

May 11, 2021 | Planning and Construction Committee

SUL ROSS STATE UNIVERSITY

Campus Master Plan



AGENDA

- Process and Input
- Existing Conditions and Analysis
- Enrollment and Utilization
- Master Plan Recommendations

PROCESS & INPUT

- Project Phases
- Milestones
- Student & Faculty Surveys
- Stakeholder Interviews

PHASES



Mobilization & Discovery

- Project/client kickoff meeting with leadership
- Information and data gathering
- Stakeholder and user engagement

Analysis & Schematic

- Analysis of existing conditions
- Internal charrette
- Develop solutions
- Presentation of Discovery/Analysis Phases

Review & Recommendations

- Development of planning scenarios
- Development of recommendations
- Review meetings with leadership
- Master plan refinement

Final Facilities Master Plan

- Phased implementation plan
- Cost estimates
- Final review and presentations

MILESTONES

- **MRGC Leadership Meetings and Facilities Visits** – November 12-13, 2019
 - Met with MRGC Leadership
 - Facilities tours in Del Rio, Uvalde and Eagle Pass
- **Project Kickoff and Stakeholder Interviews** – January 27-29, 2020
 - Met with Leadership and Staff
- **Campus Engagement Survey** – January 2020 – March 2020
- **Campus Utilities and Lighting Assessment** – June 25, 2020
- **Campus Master Plan Update with President Gallego** – July 8, 2020
- **University Pool Assessment** – July 28, 2020
- **TRB Rio Grande Facility Submitted** – August 4, 2020
- **Conceptual Campus Master Plan Presentation** – September 21, 2020
- **Campus Technology Assessment** – September 25, 2020
- **RAS Concept and Future Improvements Workshop** – October 6, 2020
- **Campus Master Plan Confirmation with President Gallego** – December 14, 2020
- **Draft Campus Master Plan Presentation** – April 7, 2021
- **Draft Campus Master Plan Submission** – Mid April 2021
- **Planning & Construction Committee** – May 2021
- **Board of Regents Presentation** – August 2021



STUDENT & FACULTY SURVEYS

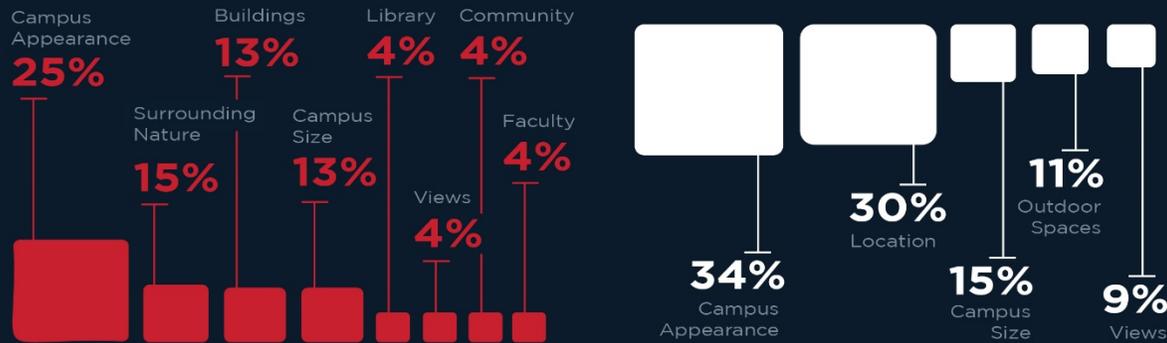
STUDENT & FACULTY SURVEY SUMMARY

KEY: ■ students ■ faculty members

SURVEY PARTICIPATION



WHAT ARE THE BEST FEATURES ON CAMPUS?



FAST FACTS:

■ students
 ■ faculty members

89% feel buildings are well connected for walking

78% would use outdoor rooms & spaces if available

55% of respondents commute from Alpine, Texas

76% of respondents call for expansion or building of new facilities to serve needs

49% of respondents do not feel furniture, fixtures, & lighting in classrooms and labs are sufficient

WHAT FEATURES NEED THE MOST ATTENTION?



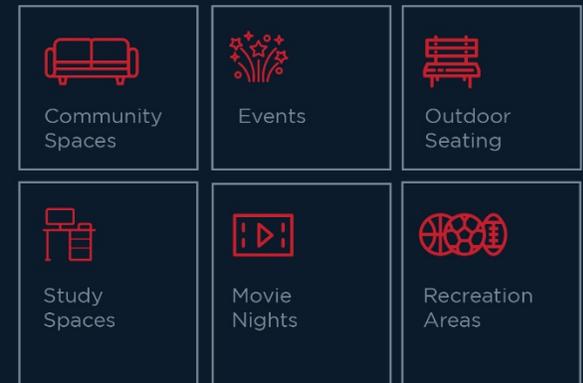
KEY THEME [QUANTITY v. QUALITY]

"The spaces themselves are more than sufficient for the volume of students and community members. However, the utilization is lacking and the quality of the spaces is insufficient."

FACULTY SURVEY OPPORTUNITIES FOR INTERDEPARTMENTAL COLLABORATION:



STUDENT SURVEY WHAT WOULD ENCOURAGE YOU TO SPEND MORE TIME ON CAMPUS?



STAKEHOLDER INTERVIEWS

JAN 2020

WEBMASTER

ALUMNI RELATIONS

MEDIA DIRECTOR

PUBLIC RELATIONS

MRG CAMPUSES

ENROLLMENT

INFORMATION TECHNOLOGY

ATHLETICS

PHYSICAL PLANT

POLICE

GROUNDS

NATURAL RESOURCES

INDUSTRIAL TECHNOLOGY

COLLEGE OF ARTS & SCIENCES

EDUCATION & PROFESSIONAL STUDIES

CAMPUS LIBRARY

STUDENT HOUSING

REC SPORTS

STAKEHOLDER INTERVIEW

SUMMARY

KEY THEMES FROM STAKEHOLDER INTERVIEWS

MAJOR CONCERNS



Lighting

- interior fixtures
- exterior visibility



Maintenance

- building interiors
- flooding & leaks
- lack of custodial closets



Teleconference & Smart Classrooms

- dated rooms
- mobile furniture
- room shortage



Operational Hours

- extended dining & library hours



Accessibility & ADA

- residence halls without elevators
- parking shortage



Technology

- need IT building
- move to cloud
- university-issued computers

KEY THEMES FROM STAKEHOLDER INTERVIEWS

OPPORTUNITIES



Outdoor Event Space

- multiuse & weather resistant space



Concentrations for Different Campuses

- e.g. Del Rio College of Business



Lounging Spaces

- dedicated space to study and relax
- indoor & outdoor communal spaces



Wayfinding & Navigation

- aerial maps
- list of building uses



Residents Halls

- more housing
- maintain & upgrade
- kitchen facilities



Collaborate & Consolidate Uses

- daytime building usage
- concentrate services

EXISTING CONDITIONS & ANALYSIS

- Alpine Campus
- Existing Conditions
- Building Functionality
- Edges & Entries
- Circulation
- Open Space
- Travel Distance
- Opportunities & Constraints

ALPINE CAMPUS



- 1 Main Campus
- 2 Jackson/Intramural Fields
- 3 Undeveloped Land/Open Space
- 4 Range Animal Science
- 5 Kokernot Lodge
- 6 Kokernot Field

EXISTING CONDITIONS



- 1 President's Home
- 2 Wildenthal Memorial Library
- 3 Morgan University Center
- 4 Briscoe Administration Building
- 5 Morelock Academic Building
- 6 Academic and Computer Resource Building
- 7 Lawrence Hall
- 8 Museum of the Big Bend
- 9 Francois Fine Arts Building
- 10 Warnock Science Building
- 11 Ferguson Hall
- 12 Fletcher Hall
- 13 Mountainside Hall
- 14 Industrial Technology Building/Art Annex
- 15 Physical Plant
- 16 Central Heating and Cooling Plant
- 17 Lobo Village Housing Complex
- 18 Residential Living Office
- 19 Swimming Pool
- 20 Graves-Pierce Hall
- 21 Graves-Pierce Complex
- 22 Pete P. Gallego Center
- 23 Cottages
- 24 Tennis Courts
- 25 Ticket Booth
- 26 Jackson Field Food North
- 27 Jackson Field Food South
- 28 South Grandstands
- 29 Jackson Field
- 30 North Grandstands
- 31 Field House (Visitors)
- 32 West P.E. and Intramural Field/Track
- 33 Physical Education Storage
- 34 Softball Field
- 35 East P.E.
- 36 Ranch Foreman's Residence
- 37 Embryo Transfer Lab
- 38 Feed Barn
- 39 Hay Barn
- 40 Feed Lot
- 41 Equine Science Center
- 42 Rodeo Arena
- 43 Horse Science Facility
- 44 Animal Husbandry Barn
- 45 Range Animal Science Center
- 46 Biology Greenhouse
- 47 University Storage

FUNCTIONALITY



LEGEND

- Academic and Student Services ■
- Housing ■
- Recreation and Athletics ■
- Services and Maintenance ■
- City Property ■

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EDGES & ENTRIES

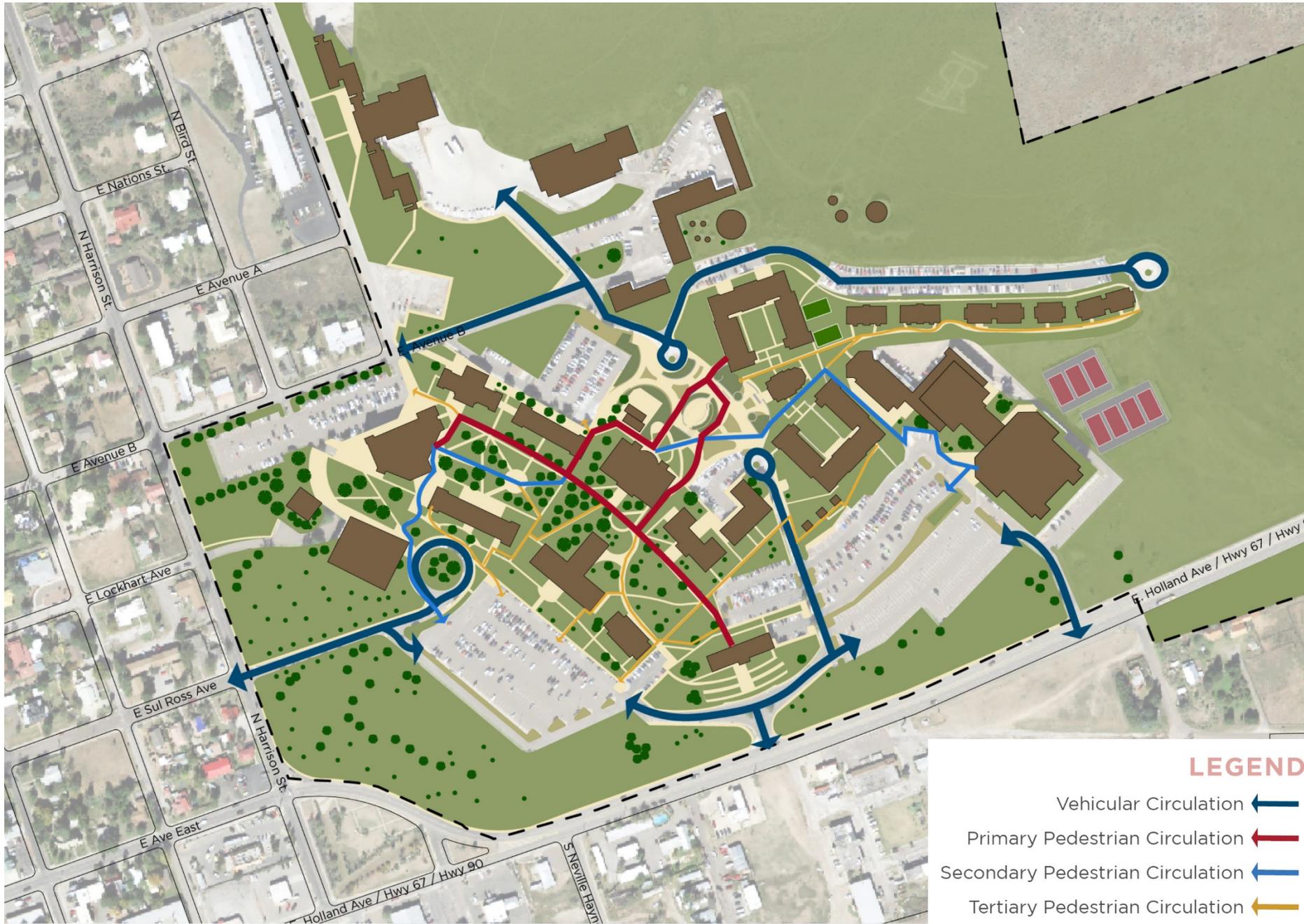


LEGEND

- Entry Signage ★
- Town and Campus Edges ■
- View Corridors →



CIRCULATION



OPEN SPACE



LEGEND

- Steep Slope 
- Gathering Spaces 
- Open Space 
- Trees 

TRAVEL DISTANCE



UTILIZATION AND ENROLLMENT

- Classroom Utilization
- Classroom Lab Utilization
- Enrollment Projections
 - Alpine Campus

Overall Classroom (FICM 110) Usage by Building

Sul Ross University, 2019F

Room Fill: Less than THECB Target Greater than or Equal to THECB Target

Building Utilization: Less than or Equal to 50% Between 50% to 75% Greater than Equal to 75%

THECB Classroom Fill Target Rate 65%

THECB Target Hours 38

Building		Rooms	Room Fill	Average Hours/ Week	Difference from Target	Overall Building Utilization (Function of Room Fill and Hourly Usage)
402	ACADEMIC/COMPUTER RESOURCE CNTR	3	37.3%	21.3	(16.7)	20.9%
400	BRISCOE ADMINISTRATION BUILDING	4	40.5%	16.0	(22.0)	17.1%
412	CERAMICS/SCULPTURE BLDG					
702	EQUINE FACILITY					
647	EVERETT E TURNER RAS CENTER	7	40.6%	14.1	(23.9)	15.1%
104	FERGUSON HALL	4	33.3%	18.3	(19.8)	16.0%
405	FINE ARTS BUILDING	2	13.1%	9.0	(29.0)	3.1%
406	GRAVES-PIERCE COMPLEX	4	46.5%	11.8	(26.3)	14.4%
649	HORSE SCIENCE BARN					
408	INDUSTRIAL TECHNOLOGY BUILDING	1	26.9%	21.0	(17.0)	14.9%
100	LAWRENCE HALL	5	30.4%	21.2	(16.8)	17.0%
401	MORELOCK ACADEMIC BUILDING	12	36.9%	19.7	(18.3)	19.1%
676	MOTION CAPTURE LAB					
403	WARNOCK SCIENCE BUILDING	6	30.6%	16.2	(21.8)	13.0%
TOTAL		48	35.6%	17.2	(20.8)	16.1%

Alpine: Classroom Utilization

By Building

Overall Class Lab (FICM 210) Usage by Building

Sul Ross University, 2019F

Room Fill: ■ Less than THECB Target ■ Greater than or Equal to THECB Target

THECB Class Lab Fill Target Rate 77%

Building Utilization: ■ Less than 50% ■ Between 50% to 75% ■ Greater than Equal to 75%

THECB Target Hours 25

Building		Rooms	Room Fill	Average Hours/ Week	Difference from Target	Overall Building Utilization (Function of Room Fill and Hourly Usage)
402	ACADEMIC/COMPUTER RESOURCE CNTR	2	26.6% ■ ■	4.5	(20.5)	4.8% ■
400	BRISCOE ADMINISTRATION BUILDING	2	27.4% ■ ■	19.5	(5.5)	21.4% ■ ■
412	CERAMICS/SCULPTURE BLDG	2	16.2% ■	19.5	(5.5)	12.6% ■
702	EQUINE FACILITY	1	0.0% ■	-	(25.0)	0.0% ■
647	EVERETT E TURNER RAS CENTER	4	30.0% ■ ■ ■	3.8	(21.3)	4.5% ■
104	FERGUSON HALL	2	0.0% ■	-	(25.0)	0.0% ■
405	FINE ARTS BUILDING	4	21.9% ■ ■	16.5	(8.5)	14.5% ■
406	GRAVES-PIERCE COMPLEX					
649	HORSE SCIENCE BARN	1	0.0% ■	-	(25.0)	0.0% ■
408	INDUSTRIAL TECHNOLOGY BUILDING	6	17.0% ■	3.0	(22.0)	2.0% ■
100	LAWRENCE HALL					
401	MORELOCK ACADEMIC BUILDING					
676	MOTION CAPTURE LAB	1	48.0% ■ ■ ■ ■	3.0	(22.0)	5.8% ■
403	WARNOCK SCIENCE BUILDING	11	44.5% ■	9.0	(16.0)	16.0% ■
TOTAL		36	30.1% ■ ■ ■	8.0	(17.0)	9.6% ■

Alpine: Class Lab Utilization By Building

Overall Classroom (FICM 110) Usage by Building

Sul Ross University - Del Rio, Eagle Pass, and Uvalde Campus Locations, 2019F

Room Fill: ■ Less than THECB Target ■ Greater than or Equal to THECB Target

THECB Classroom Fill Target Rate 65%

Building Utilization: ■ Less than or Equal to 50% ■ Between 50% to 75% ■ Greater than Equal to 75%

THECB Target Hours 38

Building	Rooms	Room Fill	Average Hours/	Difference from Target	Overall Building Utilization (Function of Room Fill and Hourly Usage)
15 DR RGC ADMIN BLDG	1	0.0%	-	(38.0)	0.0%
23 DR RGC CLASSROOM BLDG	9	27.0%	14.4	(23.6)	10.3%
21 DR RGC FACULTY BLDG	1	0.0%	-	(38.0)	0.0%
22 DR RGC TECHNOLOGY BLDG	1	11.1%	3.0	(35.0)	0.9%
20 EP RGC EAGLE PASS II	10	41.1%	4.0	(34.0)	4.3%
14 EP RGC SRSU ADMIN BLDG	4	38.8%	27.0	(11.0)	27.5%
27 UV RGC ADMIN BLDG	1	0.0%	-	(38.0)	0.0%
26 UV RGC CLASSROOM BLDG	9	20.9%	16.0	(22.0)	8.8%
25 UV RGC FACULTY BLDG	1	0.0%	-	(38.0)	0.0%
TOTAL	37	29.2%	11.5	(26.5)	8.8%

Satellite Campuses: Classroom Utilization

By Building

Overall Class Lab (FICM 210) Usage by Building

Sul Ross University - Del Rio, Eagle Pass, and Uvalde Campus Locations, 2019F

Room Fill:  Less than THECB Target  Greater than or Equal to THECB Target

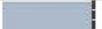
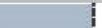
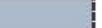
Building Utilization:  Less than 50%  Between 50% to 75%  Greater than Equal to 75%

THECB Class Lab Fill Target Rate

77%

THECB Target Hours

25

Building		Rooms	Room Fill	Average Hours/	Difference from Target	Overall Building Utilization (Function of Room Fill and Hourly Usage)
15	DR RGC ADMIN BLDG					
23	DR RGC CLASSROOM BLDG	 2	29.2% 	5.0	 (20.0)	5.8% 
21	DR RGC FACULTY BLDG					
22	DR RGC TECHNOLOGY BLDG	 2	0.0% 	-	 (25.0)	0.0% 
20	EP RGC EAGLE PASS II					
14	EP RGC SRSU ADMIN BLDG					
27	UV RGC ADMIN BLDG					
26	UV RGC CLASSROOM BLDG	 1	0.0% 	-	 (25.0)	0.0% 
25	UV RGC FACULTY BLDG					
TOTAL		5	29.2% 	2.0	 (23.0)	2.3% 

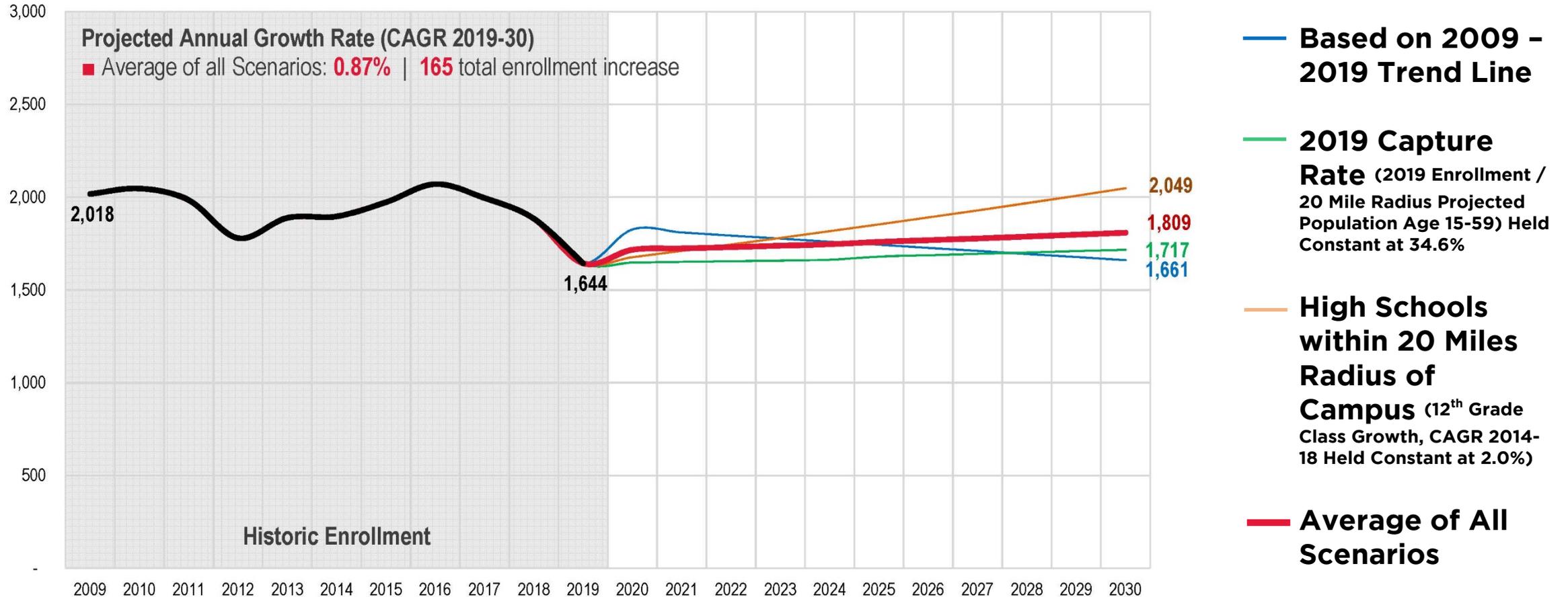
Satellite Campuses: Class Lab Utilization

By Building

Historic and Projected Enrollment: Total Headcount

Sul Ross University: Alpine Campus

SOURCE: Sul Ross University 2009-2019 Historical Enrollment Tables, and Facility Programming and Consulting



Alpine: Enrollment Projection

MASTER PLAN RECOMMENDATIONS

- Guiding Principles
- Main Campus
- Range Animal Science Center Area
- Athletics Area
- Hwy 67/Hwy 90 Area
- Kokernot Lodge Area
- SRSU Rio Grande College

GUIDING PRINCIPLES

- Create outdoor gathering spaces that can host a variety of activities, events and academic opportunities.
- Capitalize on natural and physical view corridors.
- Continue to enhance the pedestrian experience of the campus.
- Provide adequate classroom, lab and office space that is technologically functional.
- Build on a sense of community between Sul Ross State University and the communities in which it is located.
- Encourage growth and development of Sul Ross State University campuses to positively impact the user's experience, campus accessibility and the natural environment.

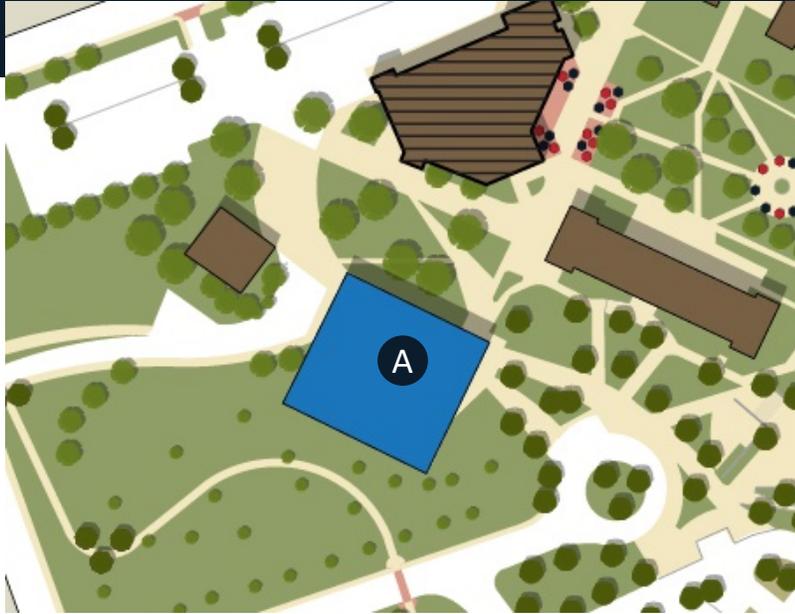


MAIN CAMPUS



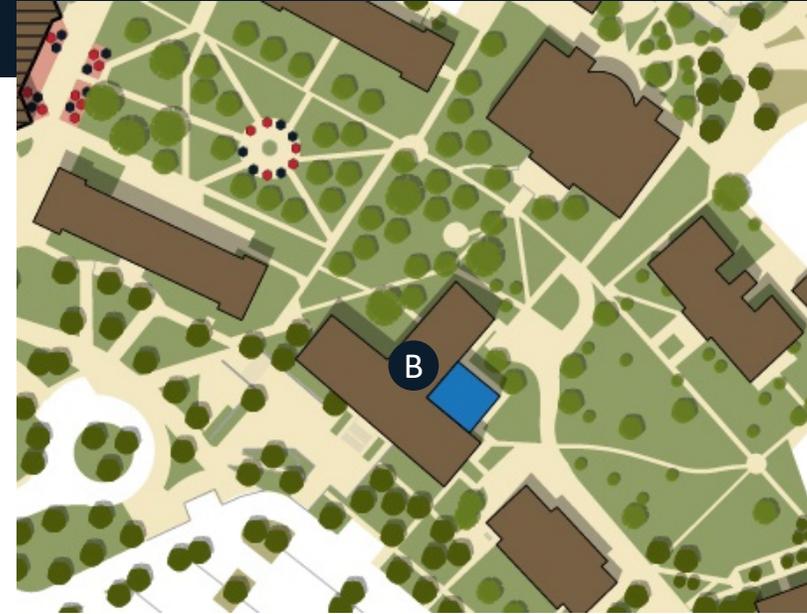
- Existing Building ■
- New or Repurposed Building ■
- Upgraded Existing Facility ■
- Building/Facility Initiative ●
- Landscape Initiative ○
- Transportation Initiative ●

- A. Library Expansion
- B. Black Box Theater
- C. University Center Renovation
- D. Temporary Campus Residence
- E. Museum of the Big Bend Expansion
- F. Mountainside Development
- G. Observatory Relocation
- H. Arts Building
- I. Bus Barn
- J. Central Heating and Cooling Plant Renovation
- K. Campus Cottages
- L. Swimming Pool Complex
- M. Graves-Pierce Complex Renovation
- N. Gallego Center Expansion
- O. Greening Existing Parking Lots
- P. Additional Campus Landscaping
- Q. Shaded Outdoor Seating
- R. Main Campus Loop Trail
- S. Reconfigure Drop Off



A. Library Expansion

- Rooftop patio with indoor/outdoor gathering space and commercial-grade kitchen
- Extend or build additional elevator and stairs to provide access to the rooftop
- Creates space to entertain alumni, donors, guests and parents
- Could help with recruiting and possibly become an occasional “after hours” hangout for student and staff activities



B. Blackbox Theater

- 1-story, 2,900 GSF blackbox theater as addition to Morelock Academic Building
- Facility with flat floor and spatial flexibility to allow for varying practice and performance configurations





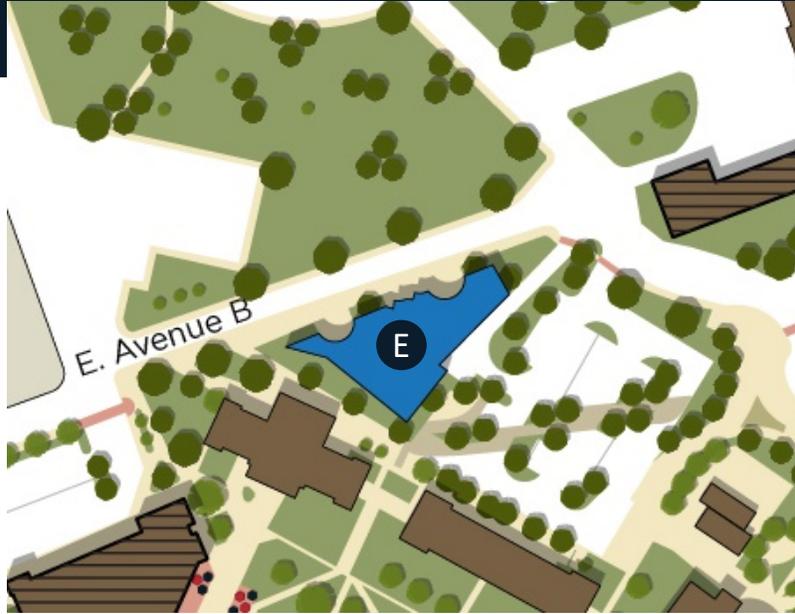
C. University Center Renovation

- Second floor expansion
- First floor renovation to expand indoor/outdoor seating opportunities
- Possibly introduce additional food options



D. Temporary Campus Residence

- Property proposed to be deeded to SRSU in 2021
- Repurpose property as temporary housing for visiting artists, writers and event speakers



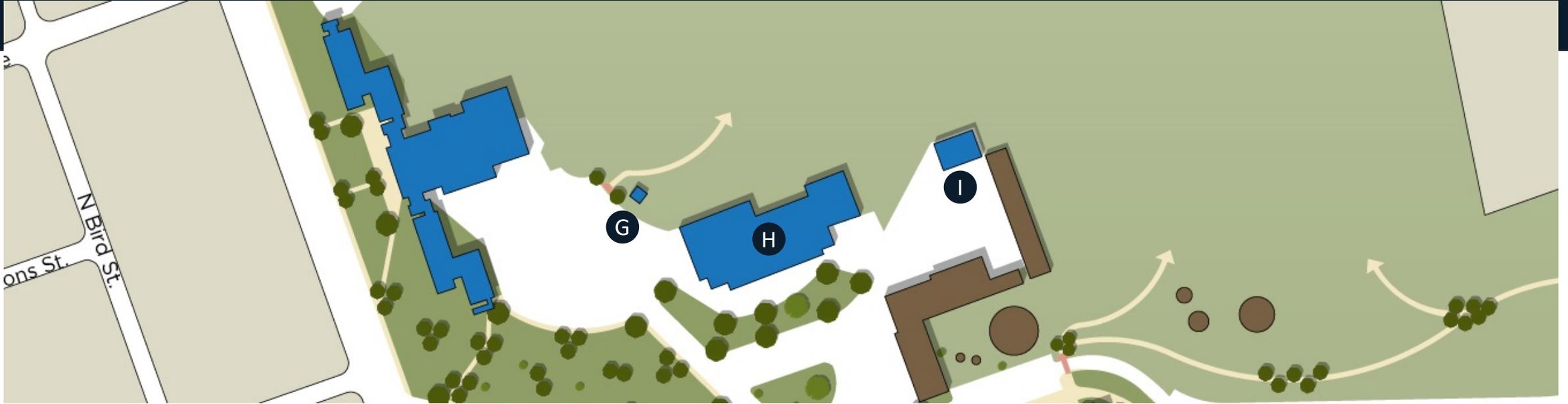
E. Museum of the Big Bend Expansion

- New approx. 12,100 GSF building
- Indoor and outdoor event spaces for up to 300 people
- Permanent and temporary exhibit spaces that allow views into the space during after-hour events
- Offices, storage and support space
- Showcase work from Sul Ross faculty and students



F. Mountainside Development

- Future development opportunity
- 2019 report evaluated the potential use as hotel/conference center and culinary/hospitality education complex, but other potential uses may also arise



G. Observatory Relocation

- Demolish existing observatory
- Restore existing telescope
- Consider relocating the facility to a more prominent location near the new trailhead near Mountainside
- Could encourage campus visitation by the community and create donation opportunities

H. Arts Building

- Renovate the existing Industrial Technology Building & Art Annex to accommodate the Arts Program
- Incorporate offices; teaching spaces; and facilities for drawing, painting, ceramics, sculpture and photography
- Include drainage improvements to ensure that water draining off the mountain doesn't create issues with equipment such as electrical kilns

I. Bus Barn

- 1-story, 3,000 GSF metal building for storage and maintenance of campus buses
- Garage space or cover for heavy equipment (e.g., backhoe, mowers, forklift)



J. Central Heating & Cooling Plant Renovation

- Demolish existing constant flow primary chilled water pumps, condenser water pumps and existing pneumatic controls
- Modify central plant piping to incorporate plate and frame heat exchanger to provide free cooling during mild temperature days of the year
- Install new high efficiency chilled water and condenser water pumps with variable frequency drives
- Install variable frequency drives for existing cooling tower fans
- Modify existing direct digital control system to include central plant and new HVAC equipment



K. Campus Cottages

- Restore facilities to function as office space
- Rentable spaces for foundations, non-profits, state representatives, etc.



L. Swimming Pool Complex

- Demolish existing 13,350 SF building
- Build 1-story, 16,800 GSF building with new 18 m x 25 m swimming pool, offices and locker rooms
- Outdoor seating area with landscaping for pool users as well as nearby student residences
- Potential outdoor pool (75' x 50') for recreational use (shown as dashed line)



M. Graves-Pierce Complex Renovation

- Remove northwest and northeast corridors
- Convert southwest corridor to additional office space
- Demolition of the northwest corridor creates space for new pool complex building



N. Gallego Center Expansion

- New 7,800 GSF expansion with weight room and two additional locker rooms
- Possible indoor climbing wall
- Potential second-floor expansion (not included in the 7,800 GSF) for VIP lounge and rooftop patio

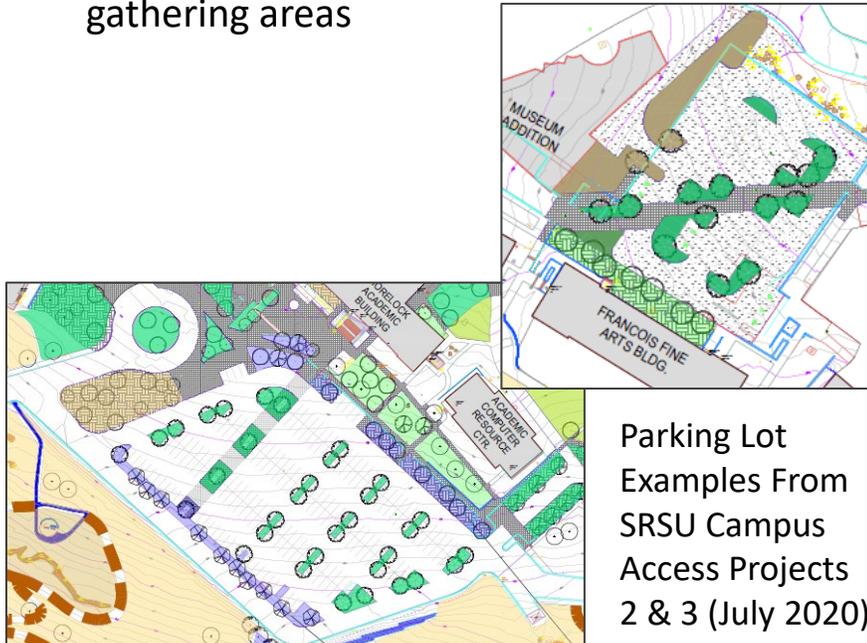


O. Greening Existing Parking Lots

- Additional landscaping in primary parking areas
- Native trees to provide shade, where possible

P. Additional Campus Landscaping

- Supplement existing landscaping with additional native species
- Shade trees recommended in outdoor gathering areas



Parking Lot Examples From SRSU Campus Access Projects 2 & 3 (July 2020)



Q. Shaded Outdoor Seating

- Outdoor gathering spaces located near existing points of interest to create expanded opportunities for the campus community.
- Enhanced paving, tables with umbrellas and/or shade trees
- Main campus locations
 - Outside of the Morgan University Center
 - Central fountain area
 - Pool and student housing area



AND MARY JAY
UNIVERSITY



R. Main Campus Loop Trail

- ~ 1 ½ mile trail loop with landscaping and appropriate seating
- Informal trail access to the mountain
- Connects to the Hwy 67/Hwy 90 park and fitness area and the trail at RAS area

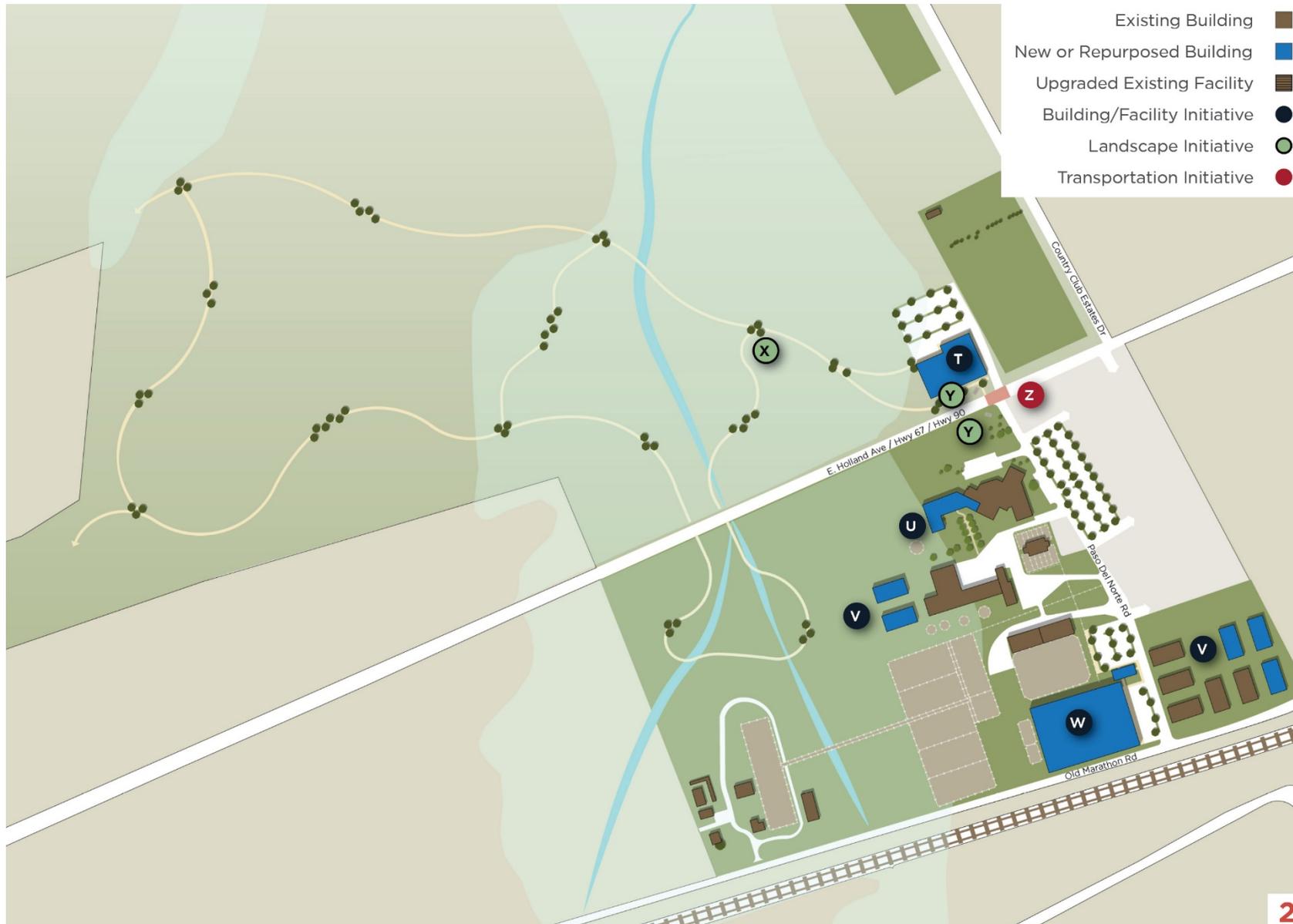
S. Reconfigure Drop Off

- Reduces vehicular footprint and reclaims pedestrian space adjacent to Briscoe Administration Building and the Library



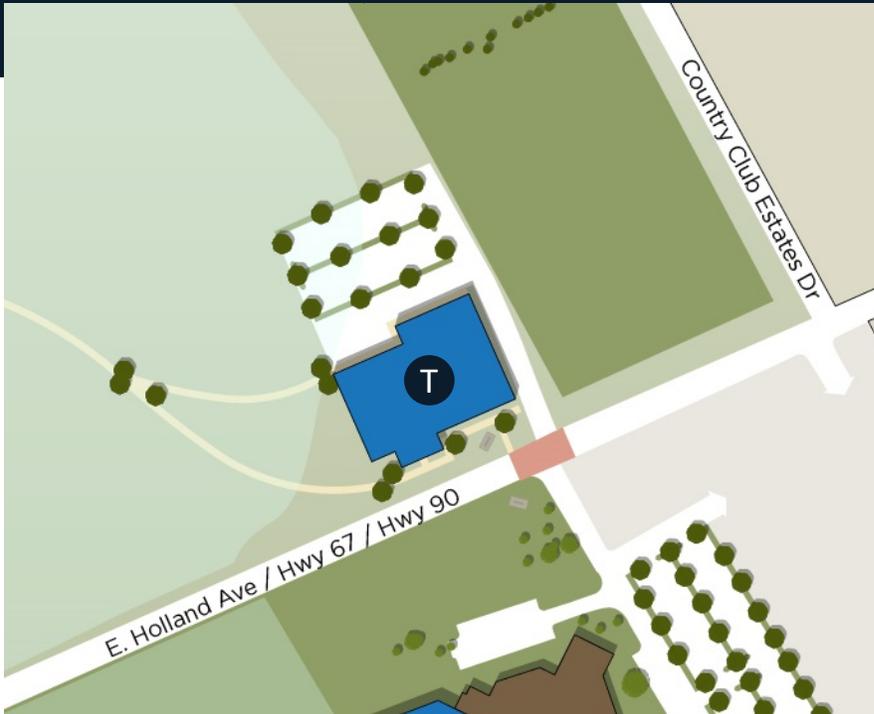
From SRSU Campus Access Projects 2 & 3 (July 2020)

RANGE ANIMAL SCIENCE CENTER AREA



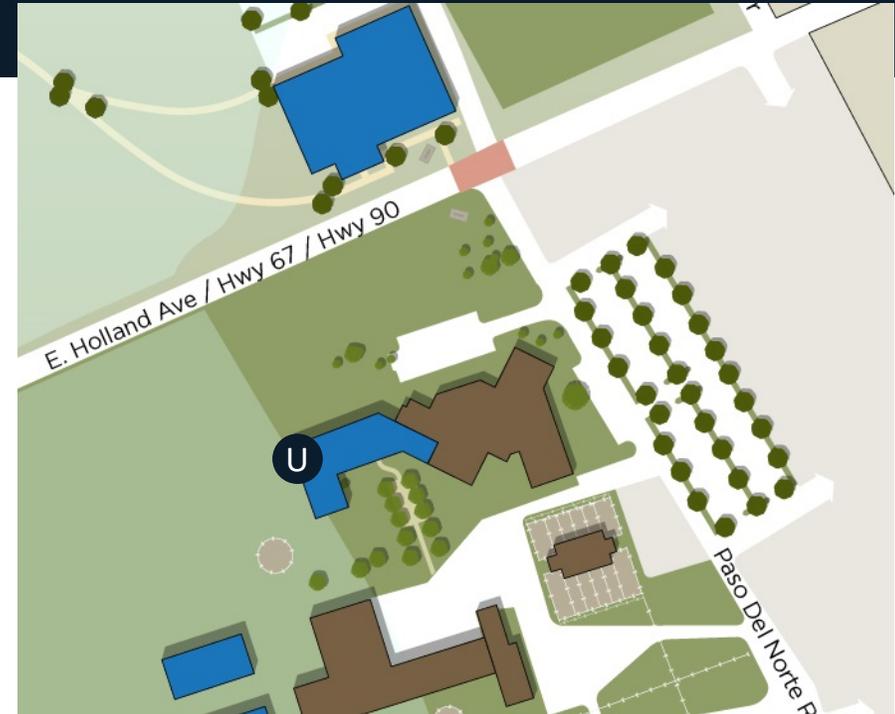
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- New or Repurposed Building
- Upgraded Existing Facility
- Building/Facility Initiative
- Landscape Initiative
- Transportation Initiative

- T. Industrial Technology Building
- U. RAS Expansion
- V. Additional Rodeo Barns
- W. Rodeo Complex Expansion
- X. University Hike and Bike Trail
- Y. Enhanced Entry Signage
- Z. Pedestrian Crosswalk



T. Industrial Technology Building

- 1-story, 35,000 GSF facility for expanded Industrial Technology program
- Incorporate offices; teaching spaces; collaboration space; and facilities for welding, metalworking, woodworking, machining and automotive maintenance
- Preserve a flat, outdoor space for student use
- Parking lot to serve Industrial Tech. students and faculty, as well as hike and bike trailhead parking



U. RAS Expansion

- 1-story, 14,000 GSF expansion to accommodate dry and prep labs and sample storage
- Outdoor gathering area for informal student gathering and outdoor educational activities
- Potentially incorporate the Borderlands Research Institute Welcome Center



V. Additional Rodeo Barns

- Five additional stall barns along Old Marathon Road and adjacent to the Horse Science Facility
- Provides additional barn space as the program continues to grow



W. Rodeo Complex Expansion

- New rodeo structure with higher roof, larger arena (85,000 SF footprint), and SW sun and wind protection
- 3,000 GSF structure for ticketing, concessions, offices and restrooms
- Parking reconfiguration and expansion along Paso Del Norte Rd
- Additional parking area on east side of Paso Del Norte Rd
- Additional animal pens and alleys connecting to barns
- Maintain overflow rodeo parking with multiple entry and exit points along Paso Del Norte Rd and Hwy 67/Hwy 90





X. University Hike and Bike Trail

- ~2 miles of hike and bike trails
- Connect to Main Campus trail system
- Near-term trail parking along the north side of Hwy 67/Hwy 90
- Long-term parking in the Industrial Technology parking lot



Y. Enhanced Entry Signage

- More prominent monument signage with enhanced landscaping
- Creates an eastern gateway into Sul Ross and the Alpine community

Z. Pedestrian Crosswalk

- Enhanced pedestrian crossing such as a pedestrian activated blinking signal to improve safety

ATHLETICS AREA



AA. Improved Track & Field Facilities

- Resurface the track and field facilities and ensure they meet current collegiate standards
- New covered bleachers
- Flexible open space to allow for team gatherings, tents, etc.
- Potential future track and field sport area
- Informal concession space with utility hookups

BB. Soccer & Baseball Complex Enhancements

- Two (2) 1-story, 5,560 GSF buildings with locker rooms for men and women's soccer and softball, visiting teams, additional storage, and laundry facilities
- Convert softball and soccer fields to turf
- Ensure facilities are ADA accessible
- New parking lot with shade trees
- Covered seating at both fields

HWY 67/HWY 90 AREA



CC. Hwy 67/Hwy 90 Park

- Community gardens with water connection
- Outdoor fitness space
- Walking trail
- Two picnic pavilions
- Restroom

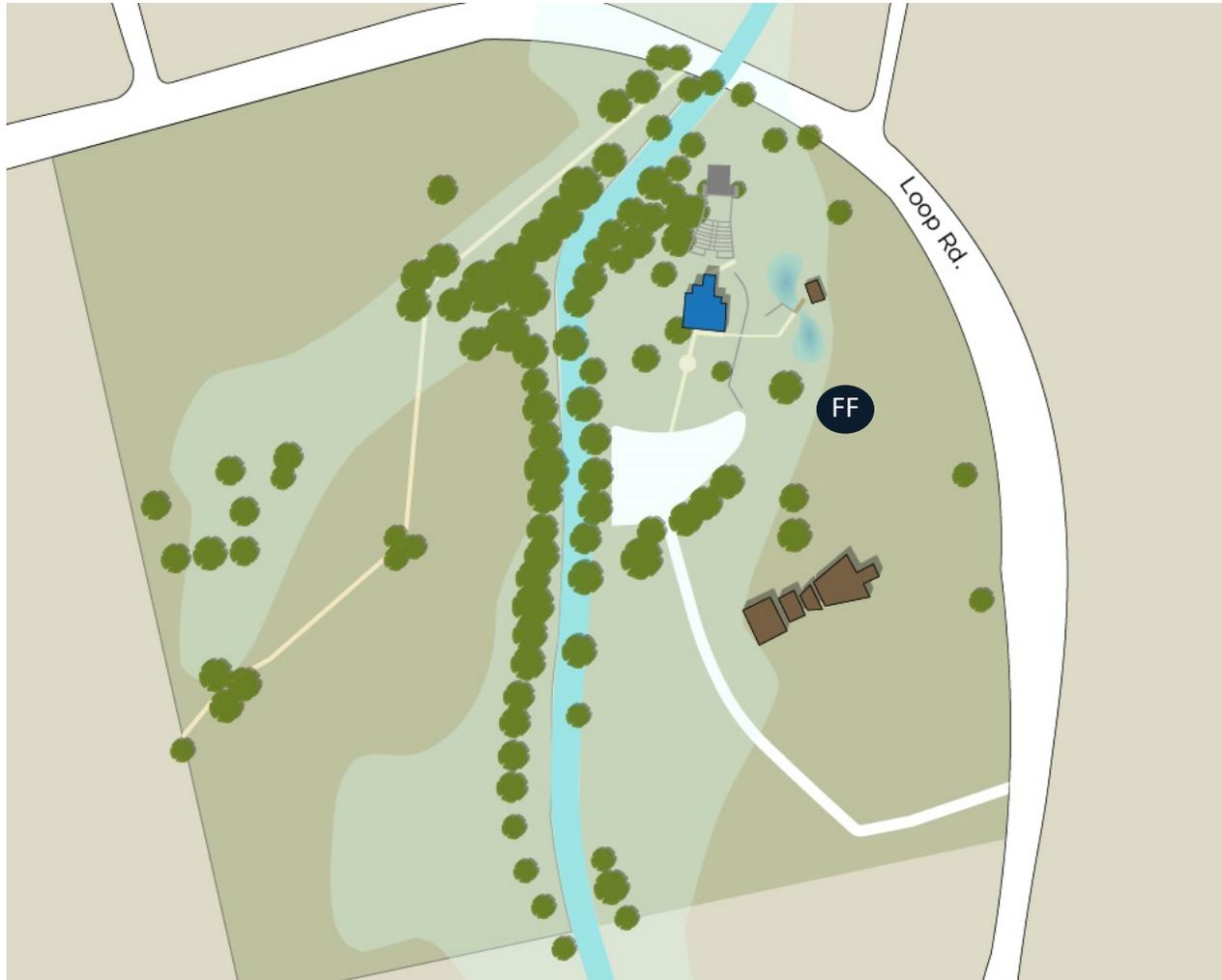
DD. Hwy 67/Hwy 90 Pedestrian Bridge

- Pedestrian bridge connecting the park to Main Campus
- Branding opportunities on overpass

EE. Satellite Rodeo RV Parking

- Gravel parking area with RV hook-ups
- Revenue generating potential

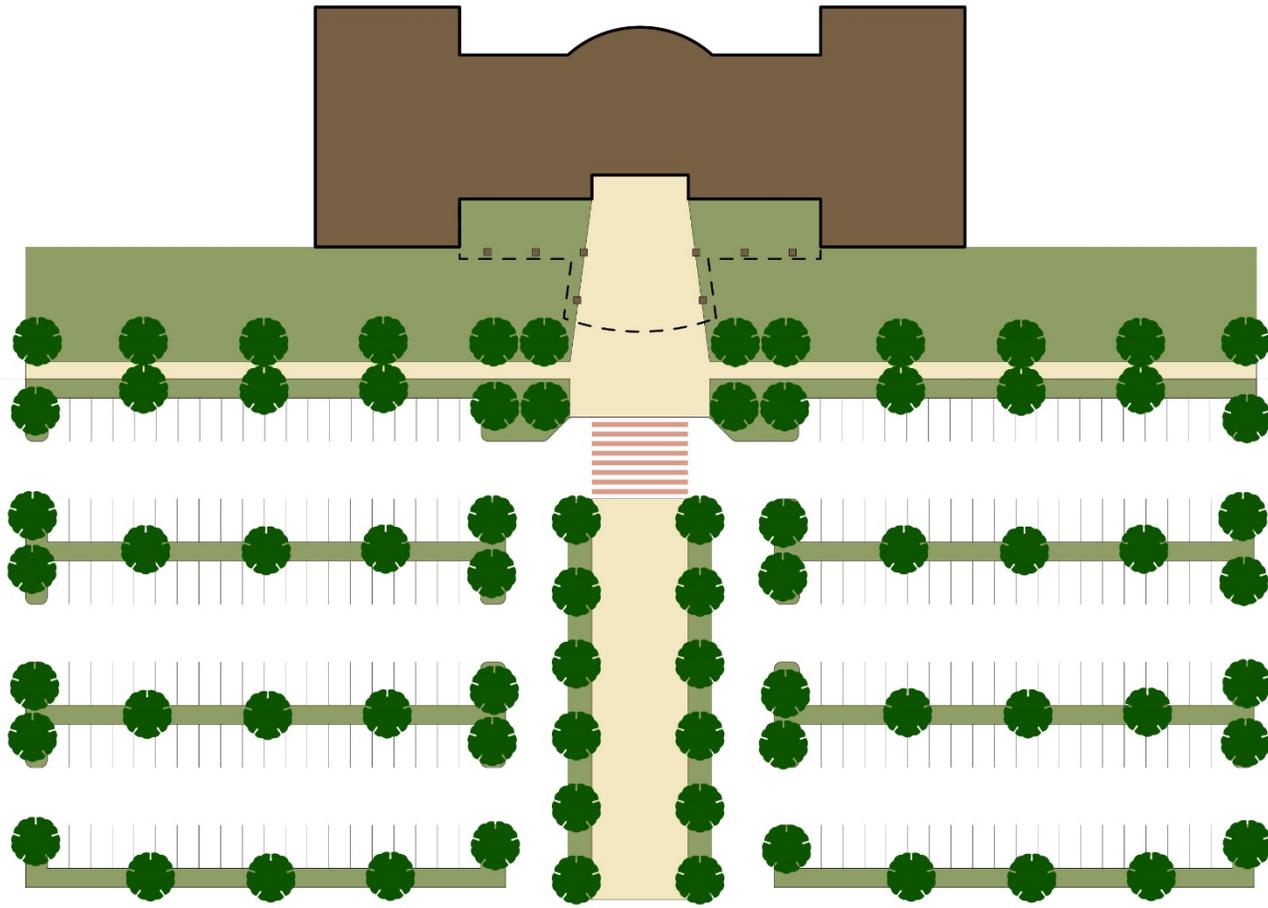
KOKERNOT LODGE AREA



FF. Kokernot Lodge Campus Enhancements

- Restore the historic seating area
- Reestablish stage with rear wall to reduce sound disruptions from the road
- Restore the lodge to include a small meeting room, dining facility and commercial grade kitchen
- Continue pursuing opportunities to add water to the creek that runs through the property and the old Burgess' Water Hole
- Enhance the grounds with renovated barbeque pits, walking trails and restored native landscaping along the creek

SRSU RIO GRANDE COLLEGE



SRSU Rio Grande College Facility

- 2-story, 42,300 GSF standalone facility in Del Rio, Eagle Pass or Uvalde
- On-site services to support onboarding, administration, instructional spaces and student learning spaces
- Fully equipped for distance learning
- Parking area



SUL ROSS STATE UNIVERSITY
RIO GRANDE COLLEGE

QUESTIONS OR COMMENTS?

