

**PHYSICAL FACILITIES
MASTER PLAN
2014 - 2024+**

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INTRODUCTION

This report represents the combined effort of a large segment of the college's faculty, staff, administration, and key consultants. This diverse group, known as the Long Range Planning Committee took the 1989 20yr Physical Plant Master Plan and initiated an updating process.

The plan uses the existing objectives in our strategic planning process to focus on the future needs of SWTJC. This process was completed in November 2014, resulting in a new 10 year Physical Plant Master Plan extending to the year 2024 and perhaps beyond. This effort was made possible through of the leadership provided by the President and his Cabinet.

A listing of projects addressed in this 2014-2024 Master Plan will be found at the end of this document. Because this is a living document that is under periodic review, priority of the projects may change, and some could extend beyond year 2024.

BACKGROUND

Southwest Texas Junior College is a public, tri-county state supported community college district composed of Real, Uvalde, and Zavala Counties. The college also serves eight other counties. The main campus is located in Uvalde, Texas, with additional comprehensive campuses in Del Rio, Eagle Pass, and Crystal City. Two other learning centers are located in Hondo and Pearsall. The main campus is adjacent to Garner Field Airport and occupies the site that original housed the Army Air Force Flying School from 1942-1945.

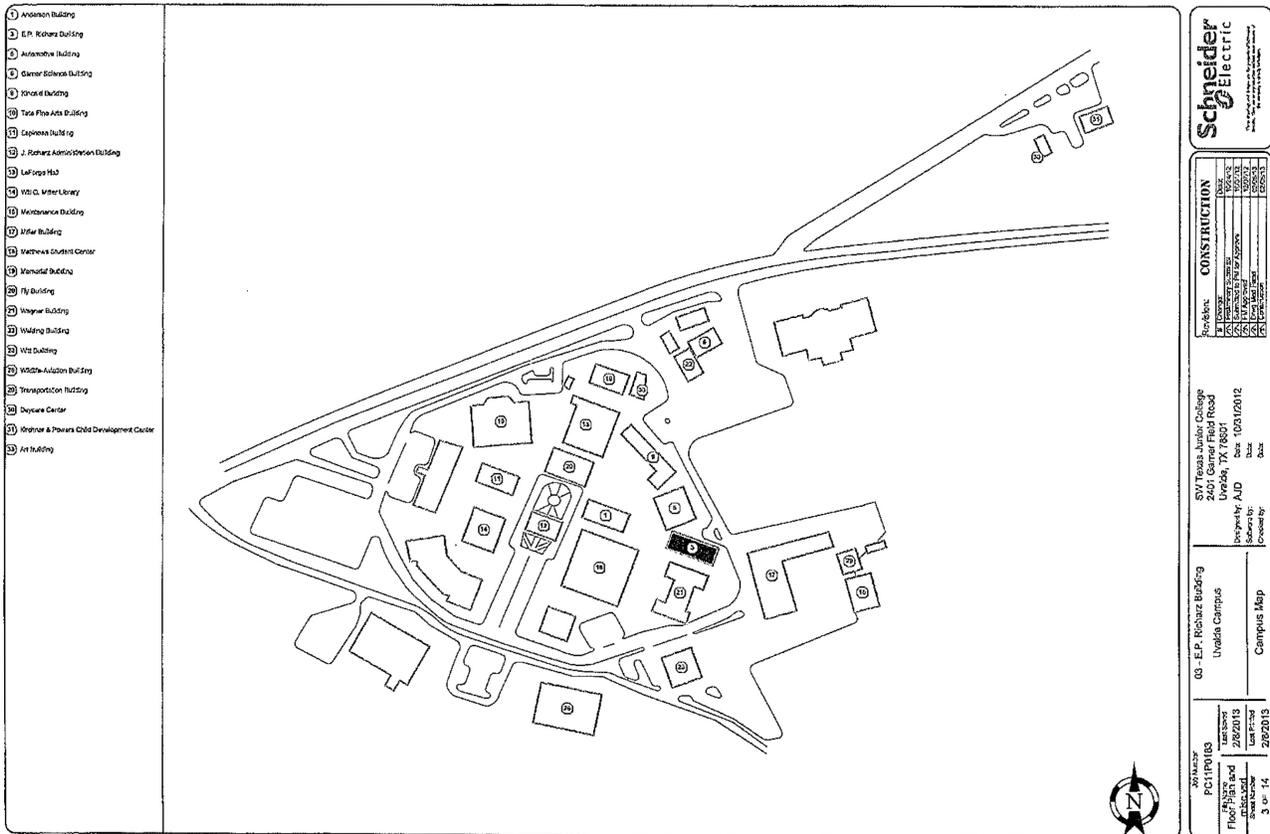
Since the college's beginning in 1946, the original facilities of the flying school have been replaced almost entirely. The most visible evidence of the original structures are the existing airplane hangars located adjacent to the college's property which serve non-educational functions and are not part of the college. Other facilities consist of underground utilities. The campus consists of approximately 95 acres of which approximately 25 are now in use. After an enrollment spike in 2010, enrollment decreased somewhat but has over the last few years stabilized and shown steady improvement.

EXISTING FACILITIES

UVALDE

The Uvalde Campus currently consists of 29 buildings, plus a building constructed in 2009 for Sul Ross Rio Grande College (an upper level four-year institution). Most of the buildings owned by the college were built prior to 1970.

The newest building, the Flores Student Services Building was erected in 2009. The structures are generally in good condition, but are beginning to show their age. Input from the faculty and staff reveal information on the needs of the buildings, both as to their physical condition and the functional renovations that are necessary due to programmatic changes. A separate report addresses specific renovation requirements.



CONSTRUCTION	
Revision:	
Drawn by:	
Checked by:	
Scale:	
Date:	

SW Texas Junior College
 2401 Garner Field Road
 Uvalde, TX 78801
 Property: A.J.D. Date: 10/31/2012
 Created by: Date:

03 - E.P. Robaza Building
 Uvalde Campus
 Campus Map

2013 March
 PCL/P0183
 Project: 2013 March
 Scale: 3/8" = 1'-0"
 Date: 2/28/13

**Southwest Texas Junior College
Uvalde Campus**

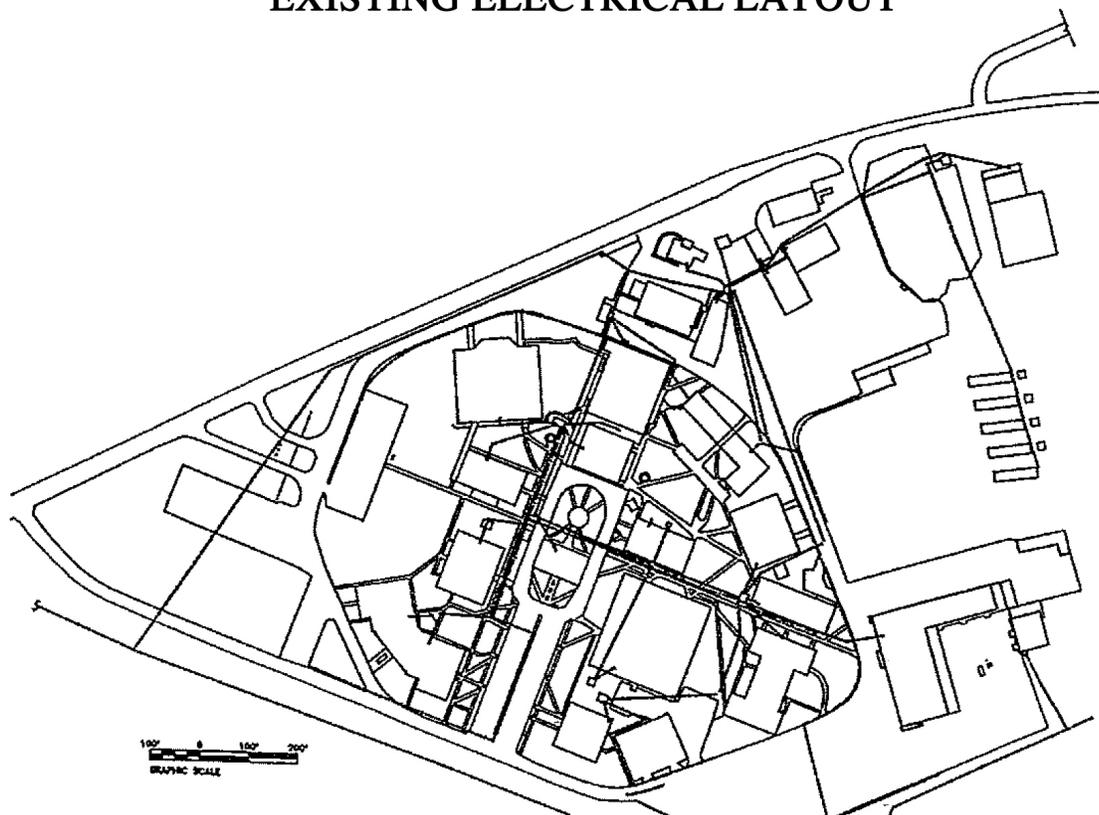
Campus Site	Campus Site Name	BLDG ID	BLDG Name	Year Built	Floors	Floor Height	Square Footage
1	BRISCOE BLDG CAMPUS	6A	BRISCOE BLDG	2007	1	14	33,789
1	MESQUITE ROAD RENTAL HOUSE	7A	RENTAL HOUSE	1980	1	8	725
1	PRESIDENT'S HOUSE	8A	PRESIDENT'S HOUSE	1999	1	9	4,580
1	PRESIDENT'S HOUSE	8B	WELL HOUSE	1999	1	9	476
1	PRESIDENT'S HOUSE	8C	STORAGE BLDG	1999	1	8	400
1	PRESIDENT'S HOUSE	8D	STORAGE SHED	1999	1	8	130
1	RODEO ARENA	1P	AGRICULTURE SHOW BARN	1971	1	16	4,000
1	RODEO ARENA	9A	STORAGE SHED	1999	1	7	96
1	RODEO ARENA	9E	RESTROOM BLDG	1999	1	8	360
1	CHILD DEVELOPMENT COMPLEX	1AA	INFANT CARE CENTER	1980	1	9	1,980
1	CHILD DEVELOPMENT COMPLEX	1AB	CHILD DEVELOPMENT CENTER	1997	1	12	5,720
1	SOUTHWEST TEXAS MAIN CAMPUS	1A	LA FORGE HALL GYMNASIUM	1959	2	19	25,836
1	SOUTHWEST TEXAS MAIN CAMPUS	1AC	WITT BLDG	1993	1	10	9,938
1	SOUTHWEST TEXAS MAIN CAMPUS	1AE	STUDENT SERVICES BLDG	2008	1	14	16,091
1	SOUTHWEST TEXAS MAIN CAMPUS	1AF	GARNER SCIENCE GREENHOUSE	1999	1	8	720
1	SOUTHWEST TEXAS MAIN CAMPUS	1AG	GREENHOUSE	1999	1	7	1,440
1	SOUTHWEST TEXAS MAIN CAMPUS	1AH	MAINTENANCE PAVILION	1999	1	14	1,288
1	SOUTHWEST TEXAS MAIN CAMPUS	1AI	MAINTENANCE STORAGE BLDG	1976	1	11	2,880

1	SOUTHWEST TEXAS MAIN CAMPUS	1AJ	STORAGE BLDG	1999	1	7	192
1	SOUTHWEST TEXAS MAIN CAMPUS	1AK	LINEMAN TRAINING BLDG	1999	1	9	1,682
1	SOUTHWEST TEXAS MAIN CAMPUS	1B	RICHARZ ADMINISTRATION BLDG	1961	2	11	9,996
1	SOUTHWEST TEXAS MAIN CAMPUS	1C	GARNER SCIENCE BLDG	1962	1	12	12,723
1	SOUTHWEST TEXAS MAIN CAMPUS	1D	GARNER HALL DORMITORY	1964	2	12	15,842
1	SOUTHWEST TEXAS MAIN CAMPUS	1E	WAGNER BLDG	1972	1	12	14,931
1	SOUTHWEST TEXAS MAIN CAMPUS	1F	FLY BUSINESS OFFICE BLDG	1965	1	10	7,200
1	SOUTHWEST TEXAS MAIN CAMPUS	1G	KINCAID BLDG	1968	1	12	7,260
1	SOUTHWEST TEXAS MAIN CAMPUS	1H	WELDING/ AUTO REPAIR BLDG	1968	1	14	12,901
1	SOUTHWEST TEXAS MAIN CAMPUS	1I	TATE FINE ARTS BLDG	1969	1	12	16,222
1	SOUTHWEST TEXAS MAIN CAMPUS	1J	MILLER MEMORIAL LIBRARY BLDG	1969	2	11	24,888
1	SOUTHWEST TEXAS MAIN CAMPUS	1K	MILLER AUTOMOTIVE BLDG	1969	1	14	32,823
1	SOUTHWEST TEXAS MAIN CAMPUS	1L	RECORD STORAGE BLDG	1968	1	9	2,048
1	SOUTHWEST TEXAS MAIN CAMPUS	1M	MEMORIAL PHYSICAL EDUCATION	1976	1	12	14,138
1	SOUTHWEST TEXAS MAIN CAMPUS	1N	PUMP HOUSE	1950	1	9	560
1	SOUTHWEST TEXAS MAIN CAMPUS	1O	MAINTENANCE SHOP BLDG	1989	1	12	8,591
1	SOUTHWEST TEXAS MAIN CAMPUS	1Q	HUBBARD HALL DORMITORY	1972	2	9	35,400
1	SOUTHWEST TEXAS MAIN CAMPUS	1R	ANDERSON BLDG	1976	1	10	6,900

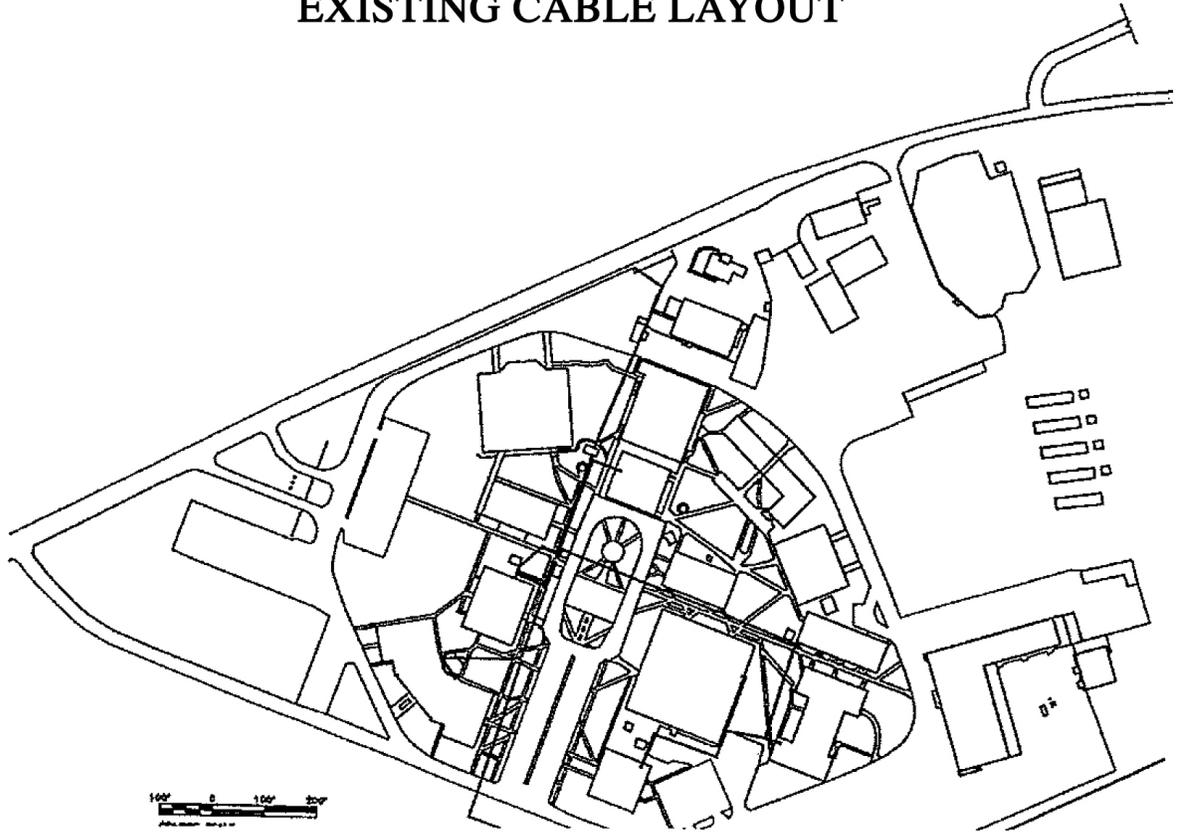
1	SOUTHWEST TEXAS MAIN CAMPUS	1T	RODOLFO ESPINOZA BLDG	1977	1	13	10,396
1	SOUTHWEST TEXAS MAIN CAMPUS	1V	WAREHOUSE BUILDING	1978	1	15	5,000
1	SOUTHWEST TEXAS MAIN CAMPUS	1W	MATTHEWS STUDENT CENTER	1979	1	10	33,264
1	SOUTHWEST TEXAS MAIN CAMPUS	1X	WILDLIFE MANAGEMENT BLDG	1994	1	14	9,570
1	SOUTHWEST TEXAS MAIN CAMPUS	1Y	RICHARDS HEALTH CENTER BLDG	1971	1	10	7,750
1	SOUTHWEST TEXAS MAIN CAMPUS	1Z	TRANSPORTATION BLDG	1990	1	15	4,250

Total S.F. 404,976

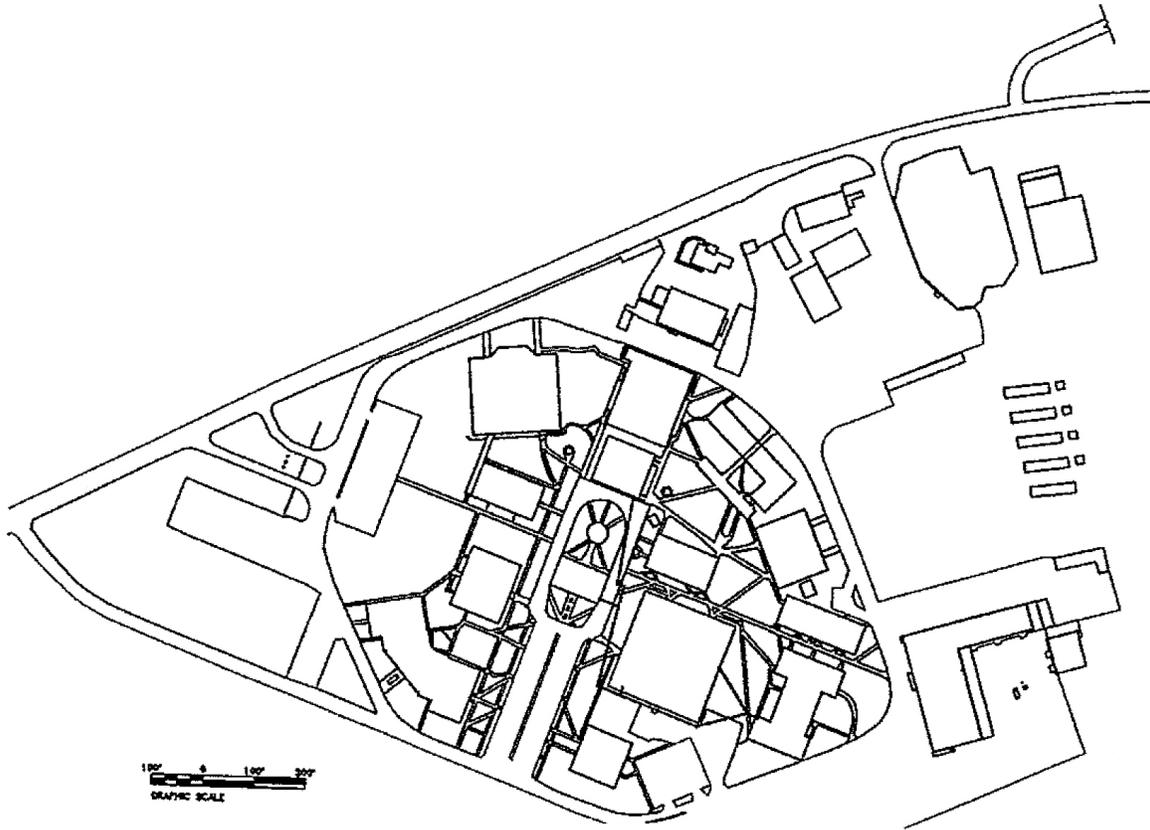
EXISTING ELECTRICAL LAYOUT



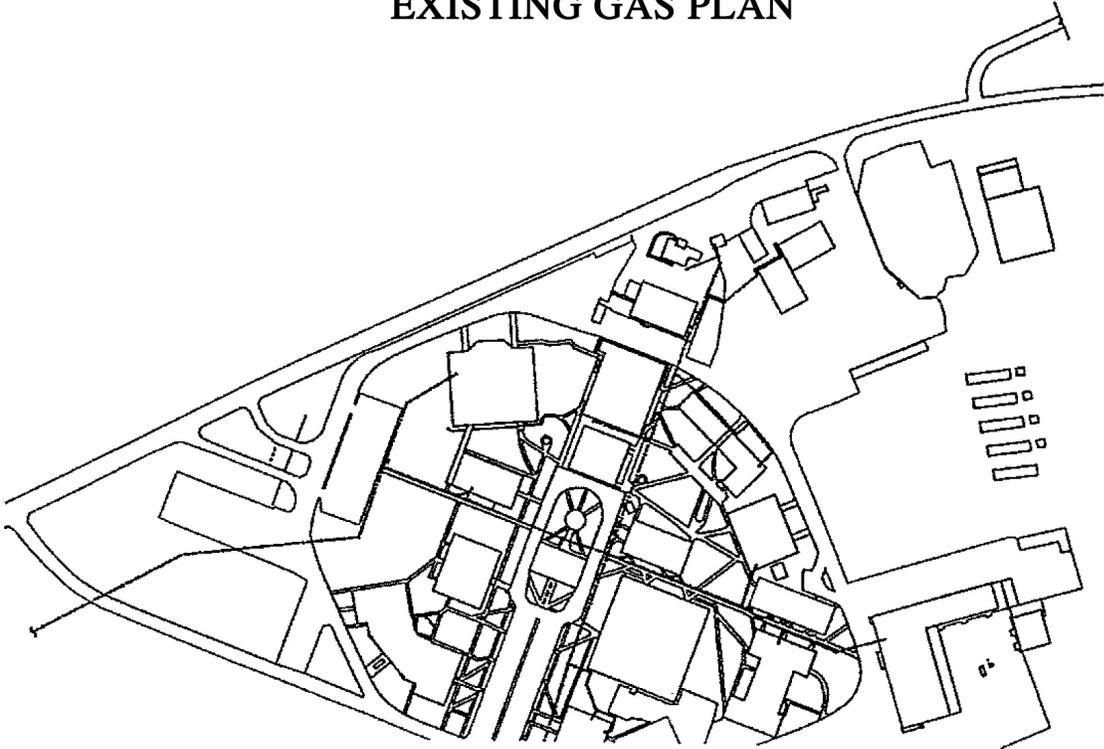
EXISTING CABLE LAYOUT



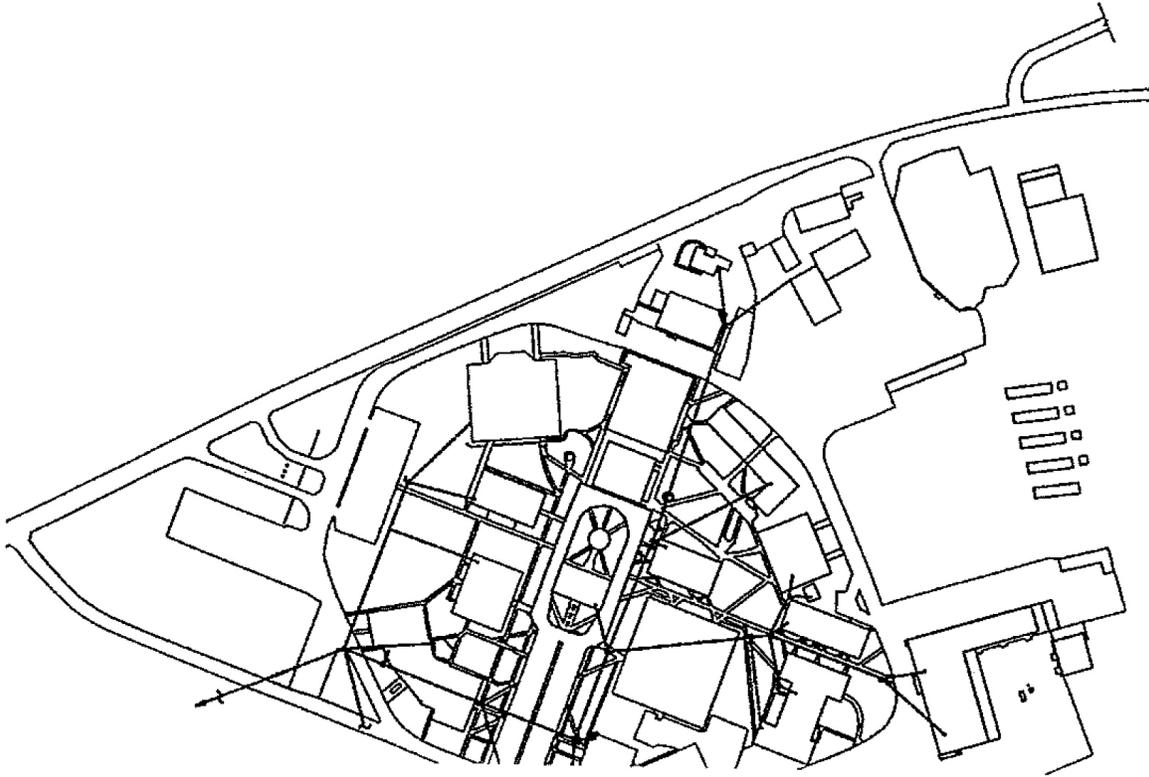
EXISTING COMPUTER LAYOUT



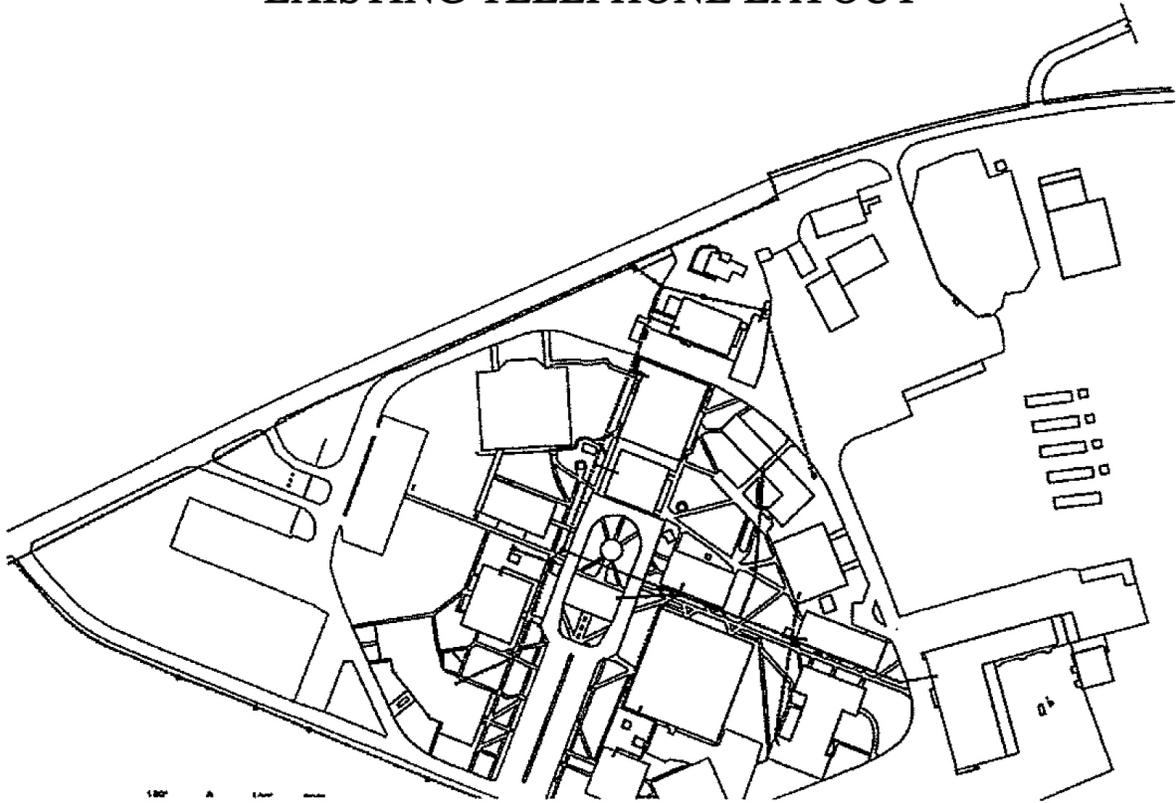
EXISTING GAS PLAN



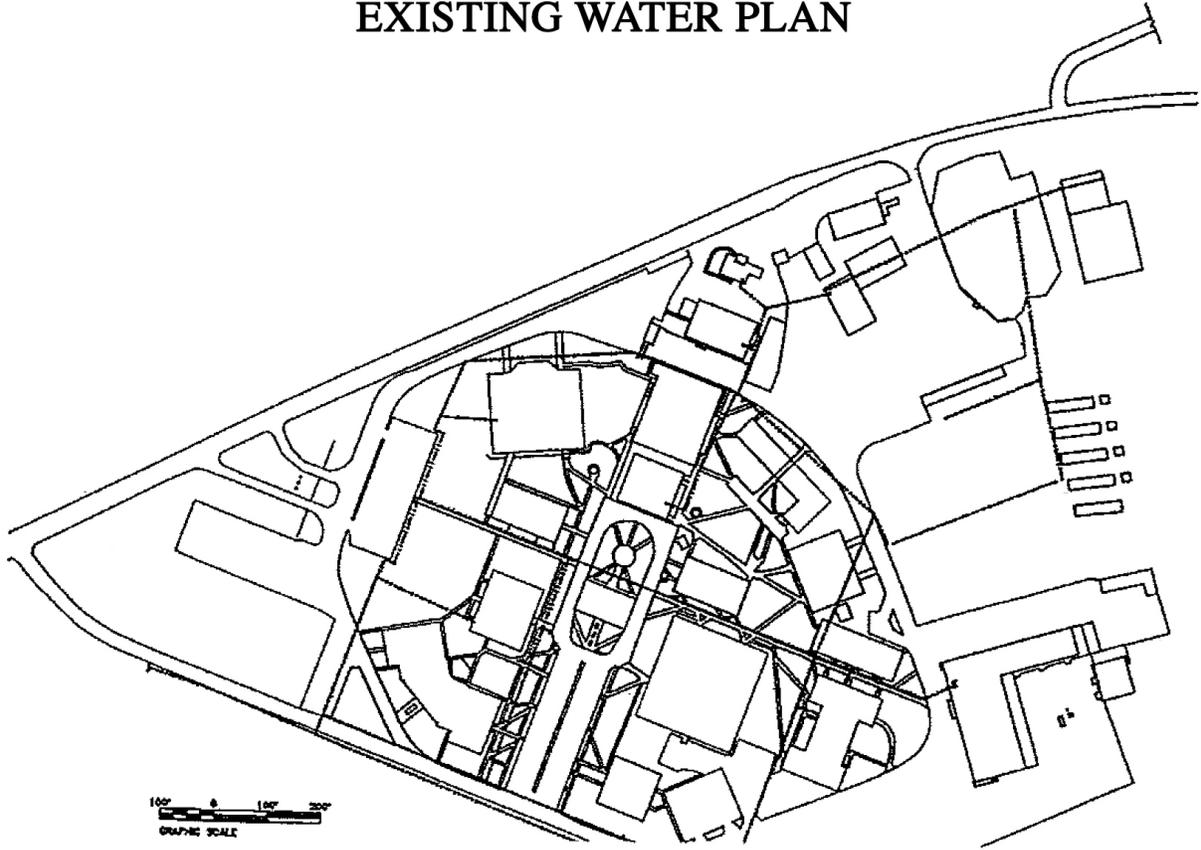
EXISTING SANITARY SEWER PLAN



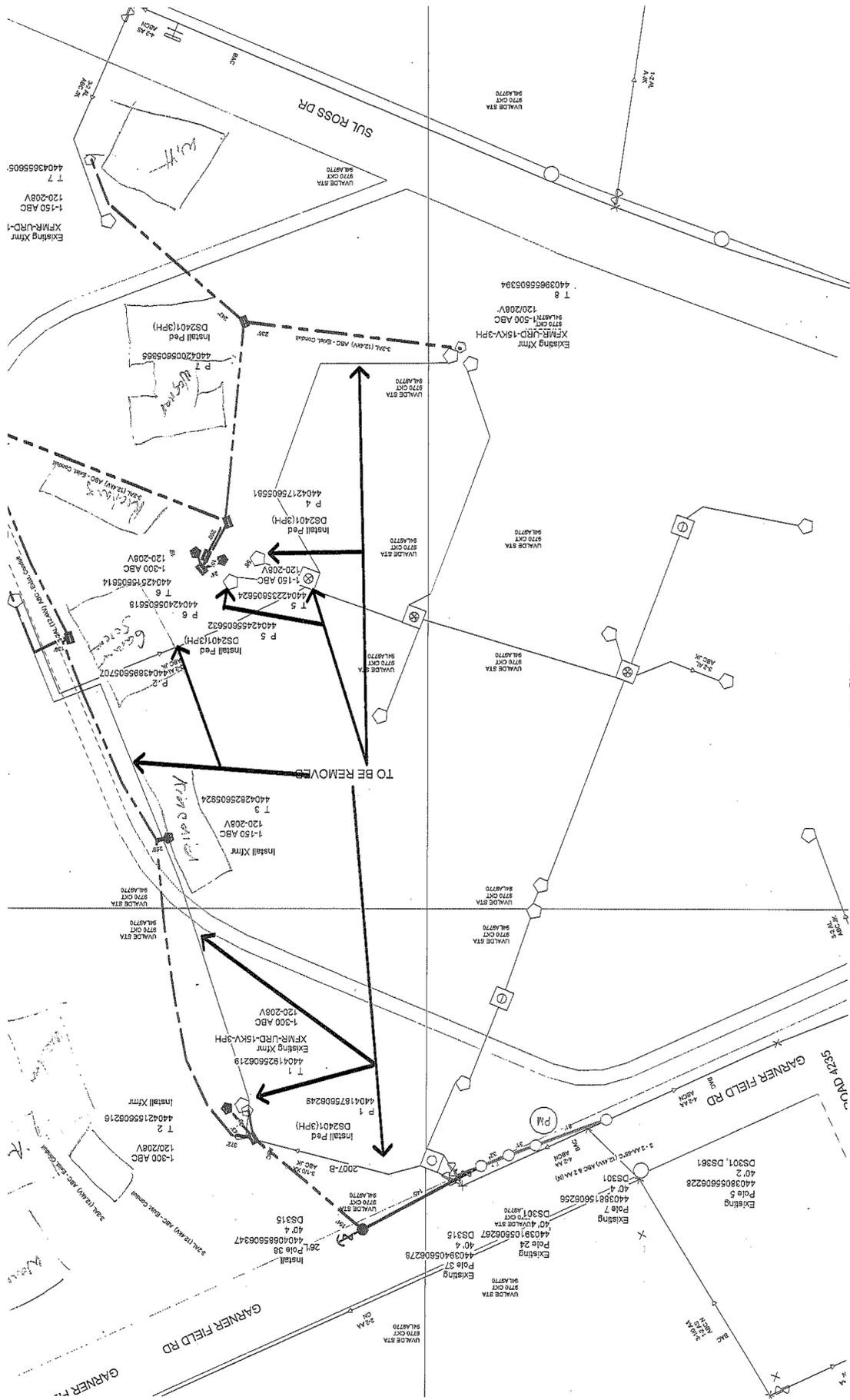
EXISTING TELEPHONE LAYOUT



EXISTING WATER PLAN



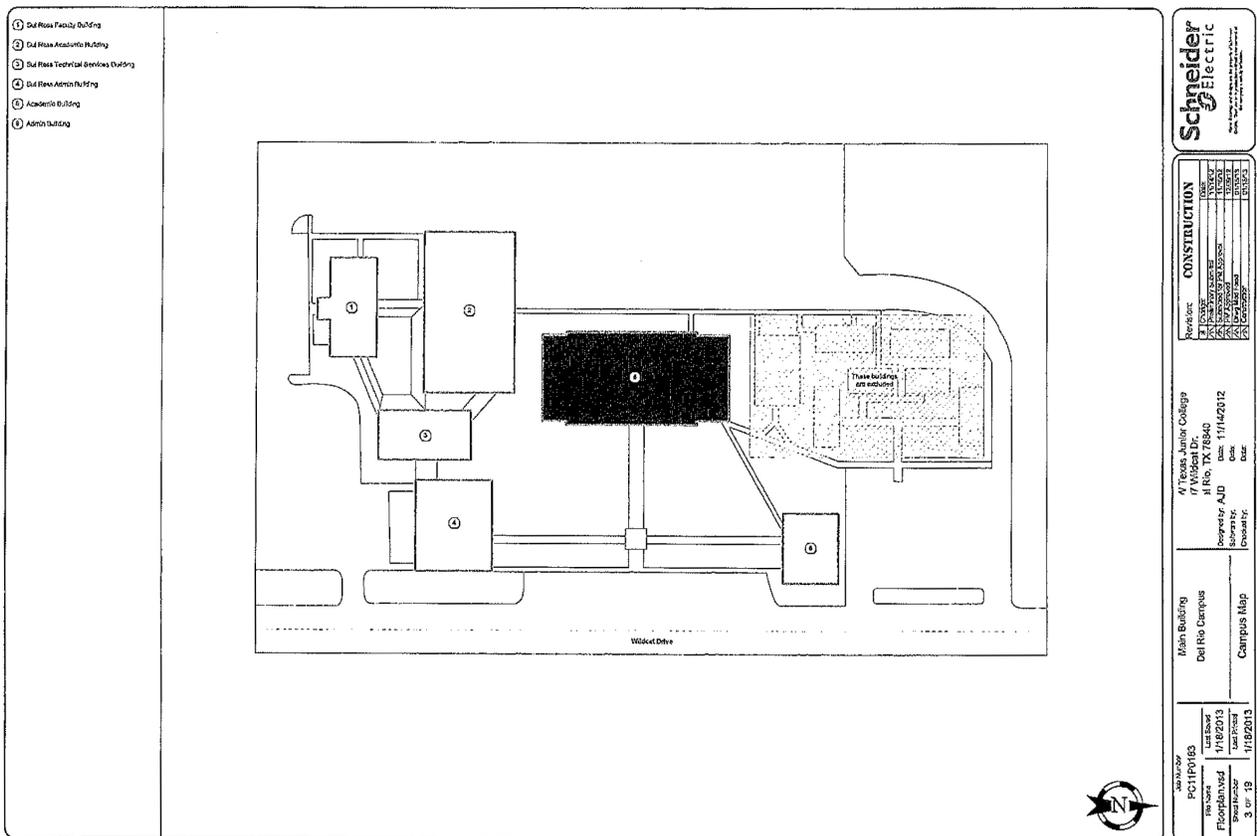
**SOUTHWEST TEXAS JUNIOR COLLEGE: UVALDE CAMPUS
 ABP UNDERGROUND UTILITIES UPGRADE
 PHASE 1**

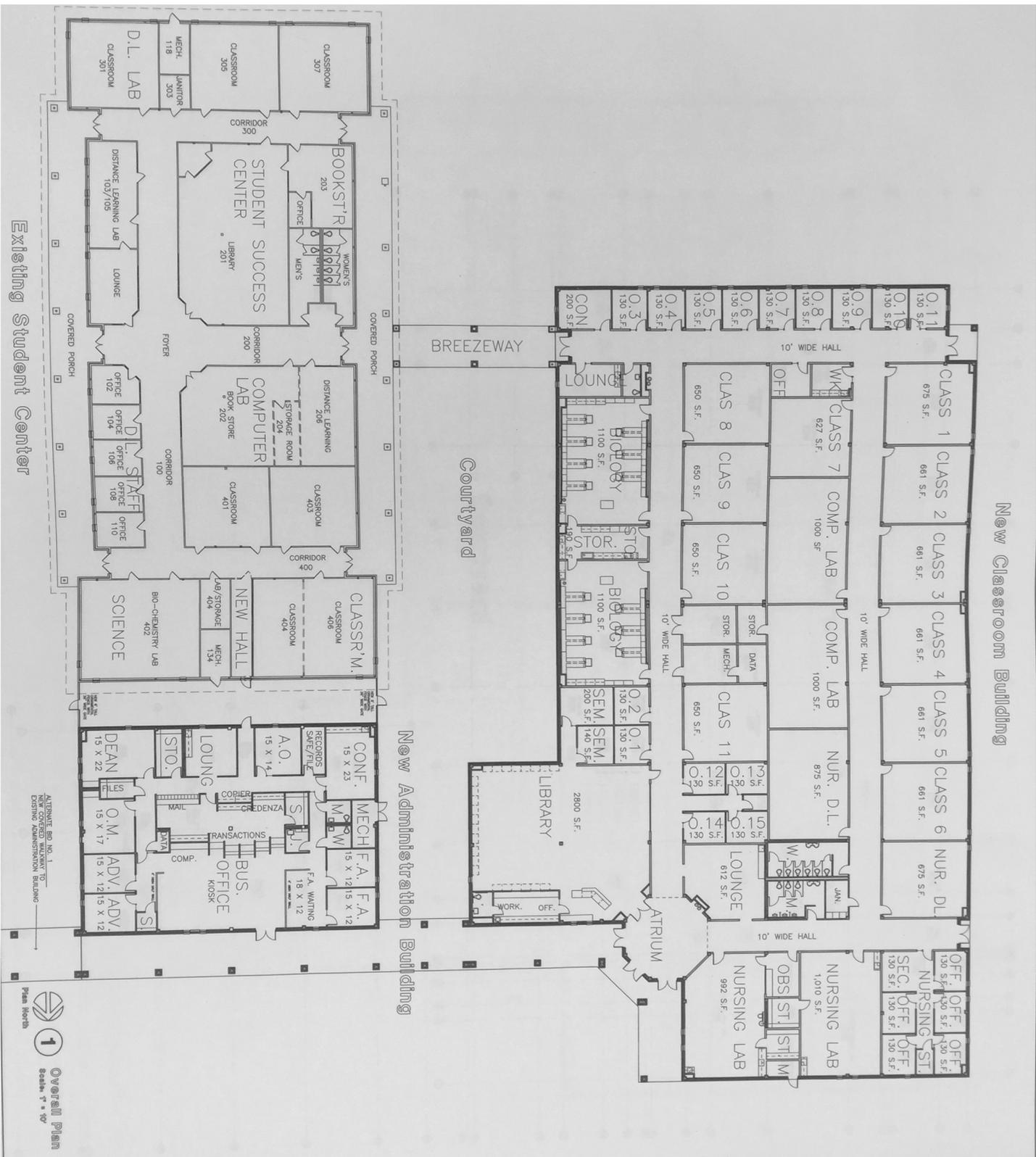


DEL RIO

The Del Rio facilities are generally adequate and appropriate. However, by 2010 SWTJC faculty, administration, and the Board of Trustees recognized that growth in numbers of students, faculty, staff, and types of equipment warranted a facilities upgrade. Several of the buildings require costly maintenance and upkeep. Specifically, four of the classrooms, a science lab, a small student lounge, and the computer science instructional server room are in portable buildings that were built in 1989.

Therefore, plans were developed for a new Administration Building and a comprehensive academic building that include a new Library, faculty offices, a student activities area, two computer labs, two science labs, and a number of classrooms. Included in this proposal was the removal of the old portable buildings and extensive remodeling of remaining buildings. Construction plans included the addition of 2-3 interactive video conferencing classrooms and the provision of additional student life facilities. Plans for these two much needed buildings were approved and construction was completed in Summer 2013.





New Classroom & Administration Buildings
 Southwest Texas Junior College
 Del Rio, Texas



FERRILL / BROWN & ASSOCIATES, INC.
 ARCHITECTS
 CORPUS CHRISTI, TEXAS

Copyright 2012

SHEET 15A

A1-1

OF 15 SHEETS

PROJECT 10-735

DRAWN BY T.E.F.

DATE 10/19/12

**Southwest Texas Junior College
Del Rio Campus**

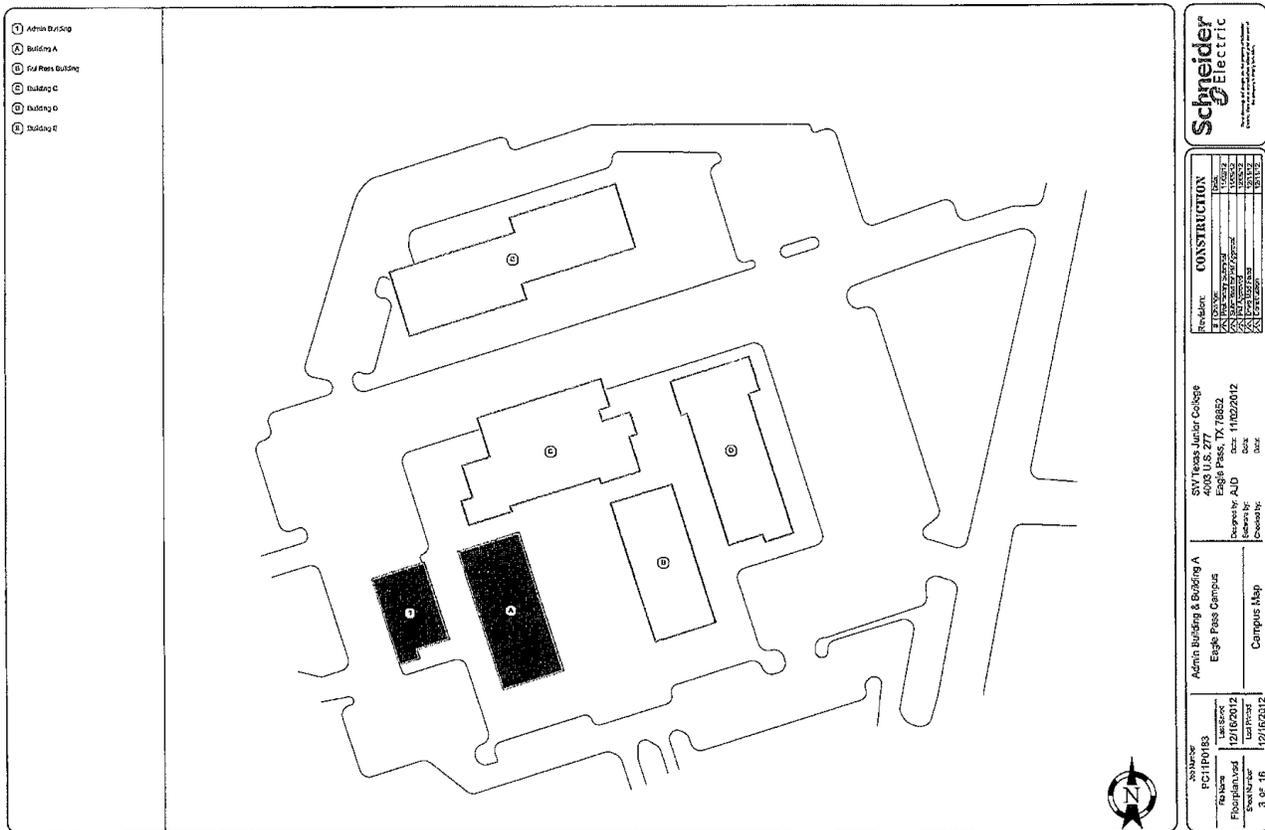
Campus Site	Campus Site Name	BLDG ID	BLDG Name	Year Built	Floors	Floor Height	Square Footage
2	DEL RIO MAIN CAMPUS	414973	CHARLES & POLLY CHANDLER STUDENT SERVICES BLDG	2013	1	0	6,000
2	DEL RIO MAIN CAMPUS	2B	ADMINISTRATION OFFICE BLDG	1996	1	10	5,675
2	DEL RIO MAIN CAMPUS	2C	STUDENT CENTER BLDG	1997	1	12	16,756
2	DEL RIO MAIN CAMPUS	2D	TECHNICAL SERVICES BLDG	2003	1	16	5,672
2	DEL RIO MAIN CAMPUS	2E	FACULTY OFFICE BLDG	2003	1	16	6,238
2	DEL RIO MAIN CAMPUS	2F	ACADEMIC BLDG	2003	1	18	17,882
2	DEL RIO MAIN CAMPUS	2G	NURSING BLDG	1999	1	10	3,456
2	DEL RIO MAIN CAMPUS	2H	MOBILE HOME STORAGE TRAILER	2003	1	8	627
2	DEL RIO MAIN CAMPUS	2I	PORTABLE BLDG F	2003	1	8	1,536
2	DEL RIO MAIN CAMPUS	2J	PORTABLE BLDG E	2003	1	8	1,820
2	DEL RIO MAIN CAMPUS	419418	ACADEMIC BLDG (NEW)	2014	1	0	32,615

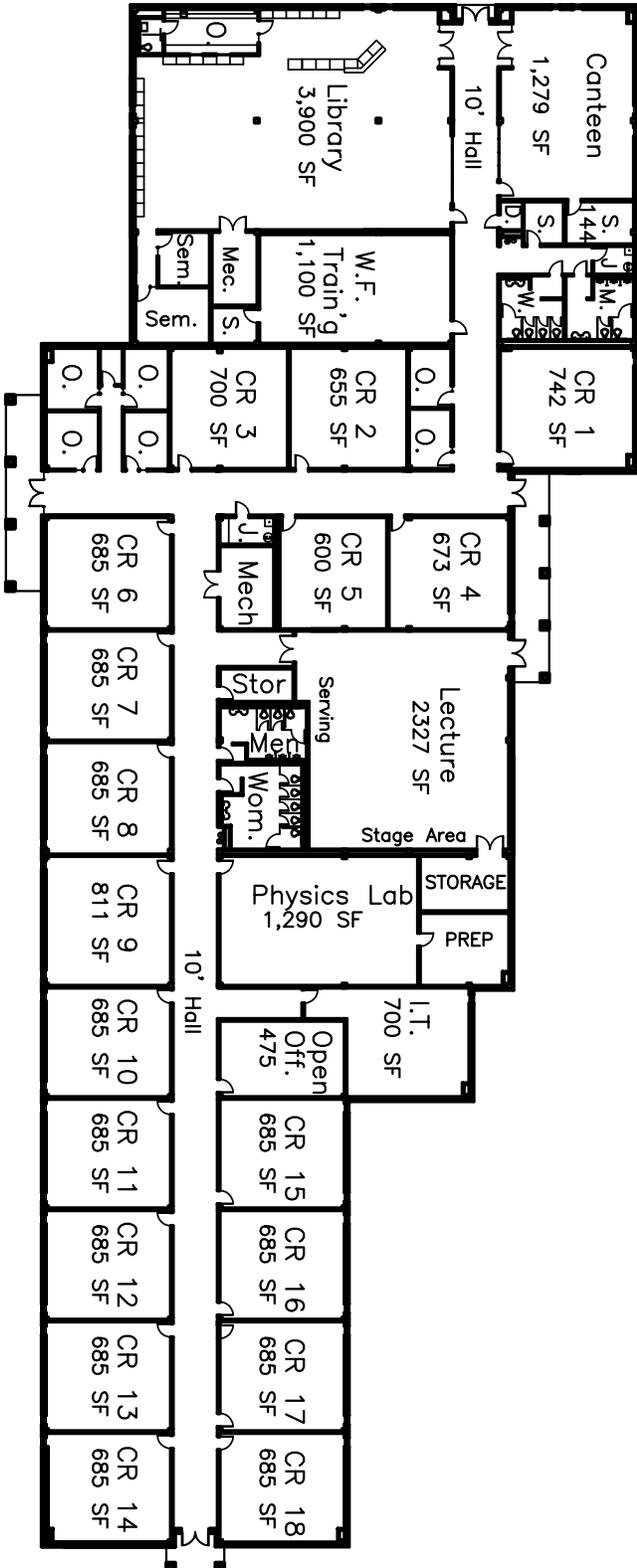
Total S.F. 98,277

EAGLE PASS

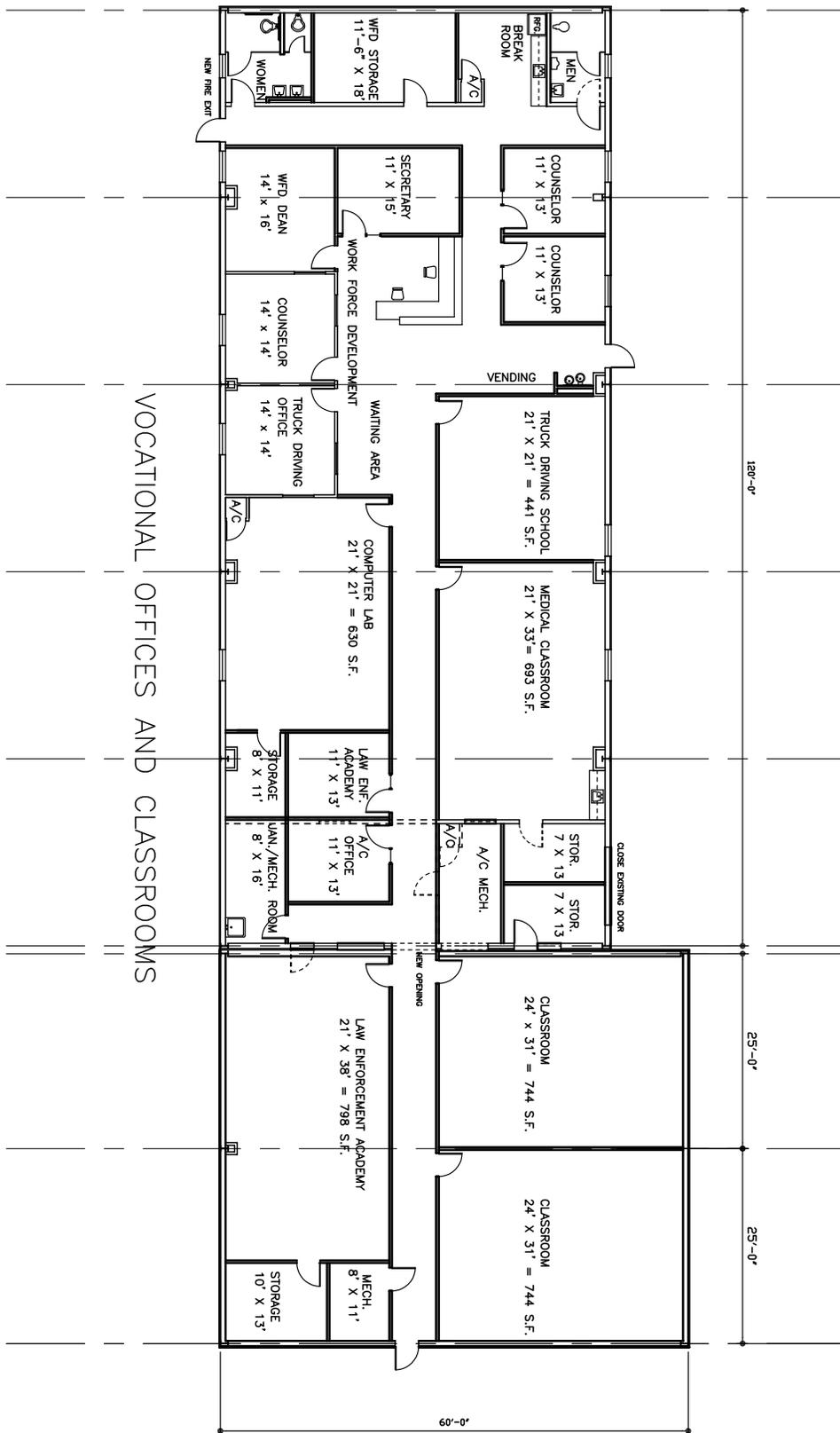
Buildings of the Eagle Pass Campus are generally in good structural shape. However in response to the growth and demand for higher education in Eagle Pass (we currently lease 15 classrooms every semester at Winn High School), our current plan includes the expansion of both academic and technical programs. For our academic programs we are building a 34,000 square foot building that will include 17 classrooms, faculty offices, library, snack bar/grill, and a physics/engineering lab. Another part of this project is the addition of four classrooms and offices to the Rio Grande College Building that is leased from SWTJC. Construction on these buildings will begin in January 2015 and is expected to be completed in December 2015.

The expansion of technical programs will be accomplished by developing the SWTJC Jack R. Chittum Technical Campus on ten acres of land that has been purchased at another site in Eagle Pass. This facility will house programs including truck driving, law enforcement, welding, diesel mechanics and work force development. This area has potential for expansion of other programs as well. These combined projects represent an approximate \$10,000,000 investment. Building plans for both these endeavors are contained in other documents.





SWTJC EAGLE PASS NEW CLASSROOM BUILDING 4-9-2014
 34,180 SQUARE FEET



VOCATIONAL OFFICES AND CLASSROOMS

**Southwest Texas Junior College
Eagle Pass Campus**

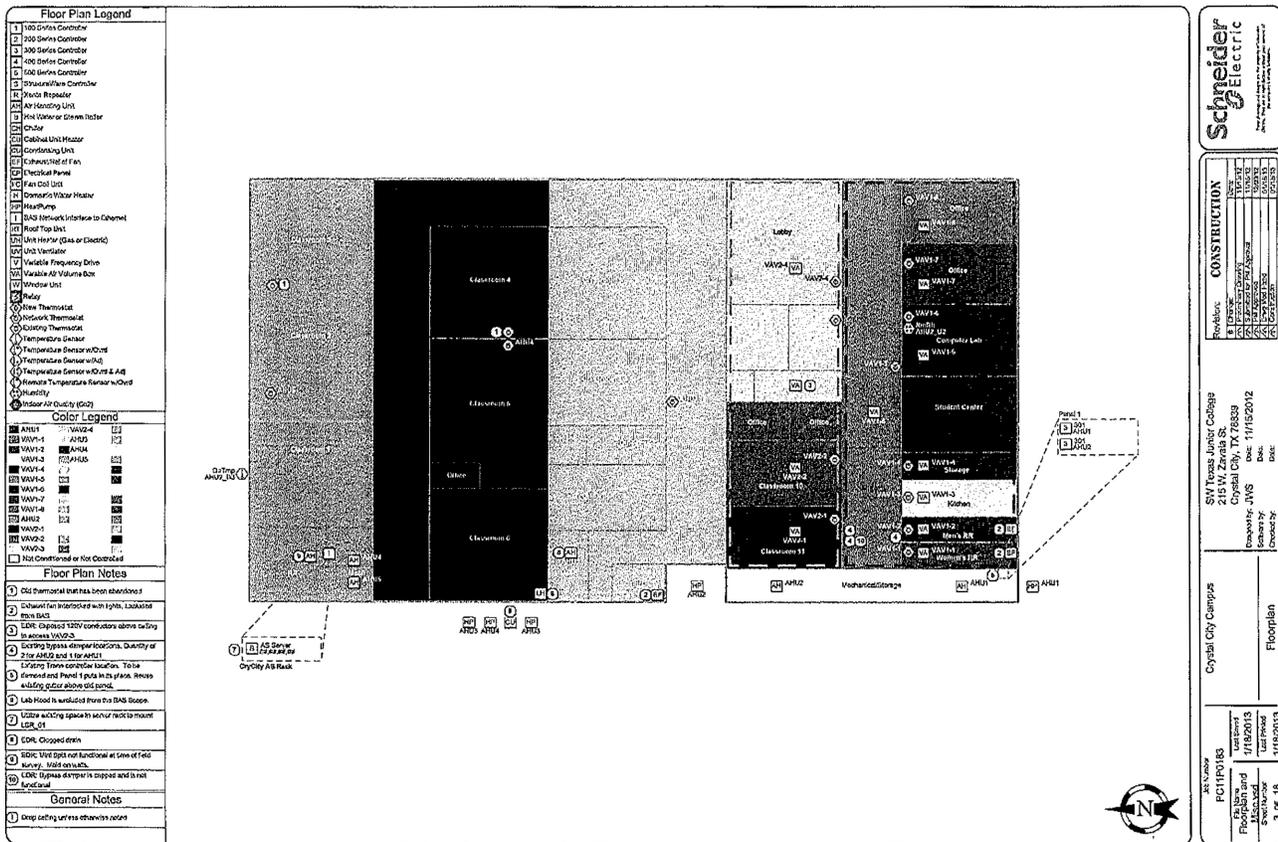
Campus Site	Campus Site Name	BLDG ID	BLDG Name	Year Built	Floors	Floor Height	Square Footage
3	EAGLE PASS MAIN CAMPUS	4A	TECHNICAL SERVICES-BLDG E	2005	1	14	17,008
3	EAGLE PASS MAIN CAMPUS	4B	STUDENT CENTER-BLDG C	1999	1	15	15,806
3	EAGLE PASS MAIN CAMPUS	4C	CLASSROOM BLDG B	2002	1	16	9,114
3	EAGLE PASS MAIN CAMPUS	4D	SUL ROSS-BLDG A	2002	1	16	9,114
3	EAGLE PASS MAIN CAMPUS	4E	EAGLE PASS CENTER-BLDG D	1996	1	15	13,350
3	EAGLE PASS MAIN CAMPUS	4F	ADMINISTRATION BLDG	2005	1	15	4,768
3	ADULT BASIC EDUCATION CAMPUS	4G	ABE EDUCATION CENTER BLDG	1982	1	10	3,621
3	EAGLE PASS TRUCK DRIVING SCHOOL	11C	STORAGE BLDG	2006	1	8	168
3	EAGLE PASS TRUCK DRIVING SCHOOL	11D	STORAGE SHED	2006	1	8	64
3	ADULT BASIC EDUCATION CAMPUS	12A	ABE PORTABLE BLDG	1982	1	9	1,536

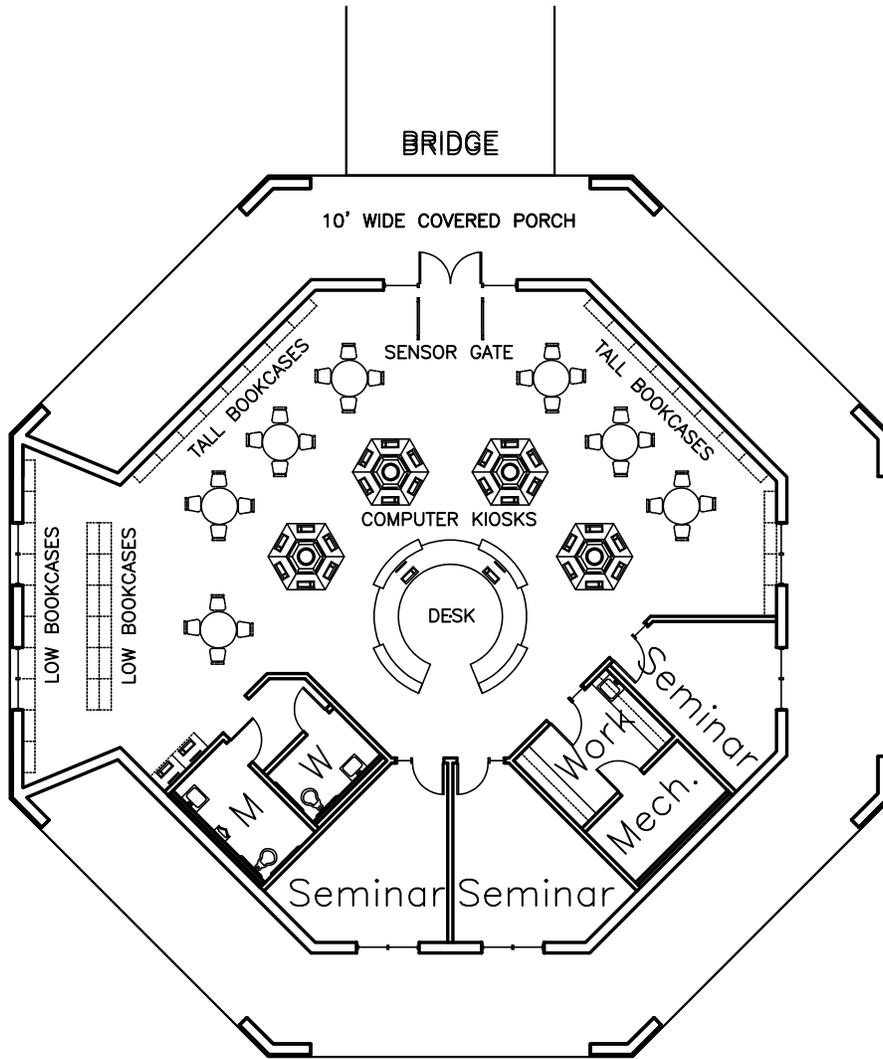
Total S.F. 74,549

CRYSTAL CITY

The Crystal City Instructional Facility (CCIF) is located 42 miles south of Uvalde and serves approximately 500 students each academic year. The College owns property adjacent to the Crystal City Facility, securing its capacity to grow to meet future needs. The two buildings currently being used consists of five traditional, face-to face classrooms, five classrooms equipped for interactive video courses, one science laboratory, one computer lab, and a Student Success Center.

In addition, the City of Crystal City has conveyed property to SWTJC that is located in front of the current buildings to construct a new Library/Study Center (plans included in this document).





NEW SWTJC CRYSTAL CITY LIBRARY BUILDING

3,775 SQ. FT. 2-3-2015

**Southwest Texas Junior College
Crystal City Campus**

Campus Site	Campus Site Name	BLDG ID	BLDG Name	Year Built	Floors	Floor Height	Square Footage
003	CRYSTAL CITY EDUCATIONAL CENTER	5A	EDUCATIONAL CENTER BLDG	1999	1	12	15,883
005	CRYSTAL CITY EDUCATIONAL CENTER	5B	STORAGE BLDG	1999	1	8	192

Total S.F. 16,075

DESIGN CRITERIA

In general, all four of the Southwest Texas Junior College comprehensive campuses have adequate room for expansion needs for the next 10-15 years. Adequate land purchases have been made adjacent or close to these campuses in anticipation of steady enrollment growth over that time span.

The college is also putting a renewed emphasis on being an environmentally friendly institution. All new building and landscaping projects will reflect that philosophy, as well as a gradual replacement of outdated environmental technology and landscaping features. SWTJC makes a practice of involving civil and structural engineers in the planning of all new building projects to ensure adequate drainage to avoid flood damage.

UVALDE

SWTJC purchased 65 acres several years ago that are still undeveloped. Most future expansion will need to be outside the loop road system that encloses the majority of the existing structures at this time. The electrical infrastructure project currently in progress (through AEP) will be the actual first step in preparation for the future building projects outside the loop.

EAGLE PASS

A 34,000 square foot classroom/library building is currently (2015) being constructed on the last available piece of real estate at the Eagle Pass main campus. However, the college has purchased an 18-acre tract of land just southeast of the campus (this is larger than the existing campus acreage) for future expansion. Another 10 acres of land was purchased on Veteran's Boulevard to establish a Technical Campus. These are described elsewhere in this document.

DEL RIO

Ten acres of land adjacent to the Del Rio Campus was purchased several years ago. Two new buildings were recently constructed on the original site, so this still leaves about 50% of all college property available for future needs.

CRYSTAL CITY

A new library is scheduled to be built (2015) on property conveyed to SWTJC by the City of Crystal City. This property is located directly in front of the present campus. The college has also bought one half of a city block next to the campus for future needs. For a campus this size it should be adequate for any required new expansion in the next 10+ years.

PLANNING METHODOLOGY

In defining future needs of Southwest Texas Junior College, it is important to understand the nature of the individual campuses, as well as the buildings located at each site. Further, it is necessary to know the goals of the administration, faculty, and staff. Therefore, in August 2010 SWTJC hired the architecture firm of Ferrell, Brown & Associates to perform a complete inspection of buildings on the Uvalde campus (oldest). The main purpose of that inspection was to identify and prioritize deferred maintenance issues. The audit produced a list of maintenance deficiencies that formed the basis for the College's Deferred Maintenance (DM) Plan. This is now a living document that is updated periodically. Maintenance staff removes deficiencies from the list as they are repaired and adds deficiencies as systems reach the end of their useful life or, are judged to require significant repair. Current DM list categories include mechanical systems, electrical systems, flooring, exterior restorations, parking lots and roadways, and roofing systems.

The SWTJC Board of Trustees issued bank- series 2012 maintenance notes for 2.5 million to finance an energy savings project, as well as to fund deferred maintenance issues. The notes will be serviced through energy savings estimated at 17% annually.

MASTER PLAN SCHEDULE 2014-2024+

RECENTLY COMPLETED PROJECTS 2009-2014

- Construct Del Rio Administration Building
- Construct Del Rio Academic/Library Building
- Relocate Del Rio portable Buildings
- Additional landscaping and irrigation system Del Rio Campus
- Purchase of additional 10 acres of land for future growth Del Rio
- Install and configure technology hardware in Medina Valley Higher Ed Center
- Install and configure technology hardware at Hondo facility
- Update and remodel both buildings at Crystal City Instructional Facility
- Purchase one half city block for future expansion
- Remodel Kirchner Day Care Facility Uvalde Campus
- Remodel Fly Building Uvalde Campus
- Remodel 2nd floor of Richarz Administration Building Uvalde Campus
- Remodel Ballroom Matthews Student Center Uvalde Campus
- Construct bleachers at rodeo arena Uvalde Campus
- Construct new bathrooms at rodeo arena Uvalde Campus
- Construct new concession stand at rodeo arena Uvalde Campus
- Electrical upgrade for Matthews Student Center (customized transformer)
- Update exterior lighting fixtures at MSC Uvalde Campus
- Schneider Energy Consumption Plan at all comprehensive campuses (lighting, HVAC, auto control systems upgrade)
- Construct new stairs and walkway to ABE Building Eagle Pass
- Purchase 18 acres SE of main Eagle Pass Campus for future growth
- Installation of Wi-Fi network at all campuses

IN-PROGRESS PROJECTS 2015

- Complete electrical infrastructure upgrade by AEP Uvalde Campus (three phases)
- Installation of industrial ventilation system in existing welding shop Uvalde Campus
- Upgrade welding shop electrical system Uvalde Campus
- Install security cameras in technical program labs, IT Department, and other strategic locations Uvalde Campus
- Upgrade and remodel all rooms at Hubbard Hall Uvalde Campus (four phases)
- Install gig man circuit and complete IT upgrade Pearsall facility
- Remodel two existing buildings at EP Technical Center
- Construct addition to one building at EP Technical Center

- Construct one new building at EP Technical Center
- Construction of 34,000 square foot classroom/library building with snack bar/grill Eagle Pass Campus
- Replace HVAC units on old academic building Del Rio Campus
- Remodel portable buildings at Del Rio Campus for use as 1) testing center 2) snack bar grill 3) activities center
- Continue other deferred maintenance projects at all campuses

FUTURE PROJECTS 2015+

- Remodel old administration Building to make more classroom space Del Rio Campus
- Remodel old classroom building to increase size of Student Success Center Del Rio Campus
- Exterior and roof repairs to Rio Grande College building Del Rio Campus
- Construction of new 34,000 square foot classroom/library building on Eagle Pass Campus
- Build new ADA ramps for Building E Eagle Pass Campus
- Upgrade and expand parking area at ABE Building in Eagle Pass
- Construct building(s) for Sul Ross Rio Grande College on newly acquired 18 acres in Eagle Pass- leaving previous building for SWTJC use.
- Remodel former RGC building to accommodate enrollment growth of SWTJC in eagle Pass (see above)
- Construction of new Library building on conveyed property at Crystal City Campus
- Build technical programs building on already acquired property one block north of existing campus in Crystal City.
- Convert existing warehouse into another welding shop to accommodate increased enrollment Uvalde Campus
- Construction of new metal building to serve as warehouse (see above).
- Construct new building for Wildlife Management Program
- Construction of cross- country running track on 60+ available acres at Uvalde Campus
- Construction of various outdoor recreational facilities (including volleyball court, basketball courts, disc golf, etc.) at Uvalde Campus
- Addition of elevator at library Uvalde Campus
- Arena/horse stalls upgrade Uvalde Campus
- Complete remodel of Garner Residence Hall Uvalde Campus
- Move athletic field to make room for new construction Uvalde Campus
- Northeast parking lot lighting upgrade Uvalde Campus
- Remodel all restrooms in Matthews Student Center Uvalde Campus

- Redesign/renovate snack bar/grill area in Matthews Student Center Uvalde Campus
- Build new ADA Ramp at Tate Building Uvalde Campus
- Demolish Wagner Building (old and prone to flooding and replace with new building at different location Uvalde Campus
- Hire consultant to help develop a water usage plan for the Uvalde Campus. The college has two wells and city water available, however Phase V water restrictions currently in place are producing budgetary issues. Several options are available that would help, but further study is needed.
- Develop landscaping plan for all campuses that would put emphasis on using drought resistant plants, trees and grass. Also rainwater collection and environmental friendly programs will be put in place as a part of the plan. Student input and cooperation will be encouraged.

PHYSICAL FACILITIES LONG RANGE PLANNING COMMITTEE

Dr. Hector Gonzales, President Southwest Texas Junior College

Maggie Camstra, Purchasing Agent

Jesus Martinez, Director of Physical Plant/Maintenance

Sigfried Morales, Construction Manager

Anne Tarski, Vice President for Finance

David Sprott, Assistant Director, IT Department, Network engineer

Joe Barker, Vice President for Administrative services

Dr. Mark Underwood, Vice President for Academic Services

Margot Mata, Vice President for Student Services

Gilbert Bermea, Associate V.P. Eagle Pass Campus

Romelia Aranda, Associate V.P. Workforce Education

Derek Sandoval, Associate V.P. Del Rio Campus

Juan Guzman, Dean of Technical Programs

Karen Baen, Head Librarian

CONSULTANTS

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BASECAMP PROJECT MANAGEMENT

Southwest Texas Junior College uses “Basecamp”, a project management system, as the primary tool for the Physical Facilities Long Range Planning Committee. This software has proven very effective for the institution that has four comprehensive campuses (each 45-75 miles apart), and whose members and consultants live and work in a vast region of Southwest Texas. Basecamp has allowed the members of this committee, who have different roles and different responsibilities, to communicate and work together, whether it is on current projects, or planning future projects, to meet the needs and support the mission of Southwest Texas Junior College. It allows us to share files, have discussions, collaborate on documents, assign tasks, check due dates, and most importantly, to keep accurate records of all this information.