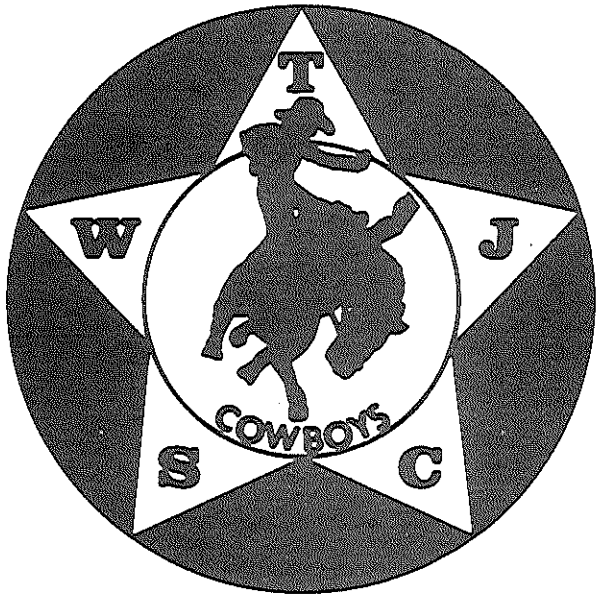
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Rodolfo R. Flores, Vice-President
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INTRODUCTION

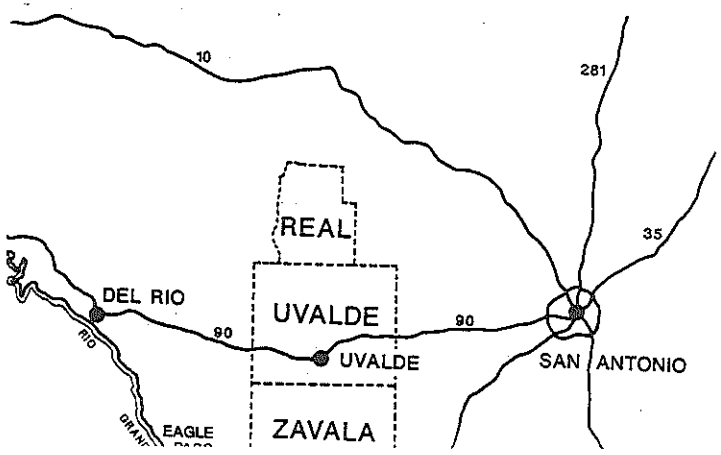
This report represents the combined effort of a large segment of the college's faculty and staff and members of the design team.

This effort was made possible because of the leadership provided by the Long Range Planning Committee. The benefits of preparing this Master Plan go beyond the usefulness of this report. The master planning process stimulated among the faculty and staff an awareness of the college's physical facilities and their ability to affect change. Prior to the preparation of this report, a complete inventory of the physical facilities also was made. A summary is included in this report. It is followed by a discussion of the planning methodology and planning concepts. The Master Plan is presented in two stages - year 2000+, and the initial effort over the first five years. The final section of the report addresses the construction schedule.

BACKGROUND

Southwest Texas Junior College is a public, tri-county state supported community college district composed of Real, Uvalde, and Zavala Counties. The main campus is located in Uvalde, Texas with additional outreach centers in Del Rio and Eagle Pass, Texas. The main campus is adjacent Garner Field Airport and occupies the site that originally 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 area includes approximately 79 acres, 45 of which are now in use. There are 20 permanent buildings. Student enrollment has been stable for the past five years with a small movement upward in the Fall of 1988.

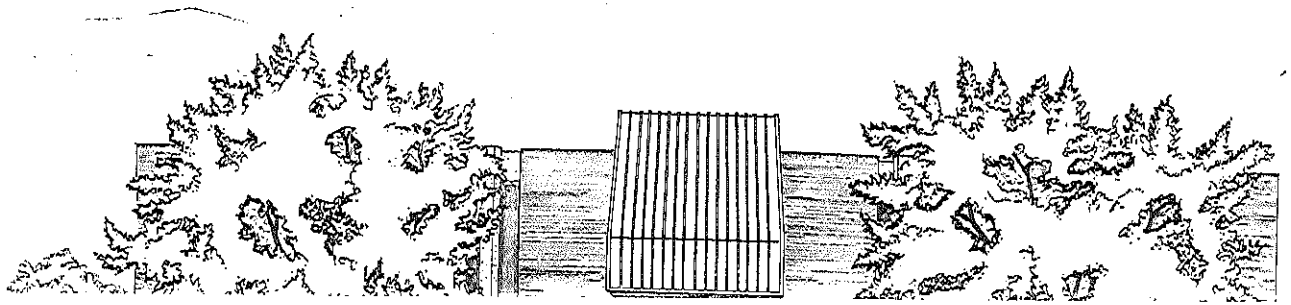


EXISTING FACILITIES

The physical plant of the college is defined by a loop road system that encloses the majority of the structures. The landscaping within the inner circle is very well maintained providing an excellent setting for an educational institution. Automobile parking is primarily outside of the loop facilitating pedestrian movement between buildings. The buildings are one or two floors with brick exterior. A large portion of the campus is allocated to horse facilities - there are two arenas, barns, and numerous animal pens and storage facilities.

Poor site drainage and flooding present major problems for the college during severe rainfalls. Although such occurrences are infrequent, flooding of certain buildings is of major concern. Two buildings, the Wagner Building and the Matthews Student Center, are prone to flooding even during moderate rainfalls. An analysis of the topography of the surrounding area of the college shows that part of the campus is a path for the runoff of over 440 upstream acres. This condition cannot be altered, but the impact of this condition may be minimized by taking certain precautions.

The two buildings mentioned above were built with their finish floor elevation too low. In addition, a portion of the campus acreage is not suitable for development since it is the path of rainwater from the upstream acreage.



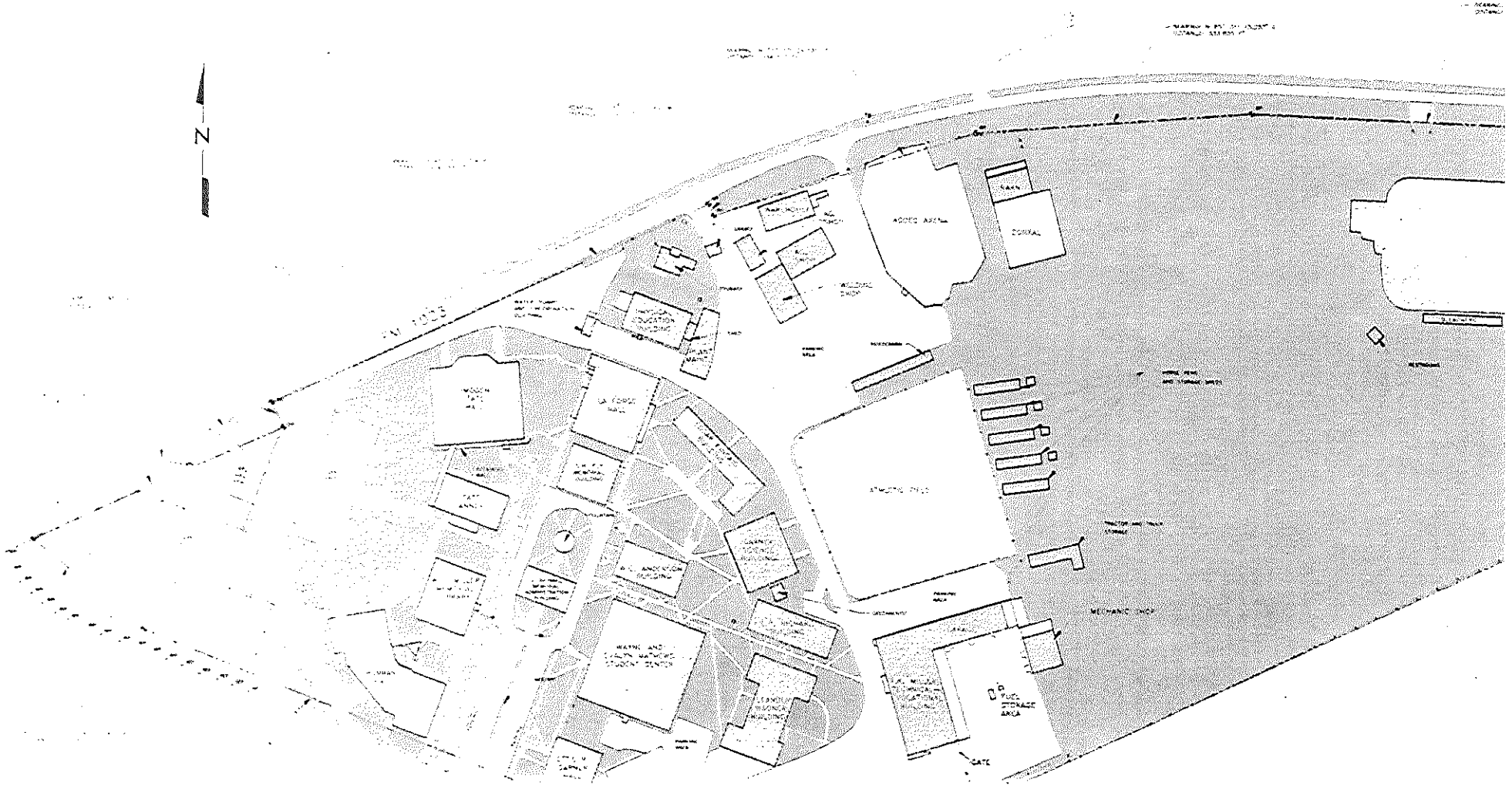
EXISTING BUILDING INVENTORY

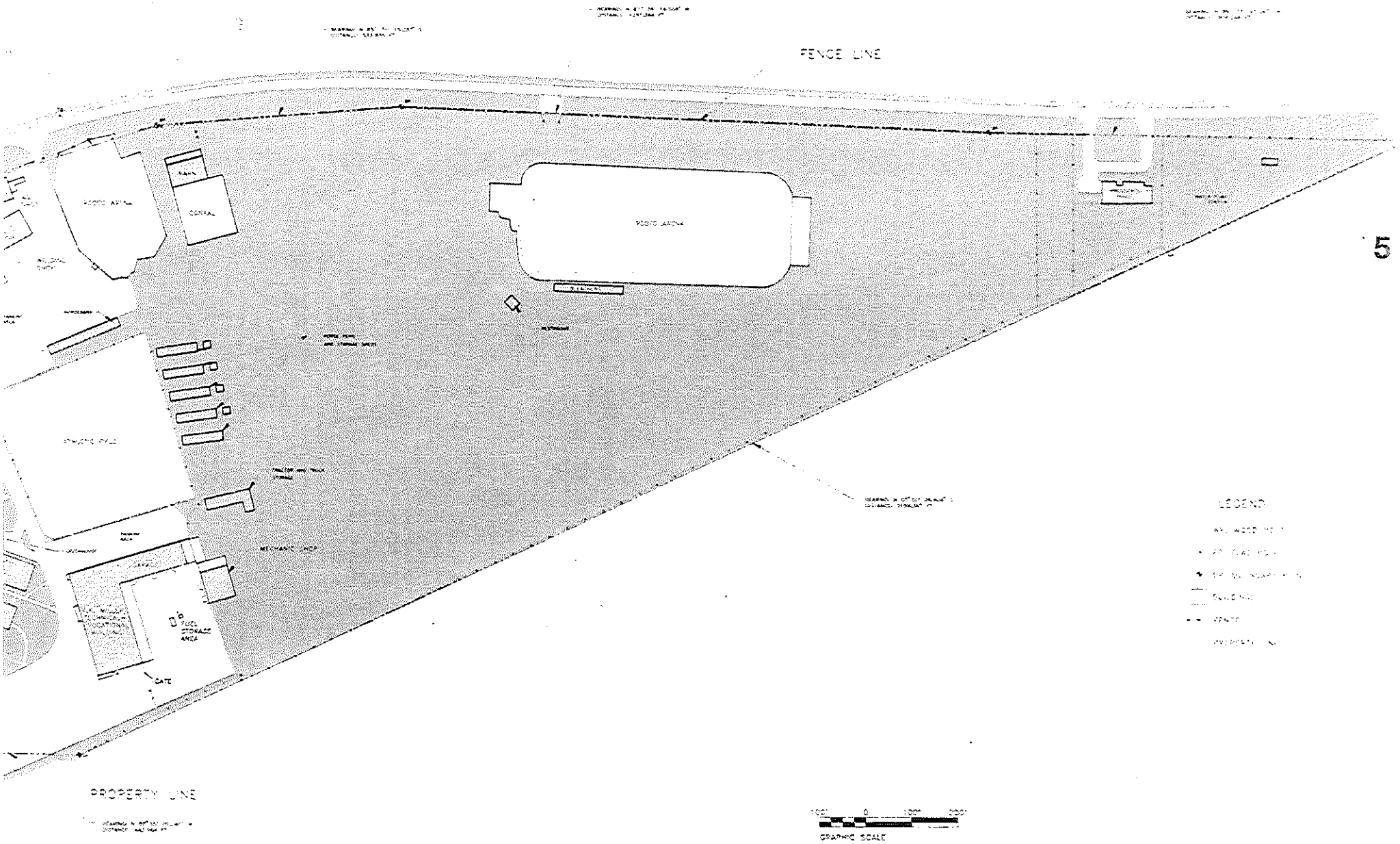
Most of the buildings owned by the college were built prior to 1970. The newest building, the Matthews Student Center was built in 1980. The structures are generally in good condition, but are beginning to show their age. Input from the faculty and staff revealed information on the needs of the buildings, both as to their physical condition and the functional renovations that are necessary due to programmatic changes. A separate report will address specific renovation requirements.

BUILDING	AGE	CONSTRUCTION	NO. OF FLOORS	GROSS S.F.
Anderson Building	12 yrs	1976	1	9,870
Agricultural Barn	17 yrs	1971	1	5,000
Essie Pearl Richarz Health Center	17 yrs	1971	1	10,750
Ettie R. Garner Hall	24 yrs	1964	2	22,000
Farm Mechanics Ag. Shop	11 yrs	1977	1	6,000
Garner Science Bldg.	26 yrs	1962	1	13,125
Greenhouse	14 yrs	1974	1	600
Hubbard Hall	16 yrs	1972	2	44,000
Kincaid Buidling	20 yrs	1968	1	6,680
Tate Building	19 yrs	1969	1	20,722
Tate Annex	11 yrs	1977	1	12,800
Richarz Building	27 yrs	1961	2	12,000
La Forge hall	29 yrs	1959	1	16,632
Will C. Miller Library	19 yrs	1969	2	24,442
Maintenance Shop	17 yrs	1971	1	4,800
Maintenance Warehouse	10 yrs	1978	1	5,000
R.K. Miller Building	19 yrs	1969 1974	1 1	13,000 18,000
Matthews Student Ctr	8 yrs	1980	1	38,000
P.E. Memorial Bldg	12 yrs	1976	1	9,500
Fly Memorial Building	23 yrs	1965	1	9,000
Wagner Building	22 yrs	1966	1	14,400

		1974	1	18,000
Matthews Student Ctr	8 yrs	1980	1	38,000
P.E. Memorial Bldg	12 yrs	1976	1	9,500
Fly Memorial Building	23 yrs	1965	1	9,000
Wagner Building	22 yrs	1966	1	14,400
Welding Shop	20 yrs	1968	1	13,000
Total				329,321

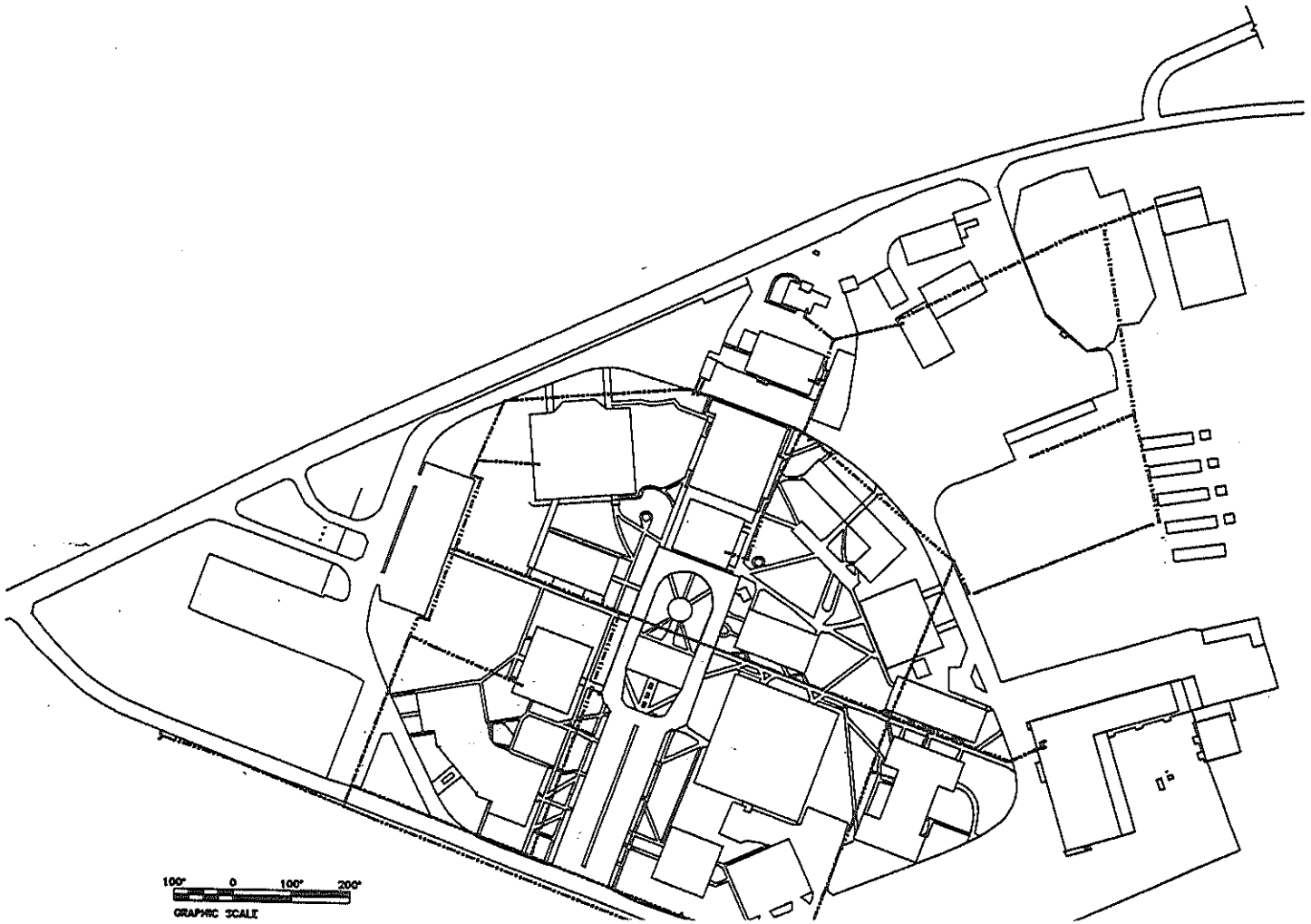
EXISTING FACILITIES



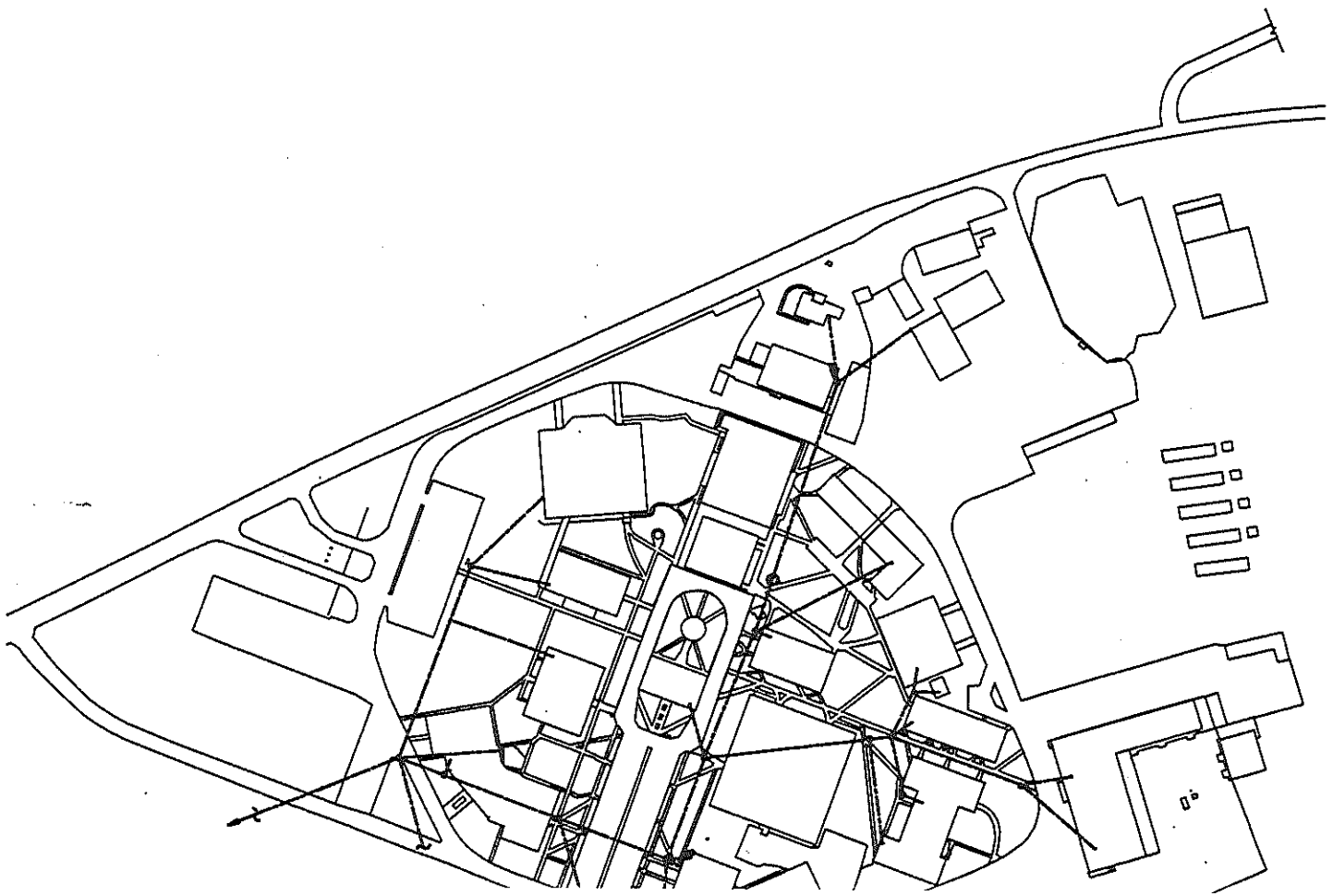

FENCE LINE
MECHANIC SHOP
D'
FUEL STORAGE AREA
GATE
LEGEND
PROPERTY LINE
GRAPHIC SCALE

5

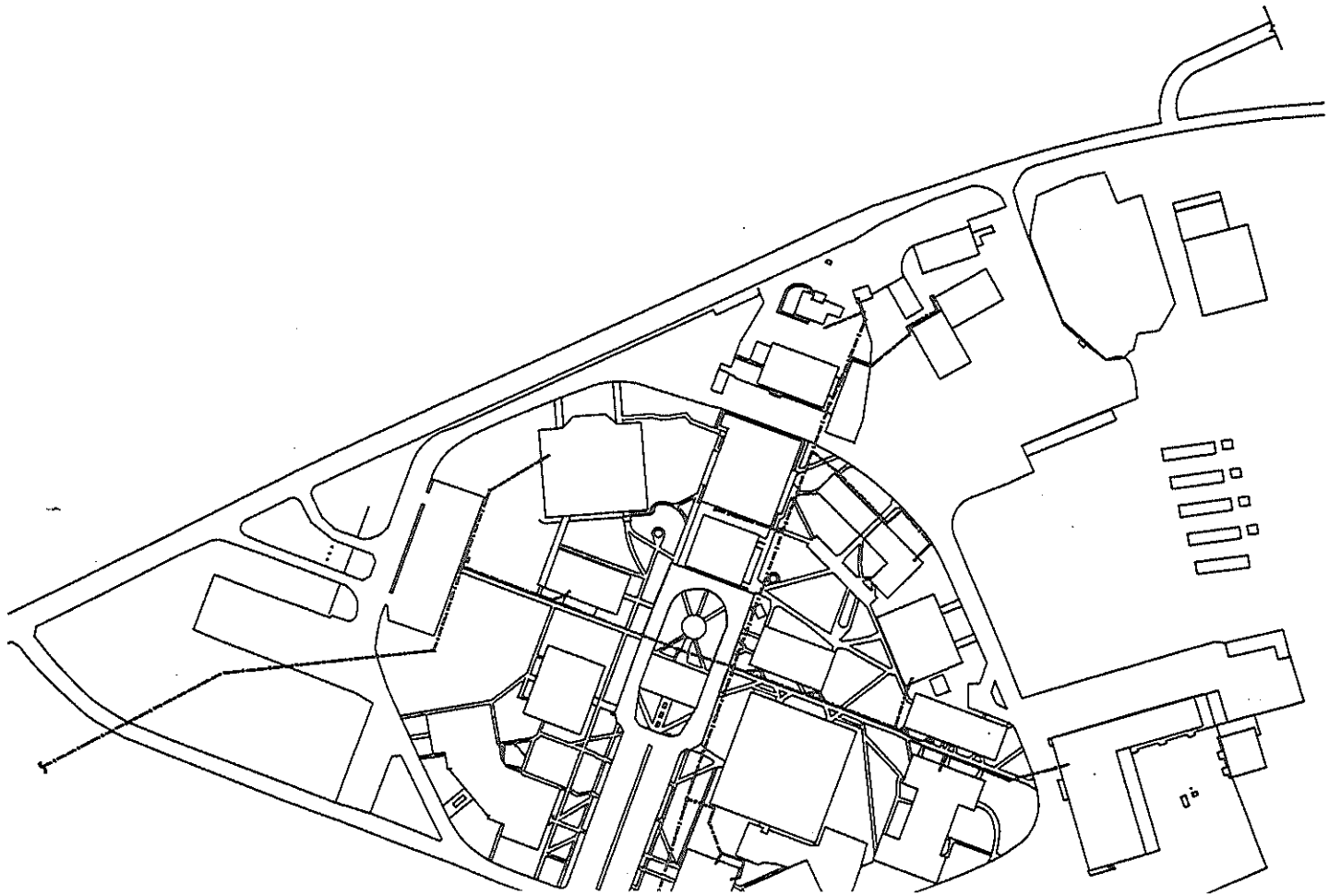
EXISTING WATER PLAN



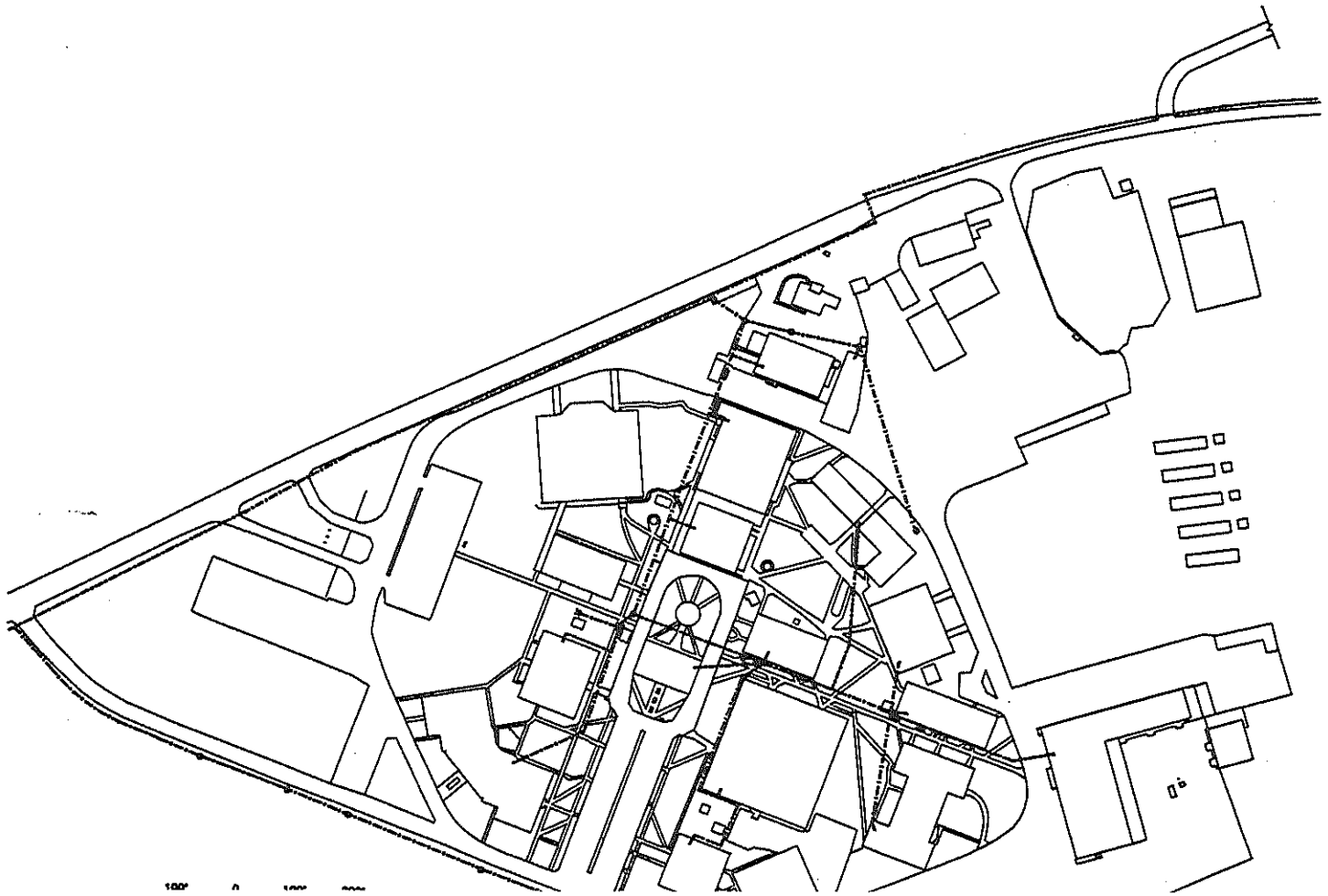
EXISTING SANITARY SEWER PLAN



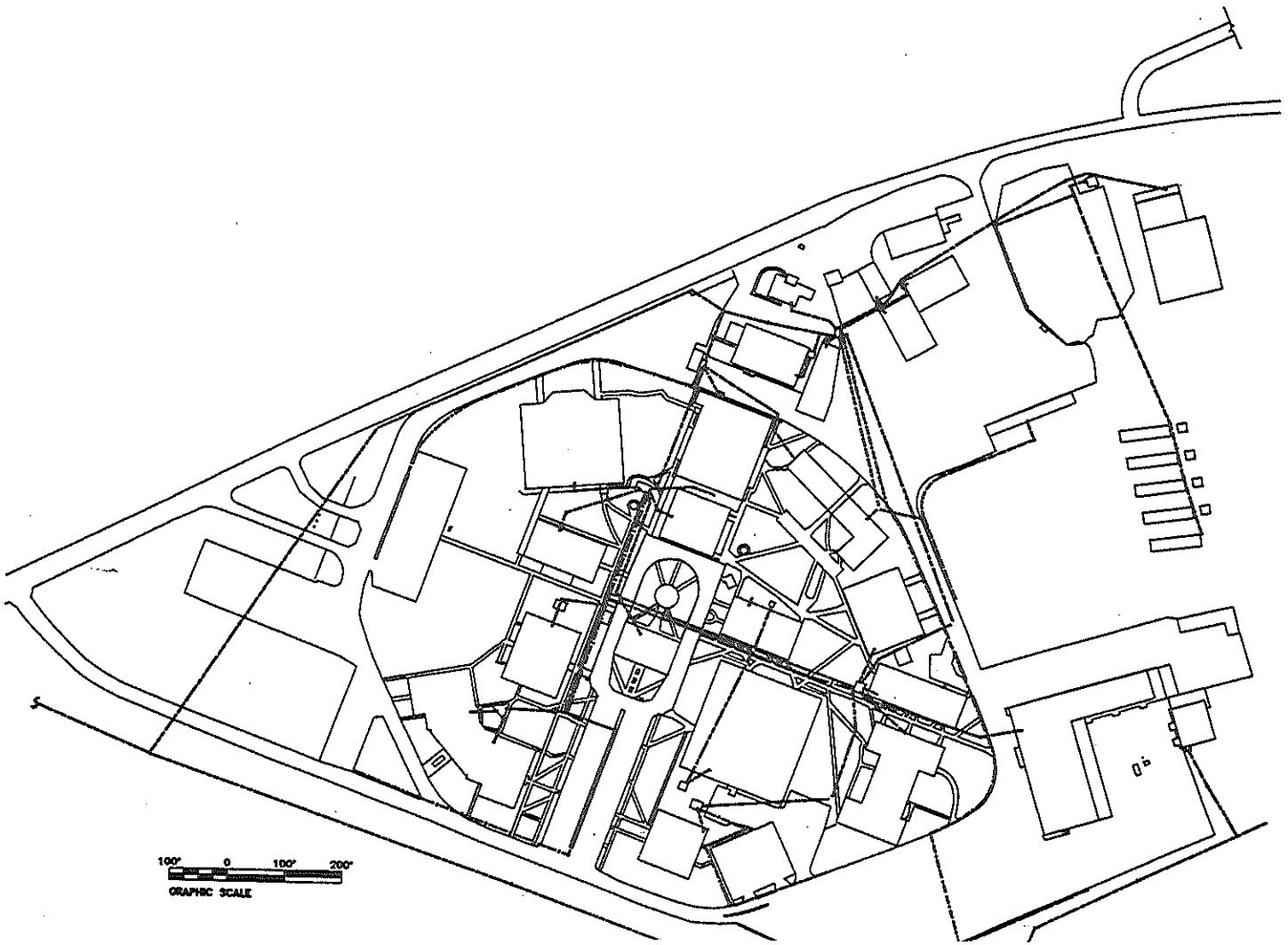
EXISTING GAS PLAN



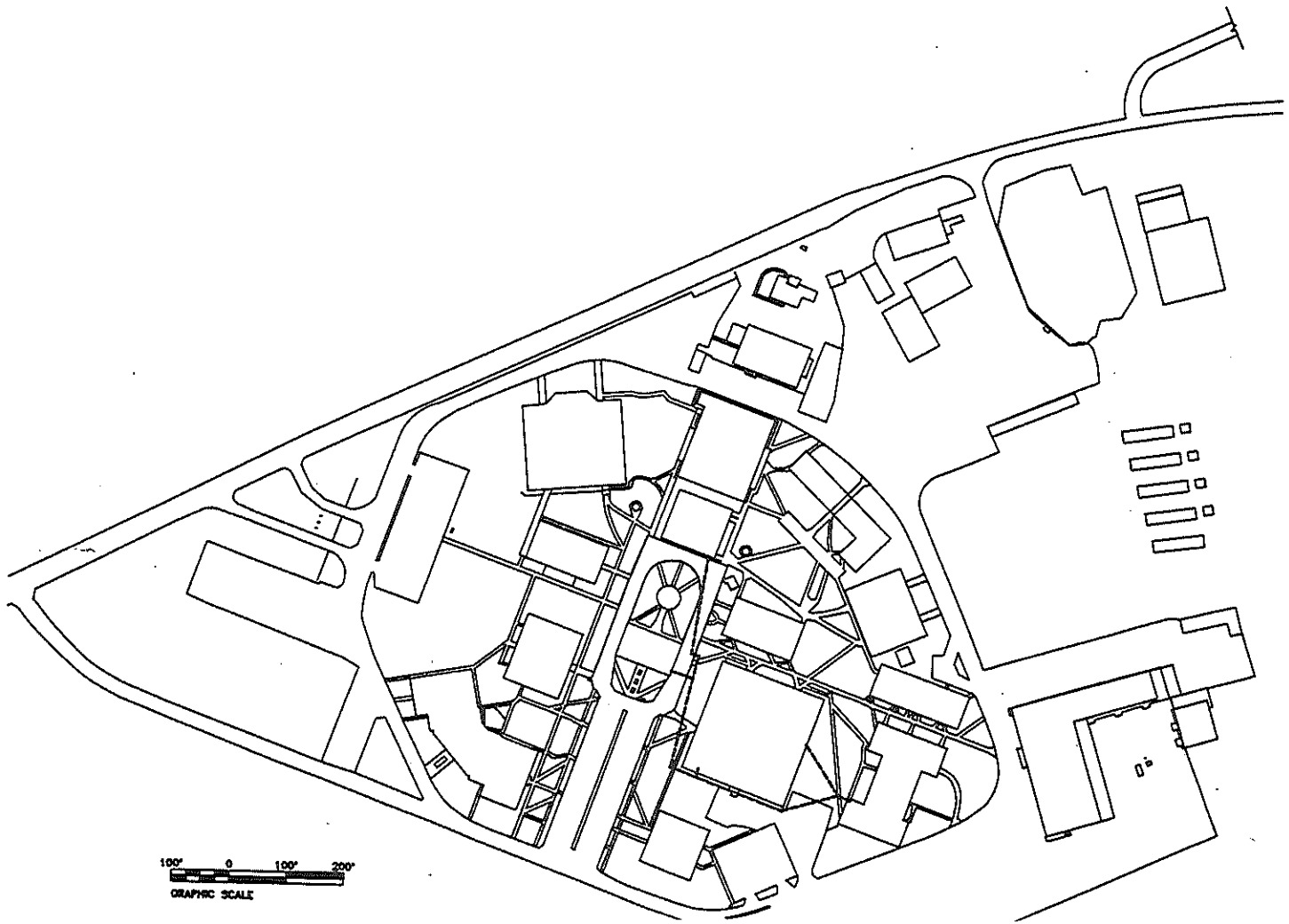
EXISTING TELEPHONE LAYOUT



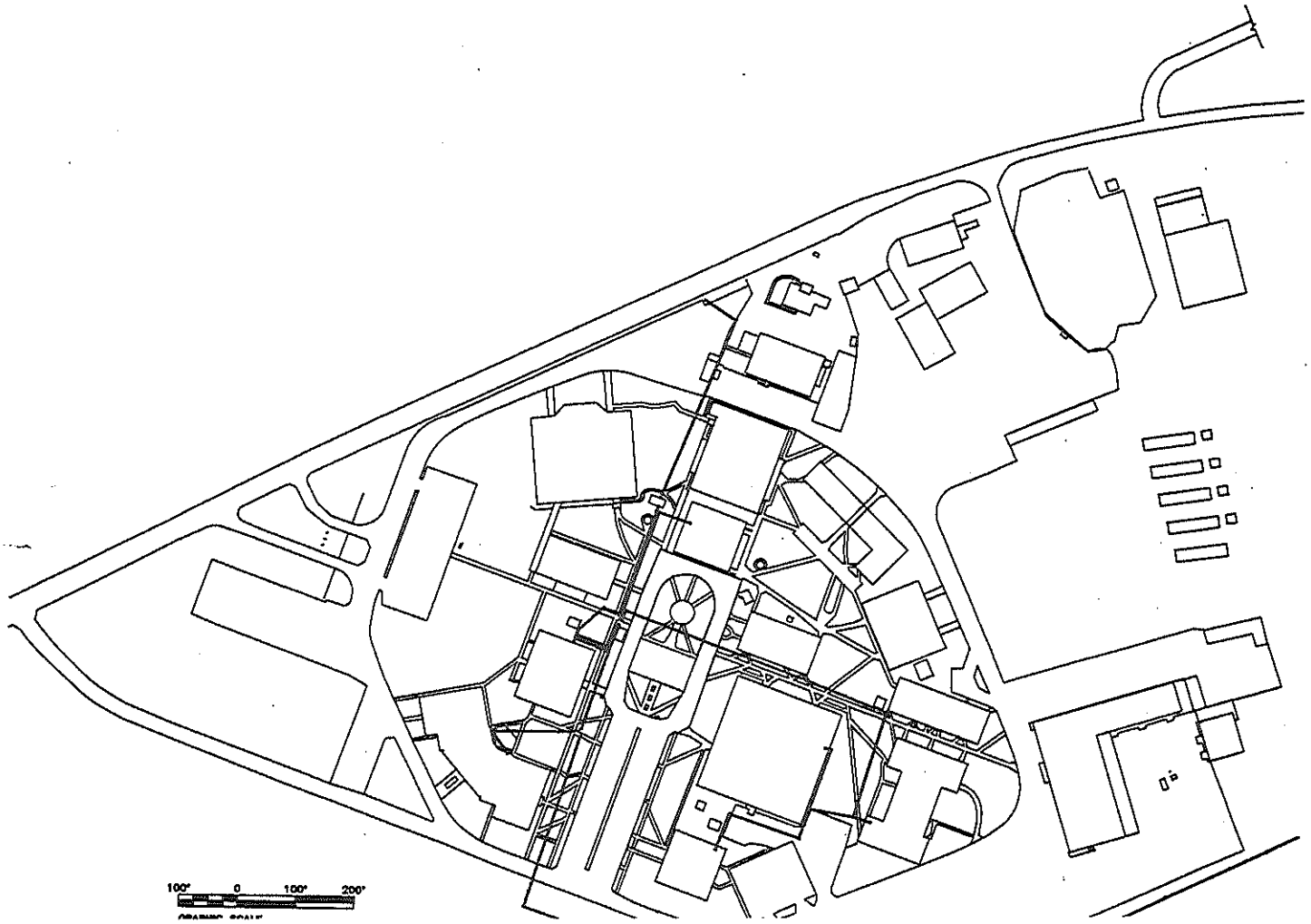
EXISTING ELECTRICAL LAYOUT



EXISTING COMPUTER LAYOUT



EXISTING CABLE LAYOUT

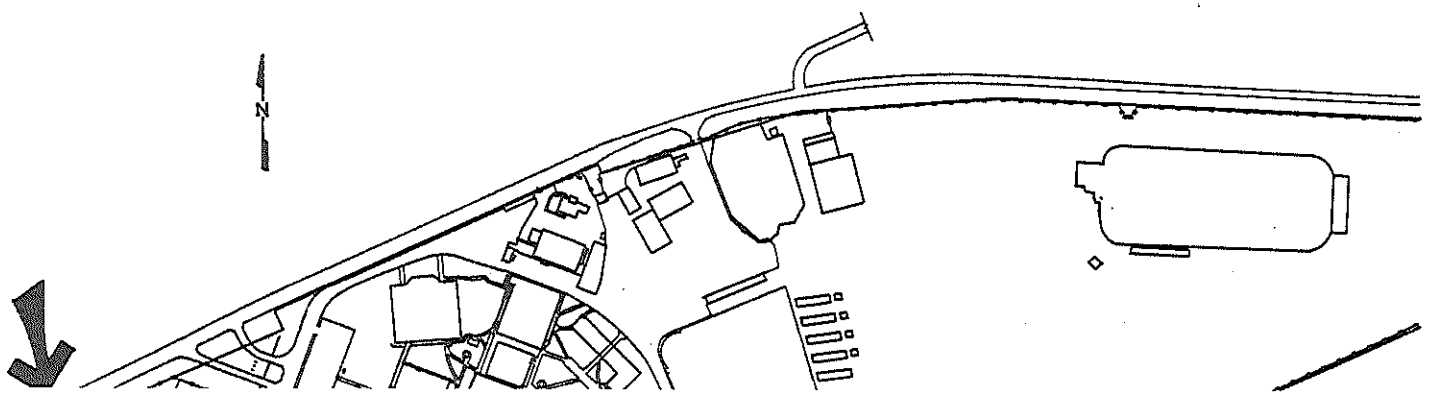


PLANNING METHODOLOGY

In defining future needs of Southwest Texas Junior College, it was important to understand the nature of the individual buildings. Further, it was necessary to know the goals of the administration, faculty, and staff. After an extensive inspection of each building, each structure was evaluated in relation to its function and recommendations were made to remedy any existing deficiencies. Concurrently with the inspections, a survey was circulated among the faculty and staff for their input. This information identified specific needs which are incorporated in the Master Plan. The Plan identifies specific improvements, and because of fiscal limitations, the work will have to be scheduled over a period of years.

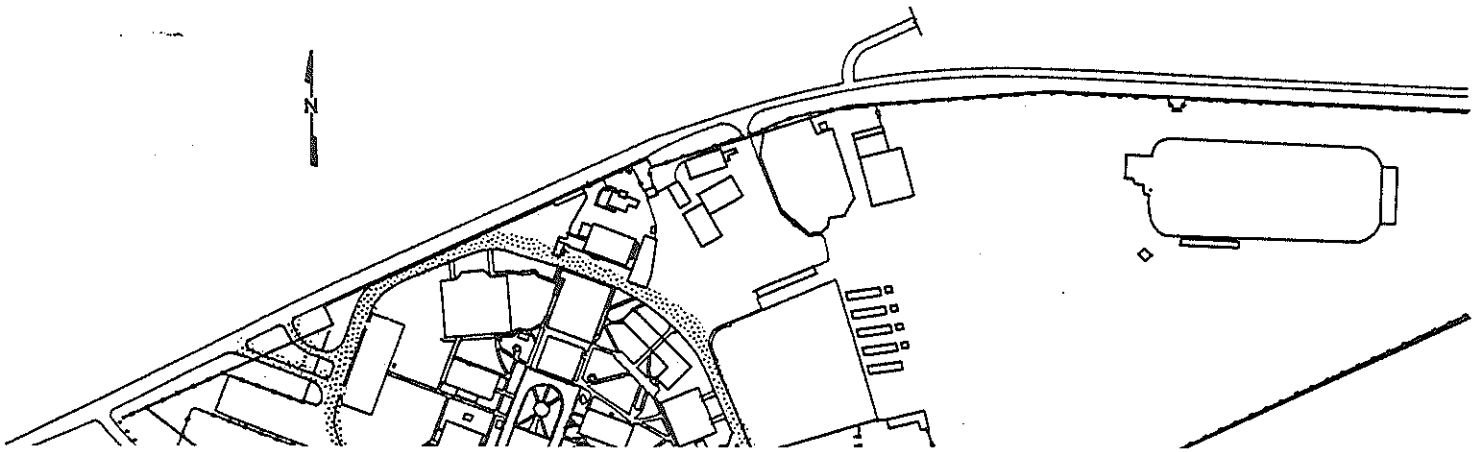
PROBLEM STATEMENTS

APPROACH & ENTRANCE - SENSE OF ARRIVAL: The arrival point of most visitors to the campus and the designated entrance, unfortunately, are not the same. The designated entrance, though used infrequently, has all the attributes of an entry to a place and gives the visitor a sense of arrival. However, the vehicular traffic to the college usually flows via a road that separates the campus from some World War II vintage hangars that are in a poor state of repair. Thus, the Master Plan should include adjustments of the traffic pattern to establish an identifiable entry to the Campus.



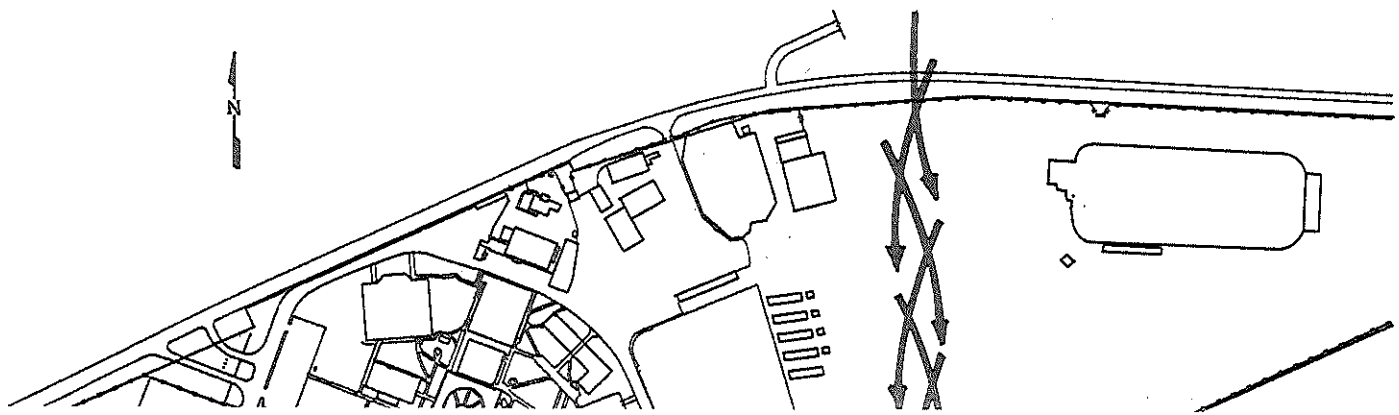
PROBLEM STATEMENTS

LOOP SYSTEM: The present vehicular loop system is partly one way traffic. Generally, it provides very adequate access to all parts of the campus. There are certain pressure points that require relief through redesign; however, traffic problems occur prior to the beginning of the first class period and with the arrival and departure of employees of the adjacent clothing manufacturing facility.



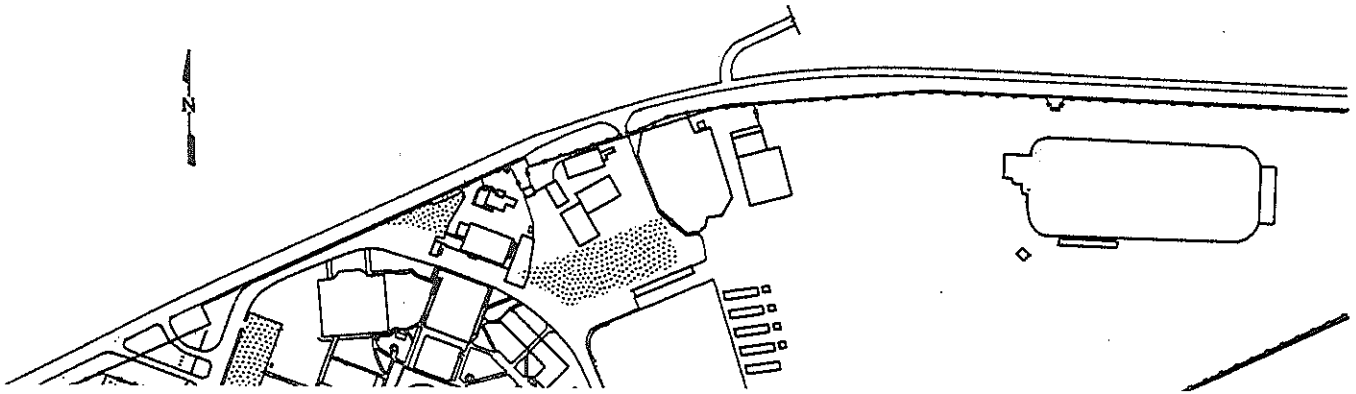
PLANNING CONCEPTS

DRAINAGE: The college relies on surface drainage to move rainwater. Generally, annual rainfall is low enough so that this type of drainage system is adequate. However, occasional heavy downpours do occur in Uvalde causing major flooding problems. Two buildings are primarily susceptible to flooding: the Matthews Student Center and the Wagner Building. The Master Plan should address these two structures and the general drainage conditions of the campus. An area of low elevation bisects the Campus and is the path of drainage to a large area of upstream acreage. This land is not suitable for development due to the volume of rainwater from upstream areas which is channeled through it. Not only would any development in the drainageway be subject to flooding, it would also aggrevate the drainage pattern and widen the boundary limits of the drainage path.



PLANNING CONCEPTS

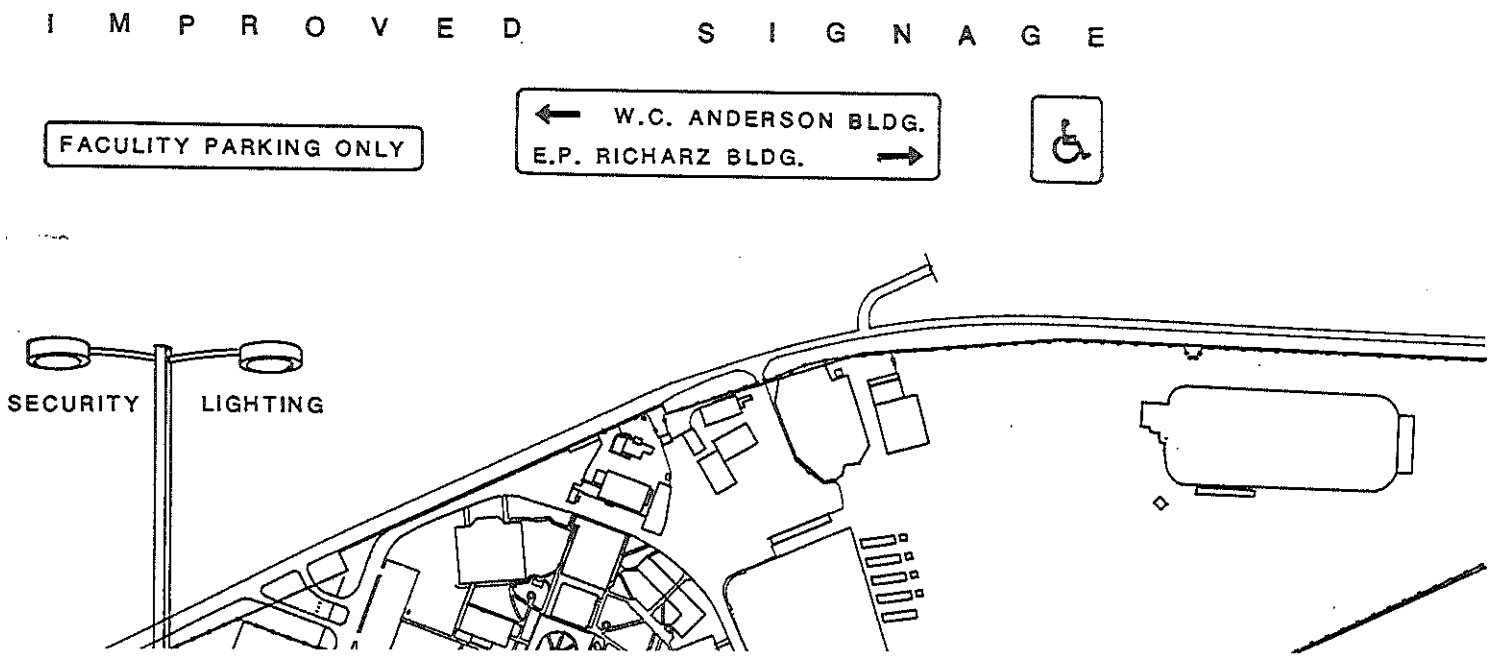
PARKING AND CIRCULATION: Southwest Texas Junior College does not appear to have a major shortage of parking spaces. However, some of the parking spaces are distant from locations of buildings with high student capacities. While it is not feasible to provide adequate parking spaces adjacent to every building, some improvements can occur. However, the lack of separation between the vehicular loop road system and parking areas create significant safety hazards and should receive more immediate attention. As new facilities are built, their effect on the vehicular circulation system and its impact on parking requirements also should be addressed.



PLANNING CONCEPTS

SECURITY LIGHTING: Since the campus is utilized 24 hours a day seven days a week, the existing security lighting is not adequate.

SIGNAGE, GRAPHICS, AND ACCESSORIES: The area within the loop contains well maintained landscaping and a very adequate system of sidewalks. However, signage and graphics are generally poor or non-existent. An overall master plan should address types of signs, identification of buildings, and other accessories.



PLANNING CONCEPTS

EXISTING FACILITIES: The infrastructure of the campus, particularly the water system, is in need of replacement. Fire protection is marginal and does not meet any criteria for the protection of the buildings or students. On-site testing is required to determine the condition of the fuel storage facility. However, regardless of its own condition, its age causes concern. The campus buildings as a whole have been well maintained, but do require some repairs and deferred maintenance.

NEW FACILITIES: The analysis of immediate needs indicates the construction of one new building to house new programs and relocate certain existing programs that need upgrading and expanding. As soon as the new building is constructed, a series of moves and renovations can occur to accommodate programmatic changes.

IMPLEMENTATION - PHASING: A key element of the Master Plan will be a phased schedule of work so that the disruption of the college's programs and activities will be kept to a minimum. The schedule of work should accommodate the typical academic semesters as well as the historical trends of Summer months enrollment. Fiscal constraints will also influence the schedule of work.

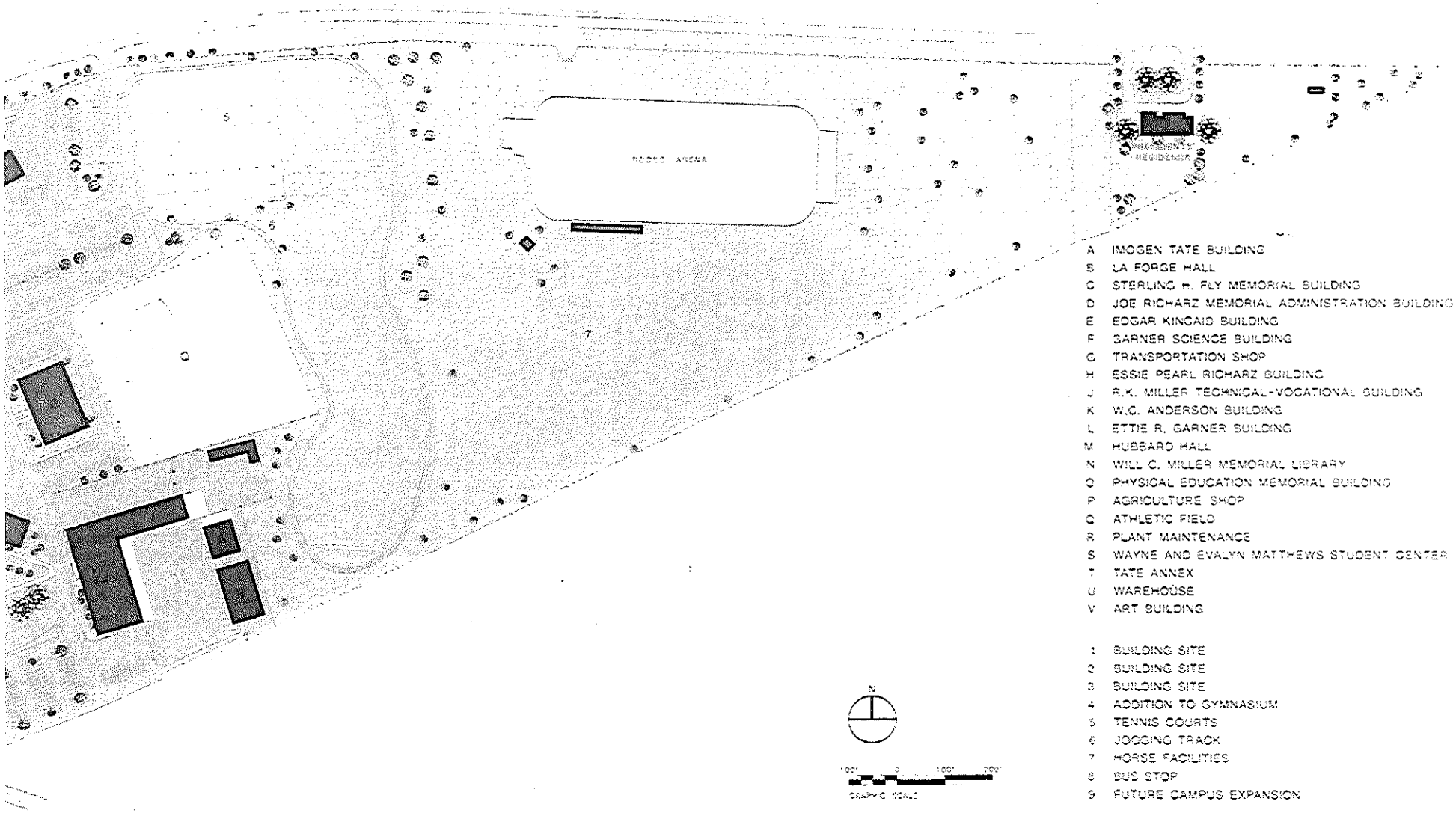
MASTER PLAN - YEAR 2000+

The Master Plan for the campus provides a comprehensive solution which establishes a pattern of growth from now until beyond the year 2000. During this planning period the college should purchase some additional land to facilitate an adequate vehicular circulation pattern, to provide additional automobile parking, and to assure the availability of future building sites. The proposed plan identifies some new building sites and provides the framework for the creation of a positive, identifiable edge for the college. The Plan organizes parking and provides the pedestrian convenient access to the buildings. The campus interior is to remain a pedestrian zone similar to the prevailing atmosphere of the existing campus.

Generally, the Plan enhances the present good features of the college and eliminates or neutralizes the institution's negative characteristics. It is envisioned that the present loop circulation street pattern will be retained and enhanced to allow for two way traffic. A key feature of the Master Plan is to develop and feature the school's main entrance and to establish an identifiable edge to the campus.

MASTER PLAN - YEAR 2000+

MASTER PLAN - YEAR 2000+
SOUTHWEST TEXAS JUNIOR COLLEGE



A IMOGEN TATE BUILDING
B LA FORGE HALL
C STERLING H. FLY MEMORIAL BUILDING
D JOE RICHARZ MEMORIAL ADMINISTRATION BUILDING
E EDGAR KINCAID BUILDING
F GARNER SCIENCE BUILDING
G TRANSPORTATION SHOP
H ESSIE PEARL RICHARZ BUILDING
J R.K. MILLER TECHNICAL-VOCATIONAL BUILDING
K W.C. ANDERSON BUILDING
L ETTIE R. GARNER BUILDING
M HUBBARD HALL
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R PLANT MAINTENANCE
S WAYNE AND EVALYN MATTHEWS STUDENT CENTER
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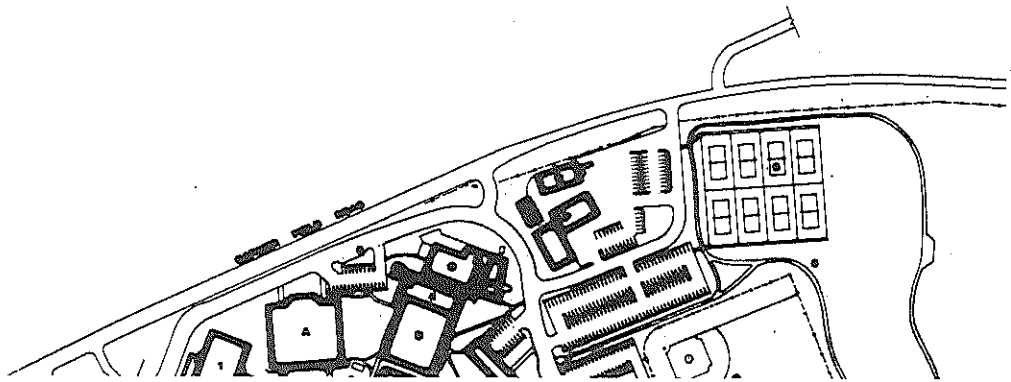
5 TENNIS COURTS
6 JOGGING TRACK
7 HORSE FACILITIES
8 BUS STOP
9 FUTURE CAMPUS EXPANSION

DESIGN CRITERIA

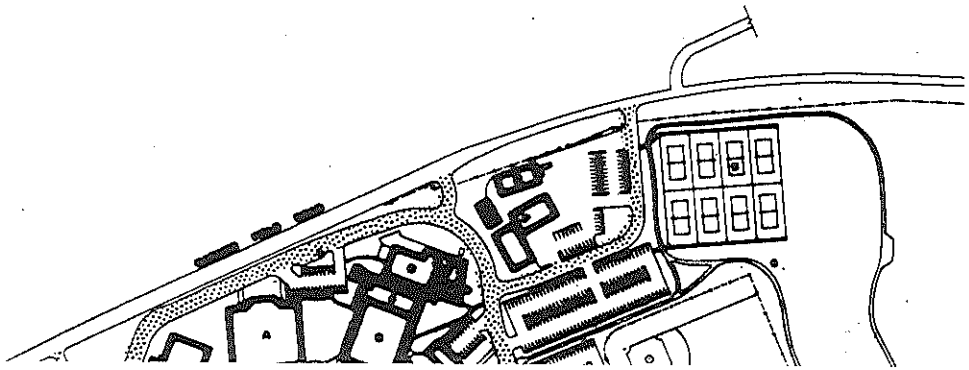
LAND ACQUISITION: Although the college only utilizes approximately two-thirds of its property, it is recommended that additional property be obtained. The amount of land to be acquired initially is small. It is needed to bring into the ownership and control of the college certain parcels already used by the college and some land that is needed to provide proper access and vehicular circulation. A long term goal should be to acquire and gain control of the area where the old hangars are now located. This area is needed after the year 2000 if the college ever needs to experience significant growth of physical facilities.



DESIGN CRITERIA

LOOP SYSTEM: The present investment in the loop system makes it uneconomical to change the existing circulation and building layout of the campus. Thus, the recommendation is to preserve and enhance the existing land use and circulation pattern that has served the college since its opening in 1946. However, the loop system does have some pressure points that should be relieved.

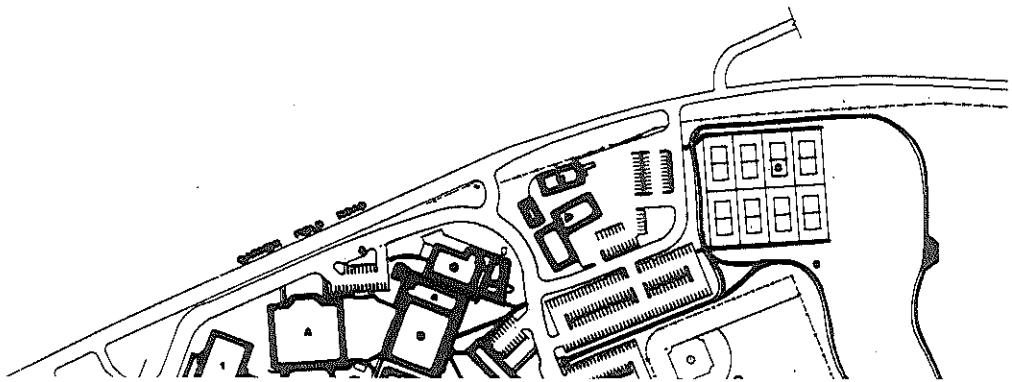
ESTABLISHING AN EDGE: Without the advantage of natural topographical features such as a mountain or a river to create a sense of place, the campus must develop and establish physical features to identify the edges of the college. There are both good/poor examples of such conditions in the existing campus. Because it is the most direct access to the campus most visitors enter the campus via the first entry as they arrive coming from the direction of the City of Uvalde. The negative impression that the visitor receives as he views the old hangars on the right reduces the positive impact inspired by the well landscaped and maintained center of the campus. However, if the visitor continues to the end of the loop, the portion which parallels Garner Field Road, a row of existing Oleanders, does create a very satisfactory edge to the campus.



DESIGN CRITERIA

PEDESTRIAN MOVEMENT: Movement by pedestrians within the campus occurs without fear of moving vehicles and among well defined paths that are landscaped and carefully maintained. However, since the campus houses permanent residents and since numerous activities and classes are held at night, security lighting should be improved. Further, as the campus grows and as new construction and additional parking is provided outside of the loop system, designated pedestrian crosswalks should be incorporated into the Master Plan. A designated bus stop with a covered shelter will improve pedestrian circulation.

ATHLETIC COMPLEX: The relocation of the athletic facilities to a location presently housing the horse facilities makes it possible to solve most of the planning problems of the College. The movement of the athletic field and the tennis courts opens up sites for future buildings and parking facilities. It is also recommended that the existing swimming pool be refurbished to enhance the school's aquatic program. Some additional parking would also be provided near this area. The Plan also envisions a fully developed jogging track with periodic exercise stations. The track surrounds the drainageway and thus utilizes otherwise undeveloped land.



DESIGN CRITERIA

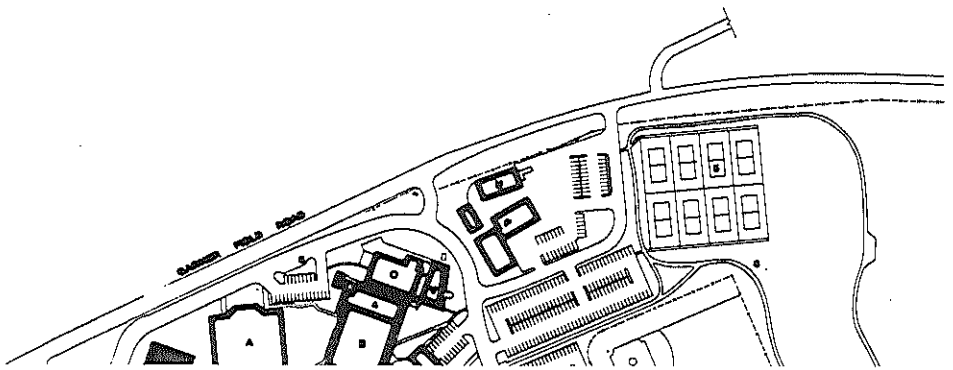
BUILDING LOCATIONS: The area within the loop system across the loop road from the campus main entrance between the Tate Building and Hubbard Hall is a building site that is available at this time. Another potential building site is the area east of the auto mechanic shop where plant maintenance may be located. The availability of other building sites requires some additional activities. These locations are as follows:

1. The location of the existing Wagner Building can accommodate approximately a 28,000 square foot two story building.

2. The movement of the athletic field area can provide a building site for one structure as well as much needed parking spaces.

3. The tennis courts, once relocated to the new athletic complex, can provide additional parking facilities near the entrance to the campus and near the building site between the Tate Building and Hubbard Hall.

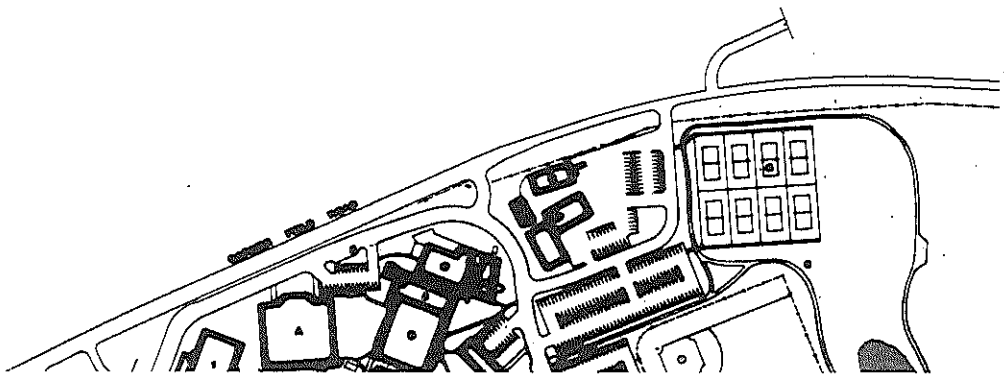
4. Future growth can also occur in the area presently occupied by the hangars.



DESIGN CRITERIA

DRAINAGE CONSIDERATIONS: The drainage problem analysis identified two buildings that are subject to flooding primarily because they were built too low. The Matthews Student Center Building, which was built in 1980, represents the lesser concern and can be made to function effectively by continuing some already installed corrective measures such as a small pumping station and some curb barriers. In contrast, the Wagner Building was built in 1966 and suffers from both aging and functional inadequancies. Further, this building is more susceptible to flooding, and no apparent easy and economical remedy is possible. Thus, a long term goal should be its removal and replacement.

A portion of the campus is a drainageway which cannot be used for future building sites due to the volume of stormwater which channels through it from upstream areas as well as from the college campus. However, this drainageway can be used for low density, low development recreational purposes, including a jogging trail and walkway, landscaping, and picnic area.

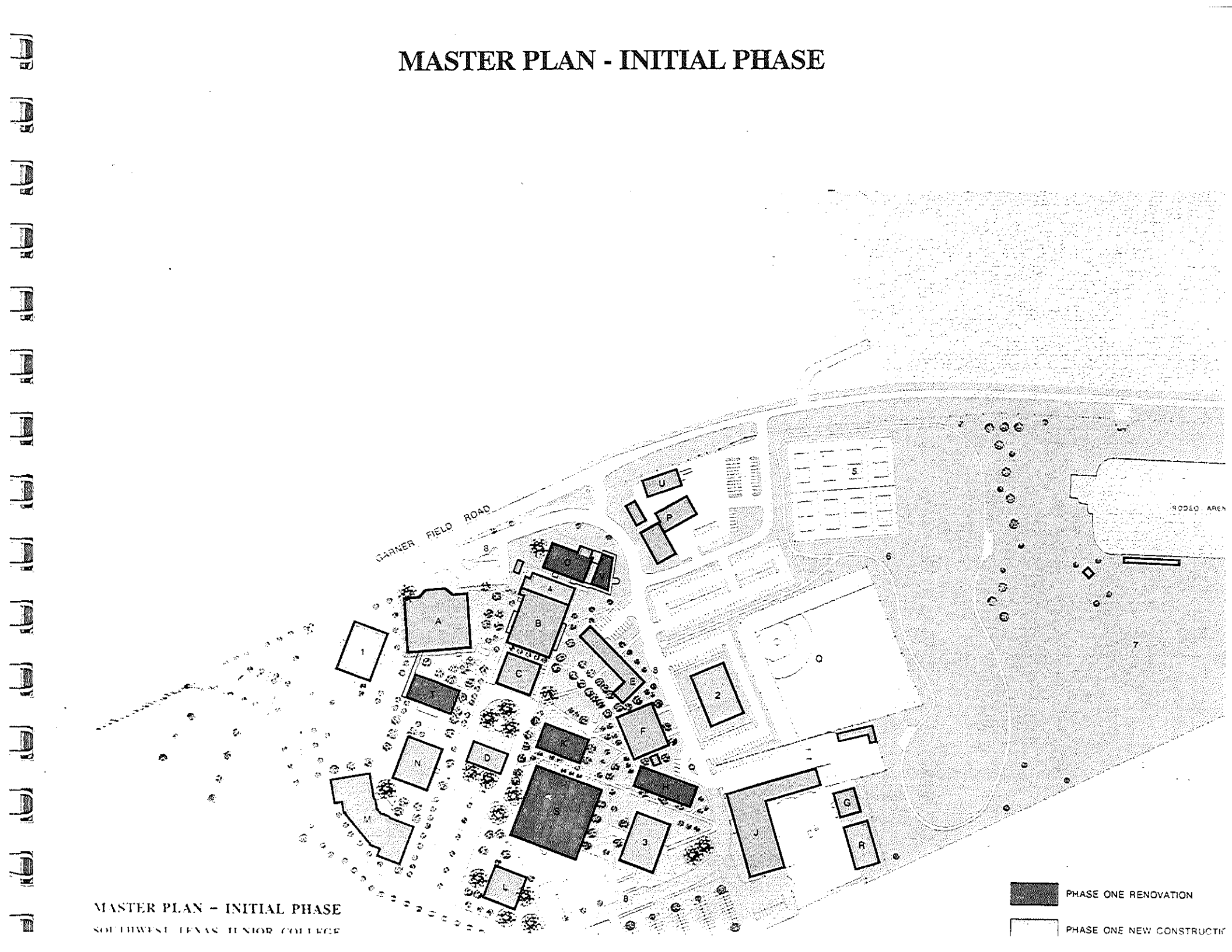


INITIAL PHASE - ONE TO FIVE YEAR PLAN

The basic infra-structure of the college will benefit initially with the replacement of the school's water lines and fire protection system. The relocation of the Maintenance Building will trigger the relocation and improvement of facilities for the art, math, science, and cosmetology programs. Other programs to receive facility alterations include law enforcement, police academy, aviation, nursing, business, and aquatics. In addition the first phase work will include enhancement of automobile parking areas, mechanical and plumbing work for the Matthews Student Center, and the installation of new fuel tanks.

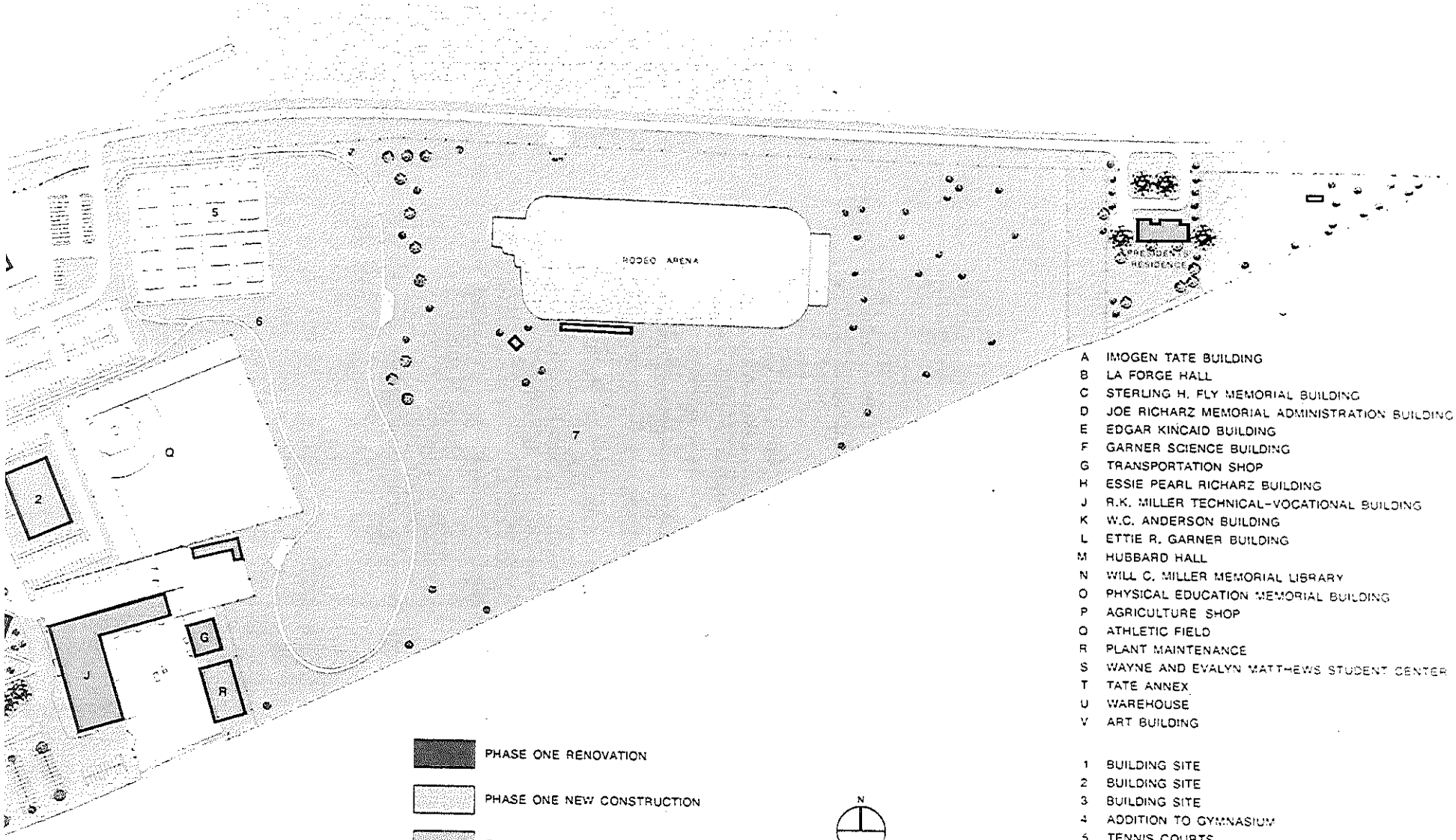
The later part of the Initial Phase will be completed with the construction of a new classroom building to house the college's business administration courses and faculty and other related facilities. This building will be located near the college's main entrance.

MASTER PLAN - INITIAL PHASE



MASTER PLAN – INITIAL PHASE

SOUTHWEST TEXAS JUNIOR COLLEGE



PHASE ONE RENOVATION

PHASE ONE NEW CONSTRUCTION

EXISTING BUILDING

FUTURE BUILDING

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GRAPHIC SCALE

A IMOGEN TATE BUILDING
B LA FORGE HALL
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CONSTRUCTION SCHEDULE — MASTER PLAN

FIRST PHASE PROJECTS

1. Survey of existing campus and preparation of base maps and drawings - 1989.
2. Building Survey Report - 1989.
3. Master Plan Report - 1989.
4. Addition to the Del Rio Center - 1989.
5. New Maintenance Building - 1989.
6. Richarz Health Center Renovation - 1989.
7. Replacement of southern portion of utility lines and loop road system - 1989.
8. Replacement of Air Conditioning Equipment at the Matthews Student Center - 1989.
9. Renovations to Snack Bar area at the Matthews Student Center - 1989.
10. Improvements to the air conditioning and ventilation system of the Print Shop at the Anderson Building - 1989.
11. New Classrooms at the Welding Building - 1989.
12. Renovations to the Physical Education Building - 1990.
13. Converting the old Maintenance Shops into a new Art Studio - 1990.
14. New Classrooms at Tate Annex - 1990.
15. Installation of new air conditioning and heating system for the Administration Building - 1990.
16. Replacement of northern portion of utility lines and loop road system - 1990.
17. General Landscaping - 1990.

PHASE TWO PROJECTS

1. General Campus Graphics
2. Security Lighting
3. Telephone System
4. Relocation of Rodeo facilities and horse barns
5. Relocate Tennis Courts
6. Expand parking areas adjacent Miller Vocational Building
7. Airplane Shelter
8. Install parking areas adjacent Miller Vocational Building
9. Remodeling of Miller Vocational Building
10. Relocate Criminal Justice Program

PHASE THREE PROJECTS

1. Construction of New Building
2. Relocation of Athletic Fields
3. Construction of New Building opposite Garner Science Building
4. Kincaid building renovation
5. Expansion of business office to entire Fly Building
6. Relocation of Developmental Studies, Upward Bound & Adult Basic Education
7. Renovation of Anderson Building
8. Relocation of SRSU Study Center
9. Jogging Track & Lake
10. Registrar's Office Relocation (or elevator)

PLANNING TEAM

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LONG RANGE PLANNING COMMITTEE

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Donald Merritt
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