2009

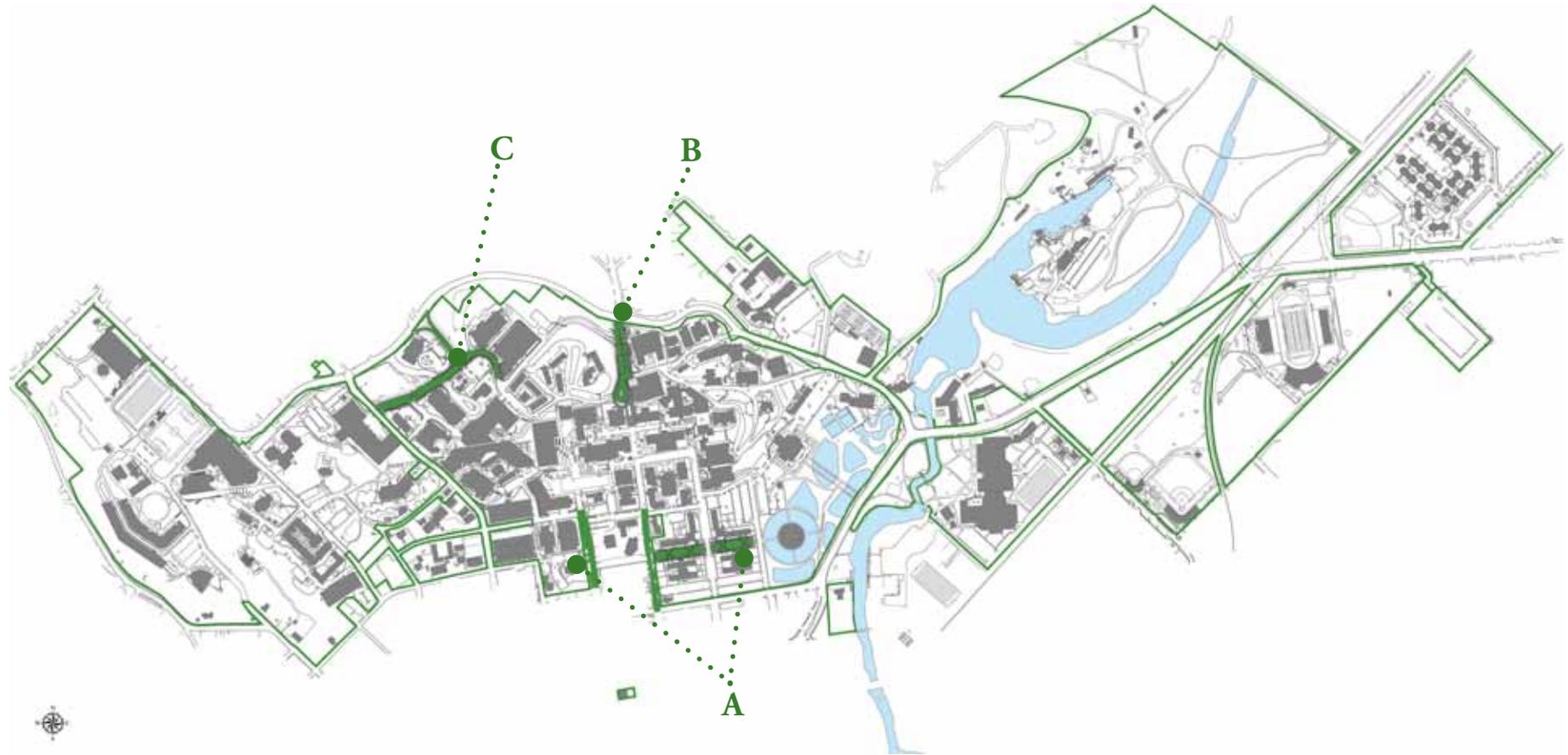
PROJECT COST \$850,342

PROJECT DESCRIPTION

Trinity, which houses the University Star newspaper, student publications, and the Center for Archaeological Studies was renovated in January 2009.

COMPLETED PROJECTS

GROUNDS, ROADS & TRANSPORTATION



- A. Concho Green, Admissions, Grounds & Pedestrian Connections to Town
- B. North LBJ Bus Loop and Gateway

- C. Tomás Rivera Relocation & Student Center Drive Realignment

- Included in the 10-Year Implementation Plan
- ◆ Indicated in the Long-Range Plan
- Not Included in the Plan

CONCHO GREEN, ADMISSIONS BUILDING GROUNDS, & PEDESTRIAN CONNECTIONS

SITE ANALYSIS



● IN TEN-YEAR PLAN

COMPLETION DATE	December 2008
USAGE/DESCRIPTION	Quadrangle and Streetscape Improvements
ARCHITECT/ENGINEER	TBG Partners
PROJECT COST	\$3,024,164

2005 CONDITIONS



PROPOSED: TEN-YEAR PLAN



2010 CONDITIONS



PROJECT DESCRIPTION

This landscaping and grounds project includes the conversion of a portion of Concho Street into a green, improvements to the Admissions Building Grounds, and streetscaping along LBJ and Guadalupe Street.

The Campus Master Plan recommended this gray-to-green project as a way to enhance the pedestrian experience and activities on the southern edge of campus. Extensions of the project included the Admissions Building grounds and improved pedestrian connections to University Drive.

The master plan proposed running streets along the edges of Concho Green, but these were removed as a part of design. It is anticipated that they will not be constructed based on transportation and traffic flow studies. Instead, the pavers used in the pedestrian paths were designed to support fire and service vehicles.



- A Rendering of Concho Green
- B Aerial view of the completed green way
- C View looking east toward Theatre Center
- D Pedestrian pathways through green
- E Bollards separating pedestrian and vehicle space
- F Landscaping ends at university property line
- G Rendering of Admissions Building and grounds
- H Admissions Building landscaping
- I Utilities #1
 - Chilled
 - Steam
 - Gas
 - Hot Water
- J Utilities #2
 - Electrical
 - Communication/CATV
- K Utilities #3
 - Storm Sewer
 - Sanitary Sewer
 - Domestic Water
 - Manholes

NORTH LBJ STREET BUS LOOP

SITE ANALYSIS



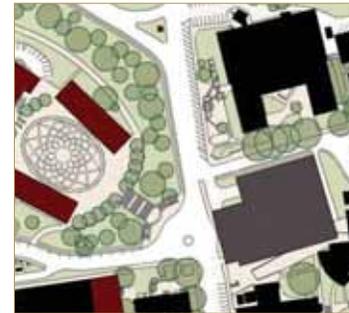
● IN TEN-YEAR PLAN

COMPLETION DATE	January 2009
USAGE	Street and Pedestrian Improvements
ARCHITECT/ENGINEER	Garza/Bomberger & Associates
PROJECT COST	\$4,595,185

2010 CONDITIONS



PROPOSED: TEN-YEAR PLAN



2010 CONDITIONS



PROJECT DESCRIPTION

The Pleasant Street Bus Loop provides access to a central portion of campus. The master plan proposed implementing bus-stops along this road, creating a round-about that would enable a streamlined traffic flow through the site. A pedestrian plaza was constructed immediately south of the loop

- pedestrians attempt to cross the road from multiple points
- some streets are one-way

The master plan also proposed vertical expansion of the Pleasant Street Garage, which would accommodate approximately 280 more vehicles. However, this project was canceled.

Currently, the vehicular and pedestrian flow in this site are problematic:

- vehicles queue to make left-hand turn to access the garage
- buses drop off and pick-up students on both the west and the east sides of the street



A



D



B



E



C

- A Gateway to LBJ Bus Loop
- B Busses entering and exiting Pleasant Street Bus Loop
- C Bus queue dropping students off
- D Spanish colonial style architecture influencing bus stop design
- E Bus queue picking students up

TOMÁS RIVERA RELOCATION & STUDENT CENTER DRIVE REALIGNMENT

SITE ANALYSIS



● IN TEN-YEAR PLAN

COMPLETION DATE	Spring 2011
USAGE	Pedestrian pathway and landscape improvements
ENGINEER	Half Associates
PROJECT COST	\$8,731,938

2005 CONDITIONS



PROPOSED: TEN-YEAR PLAN



2010 CONDITIONS



PROJECT DESCRIPTION

Tomás Rivera connects Sessom Drive to Student Center Drive. It is a “right-in, right-out” road, as depicted in the “2010 Conditions” image. The design of the road was intended to reduce traffic problems associated with another intersection on Sessom. Student Center Drive was also widened and straightened near its intersection with Comanche.

The Tomás Rivera relocation and the Student Center Drive Realignment project is just one component of the North Campus Enhancement (NCE) package. It includes utilities relocation for the Matthews Parking Garage, the Cogeneration Plant Expansion and North Housing Complex, and should help better support the increased traffic that will stem from the new housing and the parking garage. Due to the project’s impact on City of San Marcos streets

and traffic, an independent traffic study was completed, and acceptance by the City of San Marcos was obtained.

As construction began, various unidentified scope issues were discovered related to multiple major utility relocations, traffic control and phasing of elements of adjacent projects.

Construction was scheduled in seven phases to coordinate with adjacent construction projects and University schedules. As of right now, six of the seven phases (90% of construction) are complete. The final phase will be completed upon completion of the North Campus Housing Complex.



- A Student Center Drive realignment
- B Aerial view of Student Center Drive looking toward the CoGen Plant
- C Tomás Rivera “right-in, right-out”
- D New sidewalk amenities

IN-PROCESS PROJECTS

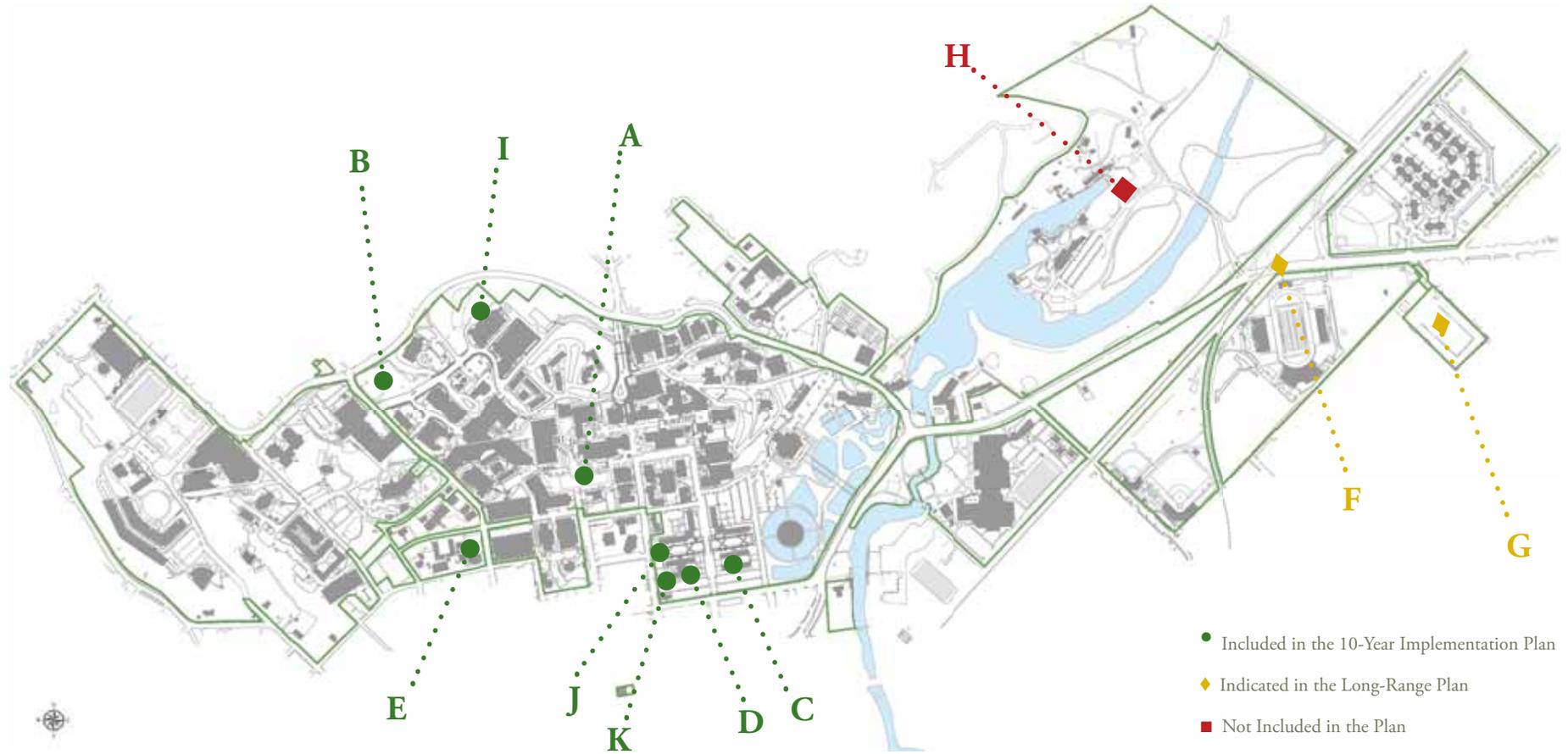
IN-PROCESS PROJECTS

PROJECT NAME	NEW CONSTRUCTION	RENOVATION	GROUNDS, ROADS & TRANSPORTATION	
Bobcat Stadium North Side Expansion	◆			
Bobcat Stadium Track Relocation	◆			
Department of Housing & Residential Life Administration Building	■			
Electrical Infrastructure Upgrades	●			
North Campus Housing Complex	●			
Performing Arts Center	●			
Center for Research and Commercialization	●			
Restrooms & Ticket Booth at Texas River Center	■			
South Campus Utility Upgrades	●			
South Chill Plant	●			
Undergraduate Academic Center	●			
University Street Garage & IT Hub	●			
Academic Service Building North Renovation		■		
Harris Dining Renovation		■		
Lampasas Hall Renovation		■		
Mitte Clean Room Renovation		■		
Bobcat Trail Redevelopment			●	
Woods Street Realignment and Streetscape Improvements			●	● Included in the 10-Year Implementation Plan
State & Peques Realignment			●	◆ Indicated in the Long-Range Plan

■ Not Included in the Plan

IN-PROCESS PROJECTS

NEW CONSTRUCTION



- | | | | |
|--------------------------------------|---|---|----------------------------------|
| A. Undergraduate Academic Center | E. Department of Housing & Residential Life Administration Building | G. Bobcat Stadium Track Relocation | J. South Campus Utility Upgrades |
| B. North Campus Housing | F. Bobcat Stadium North Side Complex | H. Restrooms & Ticket Booth at Texas River Center | K. South Chill Plant |
| C. Performing Arts Center | I. Electrical Infrastructure Upgrades | | |
| D. University Street Garage & IT Hub | | | |

UNDERGRADUATE ACADEMIC CENTER

SITE ANALYSIS



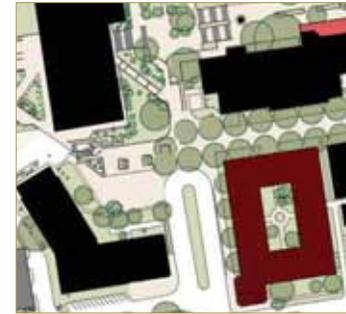
● IN TEN-YEAR PLAN

ANTICIPATED COMPLETION DATE	April 2012
GROSS SQUARE FOOTAGE	130,455
USAGE	General Academic Classrooms & Offices
STORIES	5
ARCHITECT/ENGINEER	Morris Architects & Ayers Saint Gross
PROJECT COST	\$47,700,000
DEVELOPMENT PHASE	Construction, 15% complete

2005 CONDITIONS



PROPOSED: TEN-YEAR PLAN



2010 CONDITIONS
CURRENT DESIGN



PROJECT DESCRIPTION

The Undergraduate Academic Center (UAC), located at the head of Guadalupe Street, is currently under construction. The building is not designed as proposed in the Master Plan because the anticipated land owned by the Campus Christian Community Center was not available for acquisition at the time. (Today, however, the University has acquired this piece of real estate.)

In its linear configuration, the UAC straddles Guadalupe Street, creating a gateway for pedestrian flow and emergency vehicles into the campus. The South Chill Plant, which was originally slated to go into the eastern wing of the UAC, has been relocated, enabling the facility to accommodate additional academic programs.



- A Artist rendering of the Undergraduate Academic Center
- B View up Guadalupe toward future site of UAC
- C Construction site
- D Construction site
- E Construction site
- F Utilities #1
 - Chilled
 - Steam
 - Gas
 - Hot Water
- G Utilities #2
 - Electrical
 - Communication/CATV
- H Utilities #3
 - Storm Sewer
 - Sanitary Sewer
 - Domestic Water
 - Manholes

NORTH CAMPUS HOUSING COMPLEX

SITE ANALYSIS



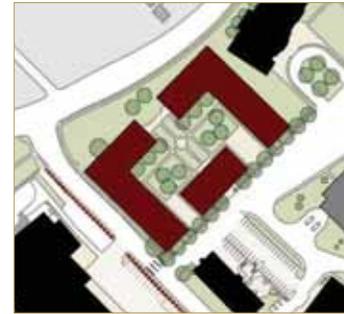
● IN TEN-YEAR PLAN

COMPLETION DATE	May 2012 (Projected)
GROSS SQUARE FOOTAGE	190,047
USAGE	Student Housing
STORIES	6
ARCHITECT/ENGINEER	Kirksey
PROJECT COST	\$46,125,712
DEVELOPMENT PHASE	Construction

2005 CONDITIONS



PROPOSED: TEN-YEAR PLAN



2010 CONDITIONS
CURRENT DESIGN



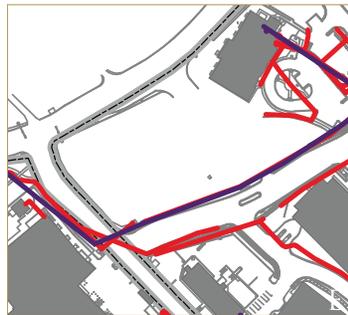
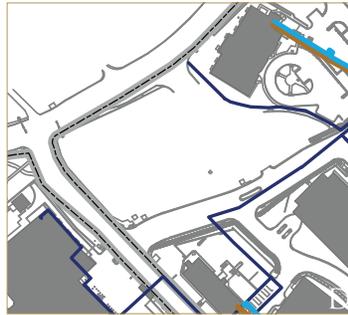
PROJECT DESCRIPTION

The North Campus Housing Complex is a 612-bed student residence located at the intersection of Comanche Street and Sessom Drive. The project, which is currently under construction, will provide replacement housing for the planned demolition of existing student housing to make way for performance venues and the Music Building.

The Campus Master Plan proposed a three-building complex that would provide an edge to a realigned Student Center Drive. However, due to topographic challenges and utility corridors, the road was not straightened to a full “T” intersection; rather, a more gradual realignment was designed and implemented.

The resulting building footprint mitigates the site’s shape and maximizes

interior courtyard space. The facility’s primary entry is located on the southeast corner of the site. The design is for a six-story building, which is taller than the design guidelines recommended; however, because the site is topographically low in relation to neighboring areas, the six-story height does not appear overwhelming from the campus-approach.



- A Artist rendering of in-process North Campus Housing Complex
- B Site of NCHC prior to construction
- C Construction site
- D Utilities #1
 - Chilled
 - Steam
 - Gas
 - Hot Water
- E Utilities #2
 - Electrical
 - Communication/CATV
- F Utilities #3
 - Storm Sewer
 - Sanitary Sewer
 - Domestic Water
 - Manholes

PERFORMING ARTS CENTER

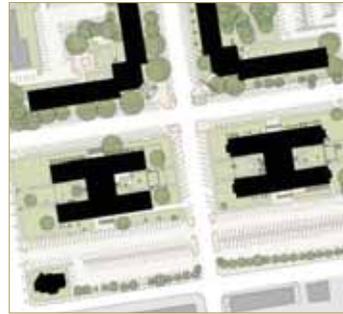
SITE ANALYSIS



● IN TEN-YEAR PLAN

COMPLETION DATE	September 2013 (Projected)
ARCHITECT/ENGINEER	Morris Architects
PROJECT COST	\$42,918,807
DEVELOPMENT PHASE	Construction

2005 CONDITIONS



PROPOSED: TEN-YEAR PLAN



2010 CONDITIONS/
CURRENT DESIGN



PROJECT DESCRIPTION

The Performing Arts Center, which will be located on the site of Falls Hall, was listed in the Master Plan as the Fine Arts and Communication Center.

Currently, designs for the Performing Arts Center have been completed and site work has begun, and it will be constructed alongside several other projects, forming a key component of the Performing Arts Center complex. The University Street Garage, Information Technology Hub, South Chill Plant, realignment of Woods and Moon Street, and the Music Building will complete the improvements in this area of campus.

The facility is essentially designed and sited as indicated in the Master Plan, and it will become a key gateway and signature project for the University.



A Campus Master Plan rendering of proposed Performing Arts Center

B Site of Performing Arts Center

- C Utilities #1
- Chilled
 - Steam
 - Gas
 - Hot Water

- D Utilities #2
- Electrical
 - Communication/CATV
 -

- E Utilities #3
- Storm Sewer
 - Sanitary Sewer
 - Domestic Water
 - Manholes
 -

UNIVERSITY STREET GARAGE & IT HUB

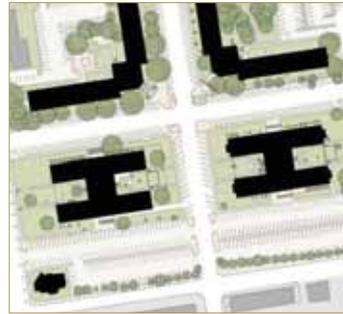
SITE ANALYSIS



● IN TEN-YEAR PLAN

COMPLETION DATE	September 2013
ARCHITECT/ENGINEER	Morris Architects
PROJECT COST	\$17,693,818
DEVELOPMENT PHASE	Construction

2005 CONDITIONS



PROPOSED: TEN-YEAR PLAN



2010 CONDITIONS/
CURRENT DESIGN



PROJECT DESCRIPTION

The University Street Garage and Information Technology Hub will be constructed alongside the Performing Arts Center, South Chill Plant, and Moon and Woods Street realignment.

The Master Plan proposed locating this garage further away from University Street; however, in order to provide a larger building footprint for the Music Building, the garage was sited immediately adjacent University Street. Designs for the Garage propose a pedestrian arcade and streetscaping to soften the garages' facade.



- A Master Plan rendering of proposed Performing Arts Center
- B Site of Performing Arts Center
- C Utilities #1
 - Chilled
 - Steam
 - Gas
 - Hot Water
- D Utilities #2
 - Electrical
 - Communication/CATV
- E Utilities #3
 - Storm Sewer
 - Sanitary Sewer
 - Domestic Water
 - Manholes

BOBCAT STADIUM NORTH SIDE COMPLEX

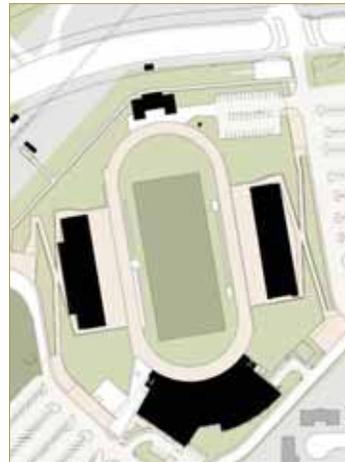
SITE ANALYSIS



◆ IN LONG-RANGE PLAN

COMPLETION DATE	April 2012
USAGE	Football Stadium Seating
ARCHITECT/ENGINEER	O'Connell Robertson
PROJECT COST	\$23,650,905
DEVELOPMENT PHASE	Construction
SEATING CAPACITY	13,000

2005 CONDITIONS



PROPOSED: LONG-RANGE PLAN



2010 CONDITIONS/
CURRENT DESIGN



PROJECT DESCRIPTION

The Bobcat Stadium Master Plan was prepared to address the growth in Texas State's football program and the need for improved facilities to support the University's objective of achieving Football Bowl Subdivision (FBS) status. The Bobcat Stadium - North Side Complex project will address the need for approximately 13,000 additional seats, concession space, restrooms, locker rooms, storage, hospitality space, retail space, etc.

Consistent with update to Stadium Master Plan, planning for the phase of construction has been initiated.

BOBCAT STADIUM TRACK RELOCATION

SITE ANALYSIS



◆ IN LONG-RANGE PLAN

ANTICIPATED COMPLETION *Completed during Update process

USAGE Track

ARCHITECT/ENGINEER O'Connell Robertson

PROJECT COST \$4,349,095

DEVELOPMENT PHASE Completed

PROJECT DESCRIPTION

In order to accommodate additional seating expansion at Bobcat Stadium, the stadium master plan called for the relocation of the Track. currently being constructed on a recently-acquired parcel southeast of the stadium, which will minimize disruption of parking.

The Campus Master Plan's long-range vision proposed that track be located just southwest of Bobcat Stadium in an existing parking lot; however, it is

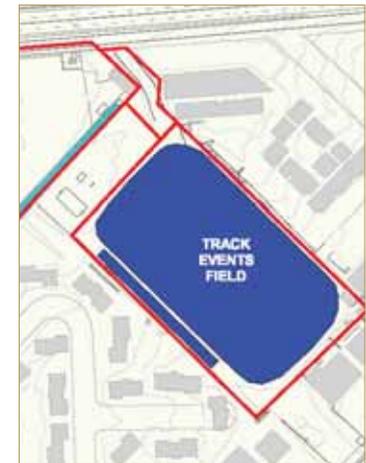
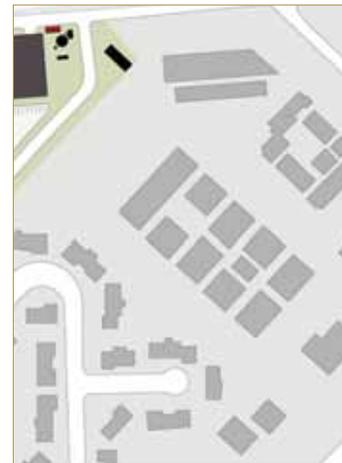
2005 CONDITIONS



PROPOSED: LONG-RANGE PLAN



2010 CONDITIONS
CURRENT DESIGN



DEPARTMENT OF HOUSING & RESIDENTIAL LIFE ADMINISTRATION BUILDING

SITE ANALYSIS



■ NOT IN PLAN

COMPLETION DATE	April 2012
USAGE	Housing and Residential Life Offices, Warehouse, and Storage
ARCHITECT	PBS&J
PROJECT COST	\$15,843,000
DEVELOPMENT PHASE	Construction
APPROX. SQUARE FOOTAGE	45,000

2005 CONDITIONS



PROPOSED: LONG-RANGE PLAN



2010 CONDITIONS/
CURRENT DESIGN



PROJECT DESCRIPTION

Originally, this project was not a part of either the ten-year implementation plan or the long-range plan. However, due to pressing academic priorities, auxiliary operations of the Department of Housing and Residential Life have been moved to disparate locations both on and off campus. Additional space utilized by the department was lost as Falls Hall was demolished to accommodate the Performing Arts Center.

The Master Plan had proposed two linear buildings on this site, which would frame a central pedestrian walkway.

Therefore, the University is planning to construct a new, centrally located facility to house the entire Department of Housing and Residential Life, including storage and warehouse space. The location for the new facility has been identified as bounded by Lindsey (south), Woods (north), and Comanche (east).

ELECTRICAL INFRASTRUCTURE UPGRADES



■ NOT IN PLAN

COMPLETION DATE 2013

PROJECT COST \$11,800,000

PROJECT DESCRIPTION

The University is working to upgrade electric service across the campus. The improvements, which are anticipated to begin in 2011, will upgrade the cogeneration plant switchgear, and recondition or replace various transformers or switches throughout campus.

SOUTH CHILL PLANT



● IN TEN-YEAR PLAN

COMPLETION DATE 2012

PROJECT COST \$15,552,558

PROJECT DESCRIPTION

Originally, the Master Plan anticipated that the South Chill Plant would be accommodated within the Undergraduate Academic Center project. However, following further studies, the preferred location for the plant was further south; therefore, it is now a part of the Performing Arts Complex. The South Chill Plant will be located adjacent to the University Street garage and Alumni House.

SOUTH CAMPUS UTILITY UPGRADES



■ NOT IN PLAN

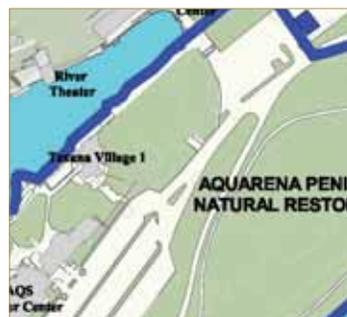
COMPLETION DATE 2012

PROJECT COST \$6,000,000

PROJECT DESCRIPTION

In order to accommodate campus expansion for the Performing Arts Complex, thermal, electrical and other utilities will be extended/expanded to serve the south campus area. The lines will essentially run along Wood Street from LBJ to Moon Street and then south from Wood Street to University along both Edward Gary and Moon. The project will be executed in conjunction with the Performing Arts Center.

RESTROOMS & TICKET BOOTH AT TEXAS RIVER CENTER



■ NOT INCLUDED IN PLAN

COMPLETION DATE OCTOBER 2011

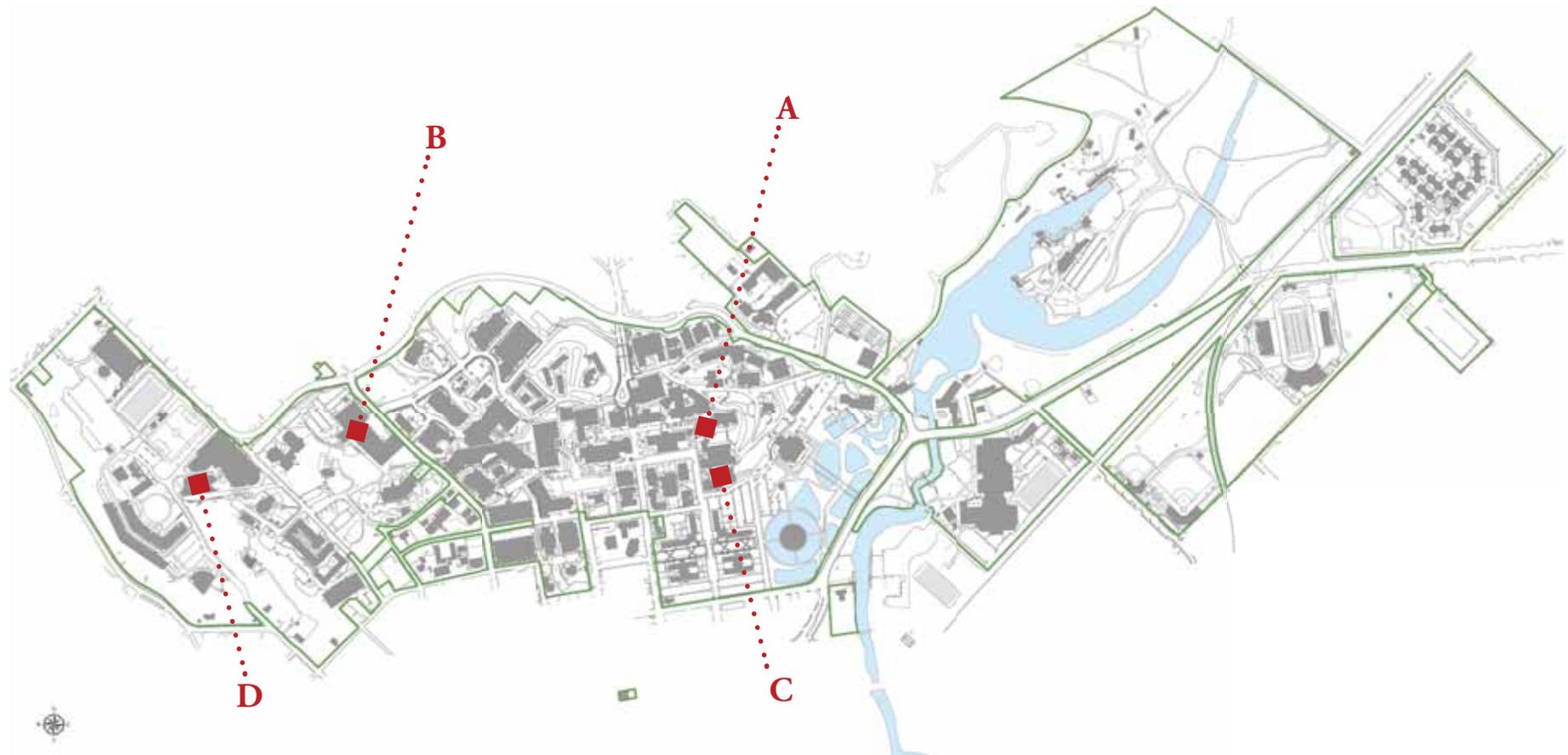
PROJECT COST \$500,000

PROJECT DESCRIPTION

As a part of redeveloping and restoring the grounds of Aquarena Springs, restrooms and a new ticket booth will need to be constructed. This project will coincide with habitat restoration at the site.

IN-PROCESS PROJECTS

RENOVATIONS



- A. Lampasas Hall Renovation
- B. Mitte Clean Room Renovation
- C. Academic Service Building North Renovation
- D. Harris Dining Renovation

- Included in the 10-Year Implementation Plan
- ◆ Indicated in the Long-Range Plan
- Not Included in the Plan

LAMPASAS HALL



■ NOT IN PLAN

COMPLETION DATE 2012

PROJECT COST \$2,630,000

PROJECT DESCRIPTION

The Art Department's relocation from Lampasas to Pecos will enable the second and third floors to be converted to faculty offices. Construction will begin in Fall 2011.

ACADEMIC SERVICES BUILDING - NORTH



■ NOT IN PLAN

COMPLETION DATE 2011

PROJECT COST \$1,000,000

PROJECT DESCRIPTION

Upon the relocation of departments in the Academic Services Building - North to other locations on campus, the vacated space will be renovated to house faculty and staff.

ROY F. MITTE CLEAN ROOM



■ NOT IN PLAN

COMPLETION DATE 2012

PROJECT COST \$1,580,000

PROJECT DESCRIPTION

As research programs and funding grow on campus, so too does the need for laboratory space. Thus, the new clean room in the Mitte Technology Building will accommodate some of the newly funded research. It is anticipated that construction began in fall 2011.

HARRIS DINING



■ NOT IN PLAN

COMPLETION DATE *Completed during Update process

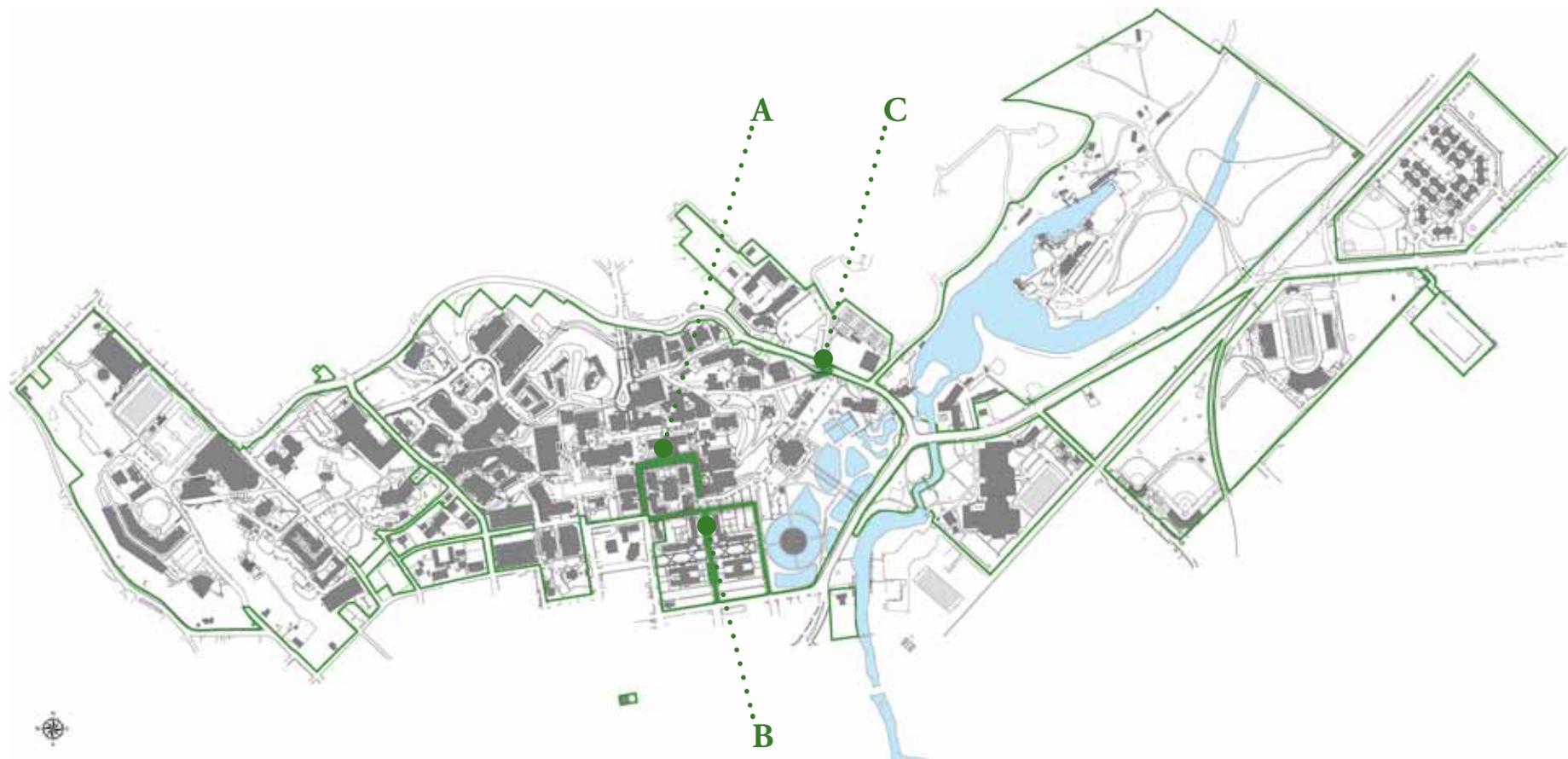
PROJECT COST \$1,000,000

PROJECT DESCRIPTION

The Harris Dining facility will be renovated under the food service contract with Chartwells, and the upcoming occupancy of the North Campus Housing Complex means that students from that facility will be heavily utilizing this dining hall. The renovation was completed in advance of the Fall 2011 semester.

IN-PROCESS PROJECTS

GROUNDS, ROADS & TRANSPORTATION



- A. Bobcat Trail
- B. Woods Street Realignment & Streetscape Improvements
- C. State & Peques Realignment

- Included in the 10-Year Implementation Plan
- ◆ Indicated in the Long-Range Plan
- Not Included in the Plan

BOBCAT TRAIL REDEVELOPMENT

SITE ANALYSIS



● IN TEN-YEAR PLAN

COMPLETION DATE	TBD
USAGE	Pedestrian Mall
LANDSCAPE ARCHITECT	TBG Partners
PROJECT COST	\$5,488,888
DEVELOPMENT PHASE	Design

2005 CONDITIONS



PROPOSED: TEN-YEAR PLAN



PROJECT DESCRIPTION

Bobcat Trail is conceived as a pedestrian-only walkway extending from McCoy Hall on the west to the Academic Support Building on the east.

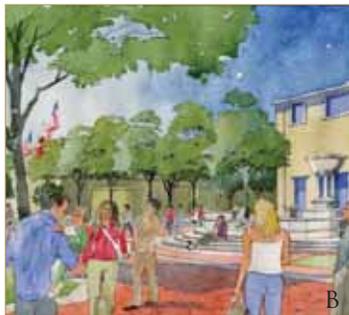
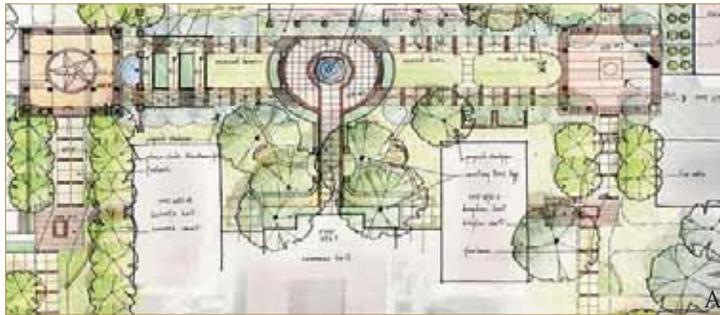
Partial improvements to Bobcat Trail were included within the Undergraduate Academic Center project scope. Improvements from the UAC west to McCoy Hall have not yet been initiated.

East of the UAC, Bobcat Trail improvements also include landscaping on North LBJ from Woods to Bobcat Trail, across Bobcat Trail, and on Edward Gary from Bobcat Trail to Woods Street.

The Campus Master Plan's intent is for Bobcat Trail to be accessible to emergency and service vehicles and to serve as a major utility corridor. Plans for implementation of above-grade improvements will be closely coordinated with needed below-grade utilities improvements.

Although design began in 2005, the project is currently on-hold pending funding and scheduling issues.

CURRENT DESIGN



- A Bobcat Trail design
- B Campus Master Plan rendering of Bobcat Trail
- C Aerial view of the Bobcat Trail site from Academic Services Building to McCoy Hall
- D Utilities #1
 - Chilled
 - Steam
 - Gas
 - Hot Water
- E Utilities #2
 - Electrical
 - Communication/CATV
- F Utilities #3
 - Storm Sewer
 - Sanitary Sewer
 - Domestic Water
 - Manholes

WOODS STREET REALIGNMENT AND STREETScape IMPROVEMENTS

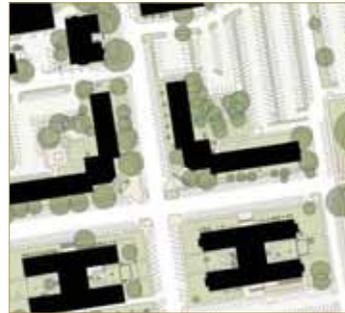
SITE ANALYSIS



● IN TEN-YEAR PLAN

COMPLETION DATE	September 2013
ARCHITECT/ENGINEER	Morris Architects
PROJECT COST	\$7,078,464
DEVELOPMENT PHASE	Construction

2005 CONDITIONS



PROPOSED: TEN-YEAR PLAN



2010 CONDITION/
CURRENT DESIGN



PROJECT DESCRIPTION

This grounds and roads project affiliated with the new performing arts venues are centered on a realignment of Woods Street into a more “square” configuration relative to Moon Street. The current design for the road illustrates the realignment of Woods and the creation of a round-about intersection. The parking is illustrated to be reconfigured on the site. Street trees, pedestrian walks, and signage are also considered a part of this project.

STATE AND PEQUES REALIGNMENT

SITE ANALYSIS



● IN TEN-YEAR PLAN

COMPLETION DATE	2013
ARCHITECT/ENGINEER	City of San Marcos
PROJECT COST	Undetermined
DEVELOPMENT PHASE	Design Development

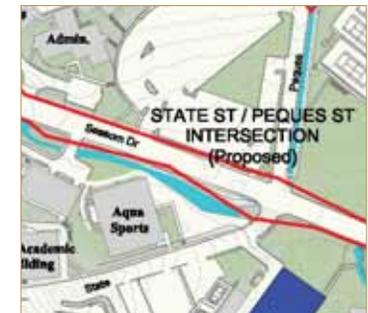
2005 CONDITIONS



PROPOSED: TEN-YEAR PLAN



2010 CONDITIONS/
CURRENT DESIGN



PROJECT DESCRIPTION

The State and Peques Street realignment is currently under design by the City of San Marcos. The project will align Peques and State Streets to create a safer intersection for pedestrians and vehicles.

The Gatehouse that was recommended for this intersection is not included in the designs. Since this intersection is not a key gateway into the campus, the University deemed the Gatehouse unnecessary.

PLANNED PROJECTS

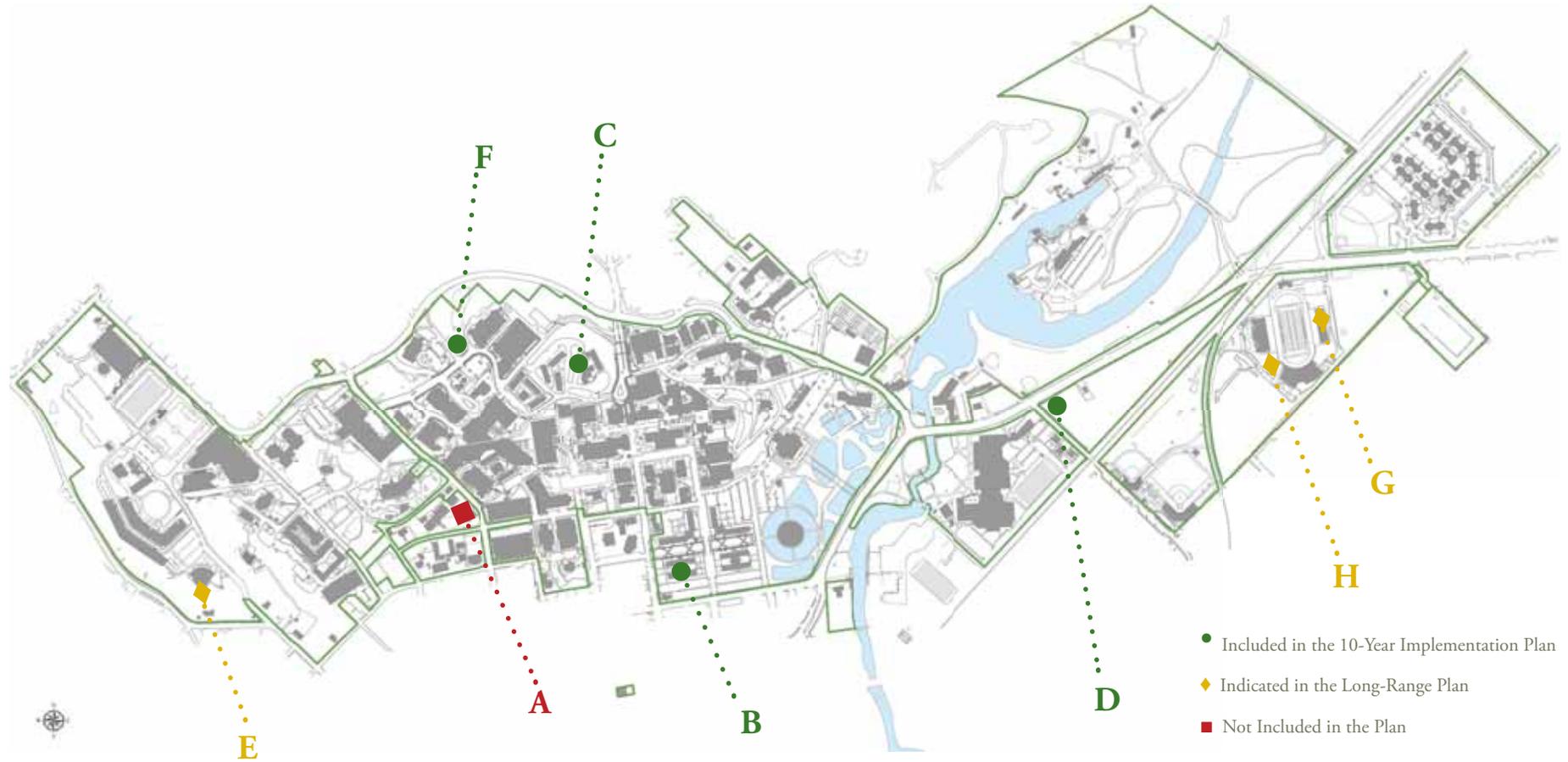
PLANNED PROJECTS

PROJECT NAME	NEW CONSTRUCTION	RENOVATION	GROUNDS, ROADS & TRANSPORTATION
Alkek Repository	■		
Alumni Center	●		
Bobcat Stadium - East Side Complex	◆		
Bobcat Stadium - South Side Complex	◆		
Cogeneration Expansion - Office & Storage	●		
Engineering & Science Building	■		
Hornsby/Burleson/Smith Replacement	●		
Music Building	●		
RRHEC - Health Professions #1	■		
RRHEC - Health Professions #2	■		
West Campus Housing	◆		
<hr/>			
Alkek Learning Commons - Renovation		■	
Brogdon Hall Renovation		●	
Commons Hall Renovation		●	
Old Main Roof & Exterior Repairs		■	
Psychology Renovation		●	
<hr/>			
East/West Mall Connections			●
Gateways			●
West Campus Recreation Fields			●

- Included in the 10-Year Implementation Plan
- ◆ Indicated in the Long-Range Plan
- Not Included in the Plan

PLANNED PROJECTS

NEW CONSTRUCTION



- | | | |
|-----------------------------------|---|---|
| A. Engineering & Science Building | F. Cogeneration Expansion - Office & Supply | I. Alkek Repository (off-campus) |
| B. Music Building | G. Bobcat Stadium - East Side Complex | J. RRHEC - Health Professions #1 (on Round Rock Campus) |
| C. Hornsby/Burleson Replacement | H. Bobcat Stadium - South Side Complex | K. RRHEC - Health Professions #2 (on Round Rock Campus) |
| D. Alumni Center | | |
| E. West Campus Housing | | |

ALUMNI CENTER



● IN TEN-YEAR PLAN

COMPLETION DATE TBD

PROJECT COST \$5,546,000

PROJECT DESCRIPTION

The Alumni Center, which would be located on the eastern side of campus, is currently awaiting funding from the Alumni Association.

BOBCAT STADIUM EAST SIDE COMPLEX & SOUTH SIDE COMPLEX



◆ IN LONG-RANGE PLAN

COMPLETION DATE TBD

PROJECT COST TBD

PROJECT DESCRIPTION

Continued expansion of seating at Bobcat Stadium will require several phases of new construction. The South End Zone and East Side projects will comprise the next phases of work.

COGENERATION PLANT EXPANSION OFFICE & STORAGE



● IN TEN-YEAR PLAN

COMPLETION DATE TBD

PROJECT COST \$4,055,408

PROJECT DESCRIPTION

An expansion of the Cogeneration Plant is needed to accommodate office and storage needs. Options exist to add to the north side of the complex or to construct a stand-alone facility just west of the existing building.

ENGINEERING & SCIENCE BUILDING



◆ LONG-RANGE PLAN

COMPLETION DATE TBD

PROJECT COST \$82,265,414

PROJECT DESCRIPTION

In order to accommodate one of the fastest-growing departments, the University needs to construct a new Engineering and Science Building in upcoming years. The project is bounded by Lindsay, Comanche, and Woods, and would replace apartment buildings owned by the University.

HORNSBY/BURLESON REPLACEMENT



● IN TEN-YEAR PLAN

COMPLETION DATE TBD

PROJECT COST \$25,194,705

PROJECT DESCRIPTION

As a part of continued redevelopment of Student Housing on campus, the replacement of the Hornsby and Burleson complex will enable construction of a larger residential facility.

MUSIC BUILDING



■ NOT IN PLAN

COMPLETION DATE TBD

PROJECT COST \$56,705,000

PROJECT DESCRIPTION

The Music Building will be located on the current Sterry Hall site, and will integrate into several improvements that have been implemented in the South Campus since the completion of the Master Plan.

ROUND ROCK CAMPUS - HEALTH PROFESSIONS BUILDINGS #1 & #2 SITE ANALYSIS



■ NOT IN PLAN

START DATE TBD

PROJECT COST #1 \$48,820,000

PROJECT COST #2 \$31,900,000

PROJECT DESCRIPTION

HEALTH PROFESSIONS #1

Texas State University- San Marcos plans to relocate the entire College of Health Professions to Round Rock. This building will house 3 departments: Communication Disorders, Physical Therapy, and Respiratory Care.

HEALTH PROFESSIONS #2

This building will house the Dean's suite, advising center, Center for Health Professions Research, and 4 departments: Clinical Laboratory Science, Radiation Therapy, Health Administration, and Health Administration Management.

WEST CAMPUS HOUSING



■ NOT IN PLAN

COMPLETION DATE TBD

PROJECT DESCRIPTION

The University's desire to accommodate all freshmen and sophomores in on-campus housing arrangements will require construction of additional facilities. The site of the former UPACC may provide an opportunity for developing a building similar to that designed for the North Campus Housing Complex.

ALKEK REPOSITORY



■ NOT IN PLAN

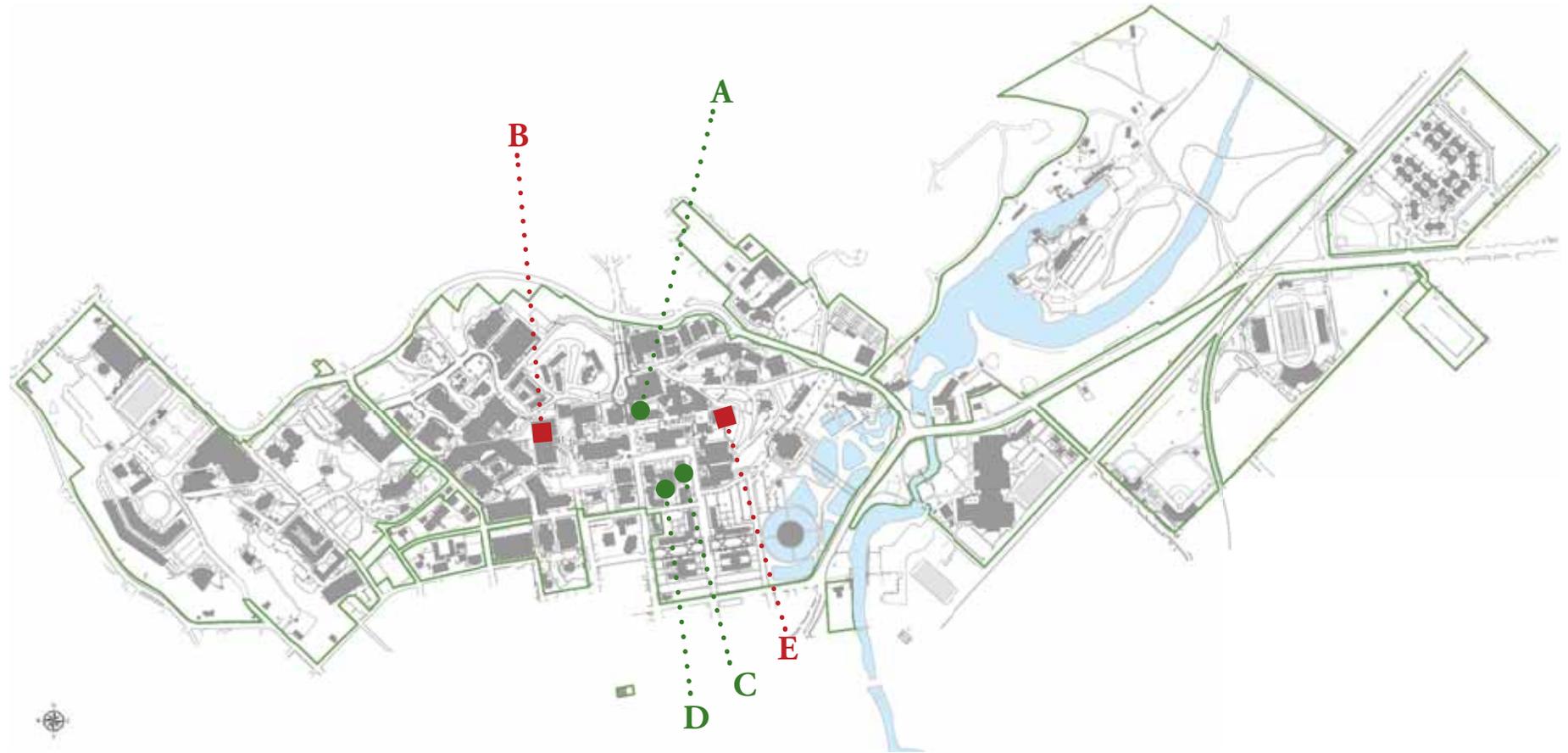
COMPLETION DATE TBD

PROJECT COST \$4,020,000

PROJECT DESCRIPTION

Construction of a repository facility near the Texas State campus to provide storage space for a significant portion of the library's general collection, as well as special collections and archives, is anticipated. This will provide the opportunity to repurpose existing library space to accommodate collaborative learning and research activities while continuing to provide traditional space for solitary research and quiet study.

PLANNED PROJECTS RENOVATIONS



- A. Psychology Building
- B. Alkek Learning Commons
- C. Brogdon Hall
- D. Commons Hall
- E. Old Main Roof & Exterior Repairs

- Included in the 10-Year Implementation Plan
- ◆ Indicated in the Long-Range Plan
- Not Included in the Plan

PSYCHOLOGY RENOVATION



● IN TEN-YEAR PLAN

COMPLETION DATE 2014

PROJECT COST \$7,758,000

PROJECT DESCRIPTION

As originally noted in the Master Plan, renovations to the Psychology Building are scheduled to occur within the ten-year implementation period. Improvements are slated to begin in 2012.

ALKEK LEARNING COMMONS



■ NOT IN PLAN

COMPLETION DATE TBD

PROJECT COST \$2,500,000

PROJECT DESCRIPTION

Renovations to the Alkek Library would create a Learning Commons, which would feature additional computer facilities and flexible student study and work-group space.

BROGDON HALL



● IN TEN-YEAR PLAN

COMPLETION DATE 2013

PROJECT COST \$3,500,000

PROJECT DESCRIPTION

Renovations to Brogdon Hall will upgrade the aging residential facility, improving both HVAC and room finishes.

COMMONS HALL



● IN TEN-YEAR PLAN

COMPLETION DATE 2012

PROJECT COST \$7,207,220

PROJECT DESCRIPTION

Commons Hall, which houses the dining facilities for all of the residential buildings in the Commons Complex, will be upgraded with this project.

OLD MAIN ROOF REPLACEMENT & EXTERIOR REPAIRS



■ NOT IN PLAN

COMPLETION DATE TBD

PROJECT COST- ROOF \$3,500,000

PROJECT COST- EXTERIOR \$7,000,000

PROJECT DESCRIPTION

Texas State University's signature building will need extensive repairs to its exterior and roof, which will be phased over the next few years.

PLANNED PROJECTS

GROUNDS, ROADS & TRANSPORTATION



- A. West Campus Recreation Fields
- B. East/West Mall Connections

- Included in the 10-Year Implementation Plan
- ◆ Indicated in the Long-Range Plan
- Not Included in the Plan

WEST CAMPUS RECREATION FIELDS



● IN TEN-YEAR PLAN

PROJECT DESCRIPTION

As originally proffered by the Campus Master Plan, three baseball/softball recreation fields would be constructed northwest of the new Speck Street Garage. However, because of financing limitations, the construction of these fields has been delayed.

EAST / WEST MALL CONNECTIONS



● IN TEN-YEAR PLAN

PROJECT DESCRIPTION

Currently, the main pedestrian thoroughfare through the center of campus from east to west is not continuous. There is a break in the pedestrian infrastructure and students have to traverse across either fields or parking lot. In order to improve the connection, while simultaneously improving security separation of the President's House on the hill, landscape improvements, and a low, decorative iron fence surrounding the hill that holds the house need to be implemented.

ON HOLD/CANCELLED PROJECTS

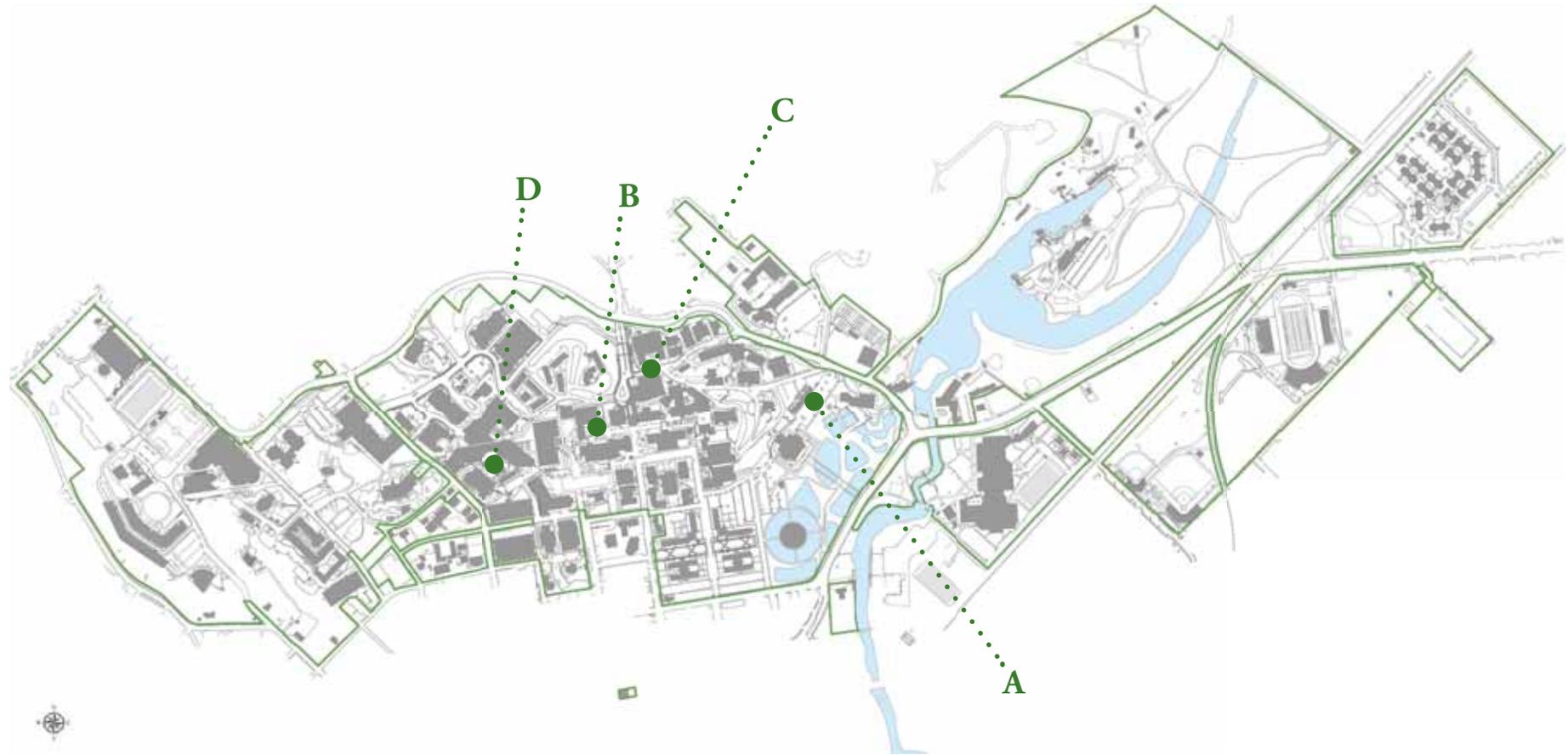
ON-HOLD/CANCELLED PROJECTS

PROJECT NAME	NEW CONSTRUCTION	RENOVATION	GROUNDS, ROADS & TRANSPORTATION
Derrick Addition & Façade	●		
Elliot Replacement or Renovation	●		
Pleasant Street - Garage Addition	●		
State Street Garage/JCK Bridge/Hill House Demolition	●		
Aqua Sports Renovation		●	
Bus Hub - Guadalupe Turnaround			●
Campus Bike Paths - Spring Lake (Aquarena Springs)			●
Comanche Street Collonade			●
Commons Courtyard			●
Gateways			●

- Included in the 10-Year Implementation Plan
- ◆ Indicated in the Long-Range Plan
- Not Included in the Plan

ON HOLD/CANCELLED PROJECTS

NEW CONSTRUCTION



- A. State Street Garage/JCK Bridge/Hill House
- B. Derrick Addition & Facade
- C. Pleasant Street - Garage Addition
- D. Elliot Replacement

- Included in the 10-Year Implementation Plan
- ◆ Indicated in the Long-Range Plan
- Not Included in the Plan

DERRICK ADDITION & FACADE



● IN TEN-YEAR PLAN

PROJECT DESCRIPTION

The addition to Derrick Hall was cancelled because the University felt that the pedestrian connections from the northern part of the campus would become too “pinched.” The project would have removed several old oak trees, and would have been difficult and costly to build because of existing topography between Derrick and Taylor-Murphy.

ELLIOT REPLACEMENT / RENOVATION

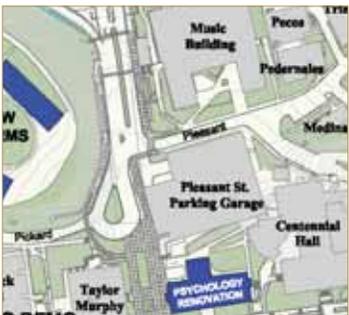


● IN TEN-YEAR PLAN

PROJECT DESCRIPTION

At this time, it is unknown whether Elliot Hall will be demolished or renovated in the planning horizon. If it remains housing, it will be renovated. However, it is more likely that Elliot will be demolished and the footprint will become green space.

PLEASANT STREET - GARAGE ADDITION



● IN TEN-YEAR PLAN

PROJECT DESCRIPTION

The original campus master plan proposed adding two stories on to the Pleasant Street Parking Garage but was too costly with the addition of architectural elements recommended in the Campus Master Plan. It is unlikely that this expansion will be revisited, because traffic and pedestrian flow in this area of campus is already quite congested.

STATE STREET GARAGE / JCK BRIDGE / HILL HOUSE DEMOLITION



● IN TEN-YEAR PLAN

PROJECT DESCRIPTION

The State Street Garage project, proposed by the Campus Master Plan to be located just north of JCK Administration Building, is on-hold for several reasons. Although funding is an issue, the proposed location of the garage would eliminate several century-old cypress trees that reside in the area. It may be that this garage is relocated to a site north of Sessom. However, until the garage is sited and constructed, the existing commuter parking lot south of JCK will remain.

ON HOLD/CANCELLED PROJECTS

RENOVATIONS



A. Aqua Sports

- Included in the 10-Year Implementation Plan
- ◆ Indicated in the Long-Range Plan
- Not Included in the Plan

AQUA SPORTS RENOVATION



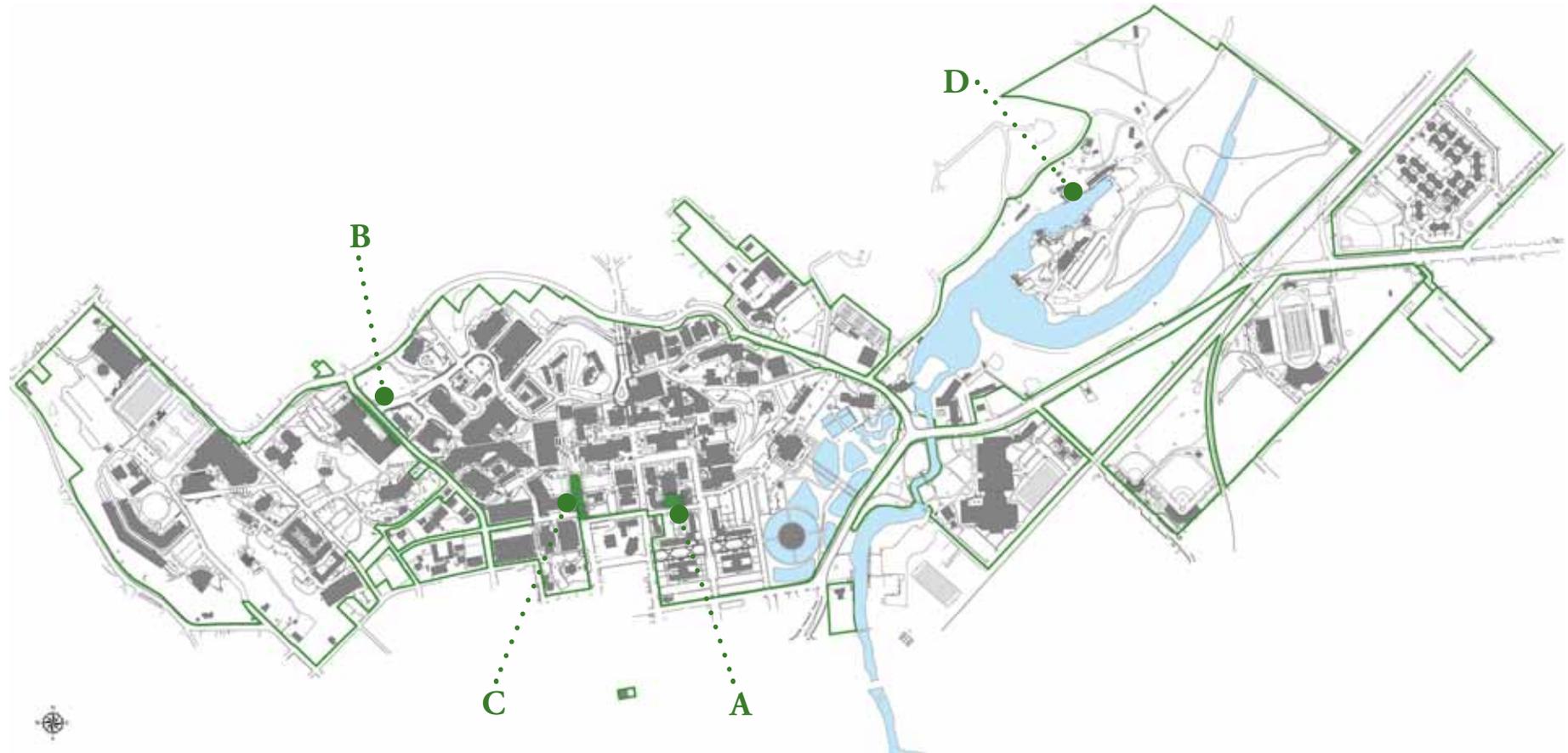
● IN TEN-YEAR PLAN

PROJECT DESCRIPTION

Renovations to the Aqua Sports Center have been placed on-hold due to funding.

ON HOLD/CANCELLED PROJECTS

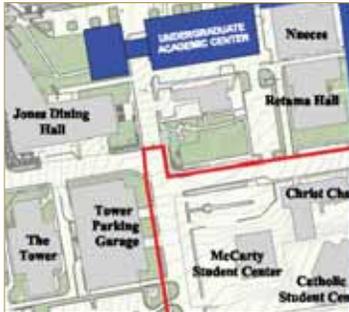
GROUNDS, ROADS & TRANSPORTATION



- A. Commons Courtyard
- B. Comanche Street Colonnade
- C. Bus Hub - Guadalupe Turnaround
- D. Campus Bike Paths - Spring Lake

- Included in the 10-Year Implementation Plan
- ◆ Indicated in the Long-Range Plan
- Not Included in the Plan

BUS HUB - GUADALUPE TURNAROUND

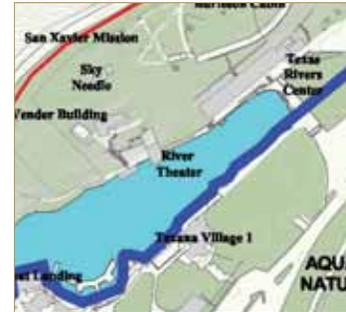


■ NOT IN PLAN

PROJECT DESCRIPTION

The bus turn-around originally proposed for the end of Guadalupe Street has been placed on-hold pending the construction of the Undergraduate Academic Center. The bus loop would have serviced the western side of the UAC as it was configured in the master plan; however, since the UAC is now configured differently, a new design needs to be developed.

CAMPUS BIKE PATHS - SPRING LAKE (AQUARENA SPRINGS)



■ NOT IN PLAN

PROJECT DESCRIPTION

The bike paths slated to be developed near to Aquarena Springs have been redesigned to run outside of Texas State University's property line; wetlands and habitat restoration work in the area north of Spring Lake is a priority.

COMANCHE STREET COLONNADE SITE ANALYSIS



■ NOT IN PLAN

PROJECT DESCRIPTION

The Comanche Street Colonnade, which has been cancelled, would have created a trellis-covered bus stop along the edge of the Mitte Technology Building on the west side of Comanche.

COMMONS COURTYARD



■ NOT IN PLAN

PROJECT DESCRIPTION

The development of Commons Courtyard on the south side of Commons Hall would have vastly improved this central space in the campus. However, the site's extreme topographical changes, extensive utilities connections, and necessity as a loading area for the dining hall make it difficult to convert into an active pedestrian space. This project has been cancelled.

GATEWAYS - CANCELLED

- Included in the 10-Year Implementation Plan
- Indicated in the Long-Range Plan
- Not Included in the Plan



The gatehouse at the intersection of State Street and Sessom has been cancelled as this is not considered a primary entry way to the university.

- HIGH-SPEED GATEWAY
- LOW-SPEED GATEWAY
- GRATE HOUSE
- PEDESTRIAN MARKER

APPENDIX B:
COST ESTIMATES

COST ESTIMATES

APPENDIX B

Building projects are shown with estimated square footages based on individual project evaluations. These square footages may or may not be adjusted at the time of actual space programming. Total project costs were based on existing University project budgets. Where such costs were available, probable costs were calculated taking the estimated square footage multiplied by an estimated cost per unit/cost. In some cases, estimates include extensive site development.

The estimated budget costs also include a 30% allowance for other owner costs, including but not limited to furnishings, fixtures and equipment allowance, project contingencies, etc.

Based on actual year of anticipated projected construction, it is recommended that a 3.6% annually compounded escalation allowance be added to the total cost of each project. This project construction escalation cost is based on the past decade's ten year average cost index percent change according to Engineering News Record. Adjustments for actual escalation incurred during the implementation time frame should be incorporated as more accurate data becomes available.

Total project costs may or may not be adjusted when actual programming of the space occurs and are dependent upon fund availability.

San Marcos Campus Projects					
Renovations					
<input checked="" type="checkbox"/> University Distribution Center Expansion/ Renovation					
• 10,000 gsf of Metal Building	10,000	SF	\$	80.00	\$ 800,000
• Surface Parking	20	SP	\$	4,000.00	\$ 80,000
• Soft Costs 30%	1	LS	\$	264,000	\$ 264,000
OPINION OF PROBABLE COST TOTAL				\$	1,144,000
New Construction					
<input checked="" type="checkbox"/> Facilities Maintenance					
• 7,500 gsf new building	7,500	SF	\$	101.00	\$ 757,500
• Surface Parking	10	SP	\$	4,000.00	\$ 40,000
• Soft Costs 30%	1	LS	\$	239,250	\$ 239,250
OPINION OF PROBABLE COST TOTAL				\$	1,036,750
Demolitions					
<input checked="" type="checkbox"/> Arnold Hall Demolition					
• 43,709sf Bldg Demolition	43,709	SF	\$	6.75	\$ 295,036
• Soft Costs 30%	1	LS	\$	88,511	\$ 88,511
OPINION OF PROBABLE COST TOTAL				\$	383,546
<input checked="" type="checkbox"/> Clear Springs Apartments					
• 98,892 gsf demolished structures	98,892	SF	\$	5.20	\$ 514,238
• Demolition of parking lot	26,000	SF	\$	2.00	\$ 52,000
• Site Restoration / New Greenspace	76,000	SF	\$	3.50	\$ 266,000
• Soft Costs 30%	1	LS	\$	249,672	\$ 249,672
OPINION OF PROBABLE COST TOTAL				\$	1,081,910

COST ESTIMATES

APPENDIX B

Escallation								
2013	2014	2015	2016	2017	2018	2019	2020	
\$ 1,185,184	\$ 1,227,851	\$ 1,272,053	\$ 1,317,847	\$ 1,365,290	\$ 1,414,440	\$ 1,465,360	\$ 1,518,113	
\$ 1,074,073	\$ 1,112,740	\$ 1,152,798	\$ 1,194,299	\$ 1,237,294	\$ 1,281,836	\$ 1,327,982	\$ 1,375,790	
\$ 397,354	\$ 411,659	\$ 426,479	\$ 441,832	\$ 457,738	\$ 474,216	\$ 491,288	\$ 508,975	
\$ 1,120,859	\$ 1,161,210	\$ 1,203,013	\$ 1,246,322	\$ 1,291,189	\$ 1,337,672	\$ 1,385,828	\$ 1,435,718	

ASSUMPTIONS/QUALIFICATIONS

General:

- RS Means Cost Werks 2011 database with an Austin Texas workforce multiplier
- General design guidelines for new work were referred to when applicable
- 30% Soft Cost across the board (did not differentiate by complexity or site vs/ bldgs) was used

University Distribution Center

- One 10,000 sf detached storage building.
- Typical warehouse construction, pre-engineered metal building, metal sandwich panels exterior
- Fully sprinkled
- 24' tall structure to achieve 20' ceilings
- No restrooms or occupied office space
- 2,000 sf is fully conditioned space
- 20 space parking lot

Facilities Maintenance

- 7,500 sf standalone new structure
- Plaster exterior / clay tile roof
- Fully conditioned
- Ten space parking lot

Demolition (s) Arnold Hall and Clear Springs

- Take-offs by structure type by using the provided bldg assessment spreadsheet
- Assumed the building assessment spreadsheet sf numbers were gsf
- Allowed for irrigated site restoration at Clear Springs, grading only at Arnold Hall (no seeding)

COST ESTIMATES

APPENDIX B

East West Mall Connection

- Used the heavy duty paver detail widths for vehicles due to the scaled width of the walks
- Presumed standard pedestrian lighting at 60' on center
- Did not provide tree lighting
- Used 40 ea 6" caliber 15' tall oak trees
- Old parking lots (2) demolished and added one new 25 space parking lot

Pleasant St. Garage Access

- Minor addition of raised paved walkway

Bus Shelters

- Total reconstruct / no salvaged materials
- New slabs
- Electrical each for lighting
- Assumed 50 sf each , 18 total

Grounds & Transportation					
East/West Mall Connection					
• Arboretum 6" Live Oaks	40	EA	\$	2,000.00	\$ 80,000
• Demo Parking	19,000	SF	\$	2.00	\$ 38,000
• New Surface Parking (25 spaces)	25	SP	\$	4,000.00	\$ 100,000
• Fencing	1,350	LF	\$	80.00	\$ 108,000
• Pedestrian Walks	25,900	SF	\$	22.00	\$ 569,800
• Pedestrian Lighting	1	LS	\$	34,350.00	\$ 34,350
• Soft Costs 30%	1	LS	\$	279,045	\$ 279,045
OPINION OF PROBABLE COST TOTAL				\$	1,209,195
Reconstruct Bus Stops, Shelters, and other Infrastructure for Consistency					
• Reconstruction of 18 Bus Stops	18	EA	\$	21,257.00	\$ 382,626
• Wayfinding / Signage	18	EA	\$	1,000.00	\$ 18,000
• Soft Costs 30%	1	LS	\$	120,188	\$ 120,188
OPINION OF PROBABLE COST TOTAL				\$	520,814
Pleasant Street Garage Access Adjustment					
• Pavement / Curb pedestrian walk demo	1,887	SF	\$	5.00	\$ 9,435
• Pedestrian Pathway (Pavms)	1,387	SF	\$	22.00	\$ 30,514
• Street Signage / Wayfinding	1	LS	\$	5,000.00	\$ 5,000
• Soft Costs 30%	1	LS	\$	13,485	\$ 13,485
OPINION OF PROBABLE COST TOTAL				\$	58,434
				Total \$	5,434,649

COST ESTIMATES

APPENDIX B

\$	1,252,726	\$	1,297,824	\$	1,344,546	\$	1,392,949	\$	1,443,096	\$	1,495,047	\$	1,548,869	\$	1,604,628
\$	539,563	\$	558,987	\$	579,111	\$	599,959	\$	621,557	\$	643,933	\$	667,115	\$	691,131
\$	60,537	\$	62,717	\$	64,974	\$	67,314	\$	69,737	\$	72,247	\$	74,848	\$	77,543

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PLANNING

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