

CAMPUS MASTER PLAN AMENDMENT, 2019

CAMPUS DEVELOPMENT PLANNING, SECTION V



TEXAS A&M UNIVERSITY

COMMERCE

Revised 08.07.2020

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CAMPUS MASTER PLAN WORKGROUP

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OVERVIEW

In August 2018, A&M-Commerce welcomed its thirteenth President, Dr. Mark Rudin, and his family. Under the direction of President Rudin, the university adopted a new university strategic plan, which includes our vision, our mission, foundational principles, and strategic priorities and goals. To visualize the future of A&M-Commerce, Dr. Rudin requested an amendment to the Campus Development Planning Section of the Campus Master Plan.

Under the original plan, designed in 2012, the university's goal was to increase student enrollment by 1,000 students each year. This aggressive enrollment plan slowed over the last few years, directly affecting the available funding for the development of new buildings. Approximately half of the university's revenue is generated from tuition and fees, fluctuating with student enrollment. The current assumption for this amendment is to increase enrollment by 1% annually.

The purpose of this amendment is to align our campus development with our current campus needs encompassing our vision for the future of A&M-Commerce. Under the direction of the Vice President for Business and Administration, a workgroup was formed to review the Campus Development Planning Section of the Campus Master Plan and design an updated document to serve as an amendment.

The workgroup met weekly to review the 20-year plan, and to determine what changes were necessary. Ensuring the needs of the campus are addressed, the President's Executive Team, Deans, Residence Life Staff, and Athletic Staff were allowed to provide input and feedback.

The plan consists of four phases, each phase spanning across five years. The first phase consisted of years 2012 through 2017 with \$65,000,000 of the planned \$241,000,000 projects completed. The workgroup determined the best way to proceed with the amendment was to make phase two, years 2018 through 2022, the main focus of the plan. Phase two will address current campus needs and the new vision for the university, leaving phases three and four for future vision and dreams.

Priorities change over time; therefore, we can expect our projects and plans also to change. As such, some of the items on this amendment are left open for future decisions. This workgroup recommends reviewing the campus development plan on an annual basis to align priorities with the availability of funds.

UNIVERSITY STRATEGIC PLAN

Our Vision

Texas A&M University-Commerce strives to:

- Transform lives by providing an excellent, relevant, and personalized education to diverse learners
- Advance knowledge and pursue impactful research
- Serve an inclusive community where all are valued
- Foster collaboration to solve contemporary problems

Our Mission

Educate. Discover. Achieve.

Foundational Principles

As the anchoring university of East Texas, we maintain a commitment to be –

TRANSFORMATIVE- Providing academic excellence and opportunities to achieve distinction

INNOVATIVE- Establishing a campus environment with the freedom to explore, create, and challenge tradition

INCLUSIVE- Ensuring a welcoming environment where all are respected

SUSTAINABLE- Maintaining the necessary people, financial resources, facilities, and environment to serve future generations

These principles endure even as our strategic priorities and goals evolve.

Strategic Priorities & Goals

Priority: Student Preparedness

We will...

- Provide a transformative and experiential education that prepares students for a rapidly changing world
- Pursue academic excellence, new and enhanced programs, innovative pedagogies and an engaging environment for learning to increase student retention and success
- Collaborate with internal and external partners to increase student research opportunities and career readiness

Priority: Elevate Research

We will...

- Strengthen infrastructure for research and creative activity
- Gain distinction as a high research activity institution by identifying and advancing targeted research initiatives
- Encourage interdisciplinary and student-involved collaboration

Priority: Create an inclusive community characterized by respect and collaboration

We will...

- Enhance civility and collegiality of administrators, faculty, staff, and students
- Recruit, develop, and retain diverse students, faculty, staff, and administrators
- Create occasions for meaningful interactions across the university, including opportunities that enhance global awareness

Priority: Align our initiatives to support our unique rural-urban identity

We will...

- Serve as the hub of educational opportunities in East Texas
- Leverage the assets of the university for the economic, cultural, health, and social benefit of the region
- Cultivate and strengthen partnerships that serve regional needs

Priority: Transform our operations to serve the mission of a contemporary university

We will...

- Invest in student recruitment, retention, graduation, and continued engagement
- Increase organizational effectiveness by developing sound business practices that are intentional, collaborative, and data-informed
- Diversify sources of funding and allocate resources strategically to promote innovation and effectiveness

TUITION REVENUE BOND PRIORITIES

- | | |
|---|---------------|
| 1. Urban Education Building | \$ 70,000,000 |
| 2. Agricultural Multipurpose Education & Training Center | \$ 85,000,000 |
| 3. American Disabilities Act and Life Safety requirements to bring buildings up to code | \$ 25,000,000 |
| 4. New Engineering & Technology Building | \$ 70,000,000 |
| 5. A redundant fiber channel north out of Commerce (shared initiative) | TBD |

Tuition Revenue Bonds (TRBs) “. . . have their debt serviced by the revenue of the project for which it was issued and pledge a revenue stream provided by income from the tuition charges levied against students or institutions specified in the bond covenant. . . . Generally, the bonds are used to acquire, purchase, construct, improve, renovate, enlarge, or equip property, buildings, structures, facilities, roads, or related infrastructure on or for the campus.”

Source: https://senate.texas.gov/cmtes/80/c535/062508_THECB_Process_and_History_of_Evaluation_of_TRBs.pdf

CAMPUS MASTER PLAN FY19 UPDATES

CAMPUS DEVELOPMENT PLANNING PROJECTS

Projects Completed in Phase 1: 2013-2017

1 **Complete Construction for Student Housing Phase 2**

This building provides an additional 542 beds; 184,745 sf; completed in 2013.

2 **Complete Student Center Expansion**

The dining hall addition provides approximately 28,000 sf; completed in 2014.

3 **Construct Phase 3 of Student Housing**

Phase 3 provides an additional 496 beds; 136,593 GSF; completed in 2017.

4 **Renovate Mayo Memorial Gravesite**

The Mayo Memorial resides alone at the campus edge, and its direct environment lacked the significance due to the university founder. The 1,200 sf area was improved with special paving and landscape to create a notable campus place to recognize Dr. Mayo; completed in 2017.

5 **Renovate Heritage House**

The Heritage House, built in 1928, represents 3,650 sf on two floors. The historical character of the house was preserved during its renovation; completed in 2019.

Planned Projects, Phase 2: 2018-2022

6 Complete Construction of New Nursing and Health Sciences Building

Providing 112,447 GSF, the new building will be home to the Health & Human Performance department on the first floor, the Nursing department on the second floor, as well as the research facilities on the third floor. This new building will provide classroom space, instructional laboratories, research laboratories, laboratory spaces equipped for simulation of healthcare delivery in a hospital setting, including patient rooms and clinic, with hospital beds and monitoring equipment, along with HD simulator, as well as departmental and faculty / staff offices, conference rooms, and board rooms.

7 Urban Education Building

A&M-Commerce is expanding its longstanding commitment to the Dallas region of providing affordable baccalaureate, masters and doctoral degree programs for working adults and community college transfer students in one of the state's most rapidly growing areas. There is an evident demand by regional business partners to broaden our presence and course offerings. This new facility will foster additional enrollment growth in the Dallas area to support the educational demands and workforce needs of the state.

8 Expand Locker Room

A football locker room expansion commenced in July 2019. The expansion provides 120 new lockers, new entry lobby, improved sports medicine / wellness area, and equipment storage.

9 American Disabilities Act (ADA) and Life Safety Renovations

A&M-Commerce has many buildings over fifty years old and in need of significant updates. Campus-wide ADA and Life Safety upgrades are necessary to meet compliance with Fire Marshal and ADA laws to include upgrades in restrooms, fire protection systems, stairwells, parking lots and elevators. Whitley Hall, Ferguson Social Science, Performing Arts Center, McDowell Administration, Talbot Hall, Agriculture / Engineering and Technology, the Field House, and Gee Library are all in need of new sprinkler systems. Stairwells need upgrades in Education North, Education South, Halladay, Student Services, Talbot Hall, Gee Library, Whitley Gym, Wathena Temple, Journalism, Agriculture / Engineering and Technology, Binnion Hall, Henderson Hall, and the Field House. Updates will take place in three phases.

10 Renovate Talbot Hall (Hall of Languages)

Talbot Hall is well-loved for its historic character providing 41,535 GSF on three floors. While there will be minor refreshes in the building, this renovation will include ADA upgrades in three phases of development. The building purpose post-renovation is expected to remain unchanged.

11 New Building for University Police Department

The University Police Department (UPD) has outgrown its current location, both with employees and equipment. More office, storage, and equipment space are needed. There is also a need for infrastructure capable of running a modern police department with back-up systems in place to include a generator that can run the department. Location Options: Option A - Watson building. Option B - Existing One-Stop-Shop building on the southeast corner of Campbell and Stonewall.

12 Renovate Gee Library / Expand Use

The building will undergo renovation with internal reconfiguration into a new learning center. The new learning center includes a mix of tutoring and academic support, computer labs, IT support, and classrooms of varying size, along with spaces for team-based learning. The Library will continue providing services to help nontraditional students and those who come from minority or other underrepresented backgrounds. These services enhance the chances of success for all students by including peer tutoring, a student computer lab, and one-on-one research assistance for students. Services will help to increase proficiency in both print and online environments. New meeting and study rooms will provide students with a variety of group work areas.

13 Construct Victory Bell

Creation of a Victory Bell will re-engage a long-standing campus tradition. This tradition will integrate with the new class ring tradition currently being pursued and will benefit all students and alumni. The current plan is to erect this structure at the southwest corner / south end of the stadium. The desire is for this to be seen from SH 24 with lights to be visible at night.

14 Construct Special-Event Center and Parking

The current plan is to build this special-event center on the six acres south of Culver on SH 24 inbound corridor including parking. The new facility will provide a competition basketball / volleyball arena with combined fixed and retractable seating for 5,000. Four full-size courts will be available when retracting seating. The building will provide a public lobby and welcome center with foodservice concessions, and media / press room. While most of the building will be a large-volume one-story space, other parts of the building will include a basement and mezzanine or second-floor space. A stand-alone system will provide cooling.

15 New Welcome Center

This new building is envisioned to be a welcome center for prospective students, new students, and their parents with retail. This building will provide office and customer service space for student services, such as Admissions, Registrar, Bursar, and Financial Aid. The facility will also provide flexible, divisible meeting space, including associated support spaces. Meeting spaces will be provided with multimedia audio / visual capabilities. The current planned location is on University Drive, west of the Music building. (Revised 08.07.2020)

16 Demolish West Halls

The demolition of West Halls provides space for a new student housing structure with a dining hall in this footprint.

17 Construct Honors Housing (Private Development)

The new housing will provide apartment-style units, along with a new satellite food service facility to provide multiple concession dining options for all student housing. This structure will stand in the footprint of the former West Halls.

18 **Construct Agriculture Multipurpose Education and Training Center**

This new center will offer the most modern technology, facilities, and equipment. It will include a covered arena with a teaching and performance / show area, along with arena seating, offices, classrooms, teaching laboratories, a processing laboratory for teaching and research, an agricultural mechanics lab, an animal nutrition research / instructional space, a wildlife research / instructional space, and a food preparation/research and development lab. The outdoor space will include an arena and animal pens. The planned location for the center is the 17 acres on SH 24 known as the former President's Home.

19 **Renovate performing Arts Center / ADA Improvements**

The existing Performing Arts Center represents 33,527 GSF, including large performance hall, smaller black box theater, and support spaces. The center requires renovation, which includes ADA upgrades, and upgrades to IT infrastructure.

20 **Repurpose Old Nursing Building**

The decision was made to keep the old Nursing Building, renovate and repurpose for another department (to be determined by the Space & Facilities Advisory Committee).

21 **Animal Science Teaching and Research Lab and Classrooms**

The facility provides research lab and classrooms for the Animal Science program as well as the Veterinary Nursing program students and professors.

22 **Greenville Farm Plant Research Laboratory and Office Facilities**

This research laboratory includes office space and provides critical research for plant and crop farmers of North-Central Texas and East Texas. This research lab will contribute to the viability and vision of urban agriculture for the Dallas / Ft. Worth Metroplex region of Texas by providing current research on crop production and management practices. This research facility enhances collaboration with Texas A&M AgriLife Research and Extension.

23 **Expansion of Morris Recreation Center**

Two additions will provide a total of 60,000 new GSF, primarily in recreation space, plus lounge and support spaces, with only a small office component. A stand-alone system will provide cooling.

Planned Projects, Phase 3: 2023-2027

24 **Renovation of the Field House**

Renovation of the Field House will include an indoor track, practice facility, and ADA upgrades.

25 **Demolish C. J. Austin Engineering & Technology / Agricultural Sciences Building**

The existing C. J. Austin Engineering and Technology / Agricultural Sciences building provides 62,761 GSF on three floors. Its demolition will provide space for a new building of 75,000 GSF on three floors, including departmental and faculty offices and instructional space.

26 **Construct New Engineering & Technology Building**

The new Engineering & Technology building will provide 75,000 GSF on three floors, including departmental and faculty offices and instructional space, classrooms, and engineering labs for materials testing, excluding wet chemistry labs.

27 **Expansion of Rayburn Student Center**

Expansion of the Rayburn Student Center provides necessary services to include dining, event, and meeting spaces.

28 **Construct New Children's Learning Center**

Specific plans will include the needs of the Children's Center with an assessment in the future. *The future location of this building is yet to be determined.*

29 **Renovate Memorial Stadium**

Renovations will address ADA and Life Safety issues to bring the stadium up to code.

30 **Renovate Berry Hall**

Berry Hall provides 61,567 GSF on two floors. This building needs comprehensive renovations. Rather than demolishing Berry Hall, the decision has been made to renovate the residence hall, preserving funds.

31 **Construct Intramural Fields**

The university offers a variety of intramural sports ranging from racquetball, table tennis, basketball, spike ball, cricket, flag football, soccer, volleyball, and many more. The new intramural fields at Cain Sports Complex will consist of four practice fields with turf and lighting so games may take place after sunset.

Planned Projects, Phase 4: 2028-2032

32 **Renovate Journalism Building**

The building consists of 43,256 GSF: Two stories, concrete frame construction with brick veneer. The renovation includes the preservation of the existing ceramic tile mosaic above the main entrance. Significant improvements in accessibility will be required. A chilled water plant attached to the east face of Journalism currently provides two-thirds of the campus central plant capacity, serving multiple buildings.

33 **Renovate Henderson Hall**

Constructed in 1939, Henderson Hall provides 59,659 GSF on three floors. Systems have exceeded their useful life, and the building needs a comprehensive renovation. Use of the building post-renovation is expected to remain unchanged.

34 **Demolish an E & G Building**

To be determined on a plan review in the future.

35 **Construct Central Energy Plant - Phase 1**

This building is envisioned as a two-story building of 20,000 GSF, accommodating four 1,000-ton chillers on the ground floor, with the second-floor housing pumps, along with cooling tower. Initially, the plant building will house one new 1,000-ton chiller. Additional units will be in future phases. Construction of the new Central Plant will require installation of new chilled water supply and return lines under Campbell Street to connect to the existing campus loop. Increasing the size of the Central Plant will allow the plant to serve all educational and general (E & G) space, including the buildings currently on stand-alone systems. *The location is yet to be determined.*

36 **Renovate Binnion Hall**

Constructed in 1948, Binnion Hall provides 73,005 GSF on four floors. Systems have exceeded their useful life, and the building needs a comprehensive renovation. Use of the building post-renovation is expected to remain unchanged.

37 **Construct New General Academic Building**

Projected at 100,000 GSF, the new building will consist of four stories. It will provide a range of instructional spaces of varying size, including two 250-seat stepped-floor lecture rooms, two 125-seat stepped-floor rooms, and a range of flat-floor seminar and classrooms sized for 25, 40, 60 and 80 students. Informal spaces for team-based learning and break-out, conference rooms, and staff offices will support instructional spaces. All teaching spaces are expected to include state-of-the-art instructional technology. Two teaching spaces will have further equipment for distance learning. Recording, mixing, and control electronics are to be located in a single control room to serve all distance learning spaces. This general use classroom building will provide new teaching spaces in a variety of sizes, all equipped with consistent instructional technology. Rather than serving a particular program or department, this facility will provide shared classrooms, maximizing scheduling flexibility as well as room utilization. *The future location of this building is yet to be determined.*

38 Renovate Ferguson Social Sciences Building

The existing Ferguson Social Sciences Building provides 72,391 GSF over three floors, now used for administrative and faculty offices, instructional space and a large auditorium. As one of the earliest buildings on campus, the historical character of the building will be preserved in its renovation, though significant improvements for accessibility will be required. Post-renovation, the existing mix of uses in Ferguson Social Sciences Building is anticipated to remain. The historic east façade of Ferguson Social Sciences Building serves as the terminus of the east campus entry circle.

39 Renovate McDowell Administration Building

The existing McDowell Administration Building provides 106,768 GSF of space over three floors, now used for administrative and departmental offices and instructional spaces. The renovated McDowell building will be used more heavily for administrative and departmental offices than instructional space. The west façade of McDowell is of particular importance since it serves as the terminus of the main campus entrance.

40 Renovate Existing One Stop Shop (OSS) / Repurpose

The existing one-story, 27,909 GSF building, now utilized for student services will undergo renovation for repurposing. *Specific details and future location to be determined.*

41 Renovate Halladay Student Services / Change Use

Constructed as a student services facility, Halladay now provides 25,446 GSF of Student Services office space on three floors. The renovation will provide departmental and faculty office space for the College of Education & Human Services, and additional instructional space.

42 Breeding Laboratory at the Equine / Beef Unit

The Breeding lab for equine / beef will supplement the teaching and research for animal science and veterinary nursing programs.

43 New Beef Cattle Center

This facility will provide teaching and research in the beef cattle industry.

PROJECT COST ESTIMATES*

PHASE 1: 2013 – 2017

Projects Completed

Initiative	Building	GSF Exist.	SF New	SF Reno	Remain	SF Demo	Misc SF	Construction \$/SF	Construction Cost	Project \$/SF	Project Cost
1	Construct Student Housing B (Phase 2)		184,745					Contract	\$19,120,915	Contract	\$24,857,190
2	Construct Student Center Dining Expansion		31,856					Contract	\$7,900,000	Contract	\$8,824,818
3	Construct P3 Student Housing C (Phase 3)		136,915					\$170.08	\$23,286,545	\$221.10	\$30,272,509
4	Mayo Memorial										\$335,475
5	Renovate Heritage House	3,650		2,650				\$115.30	\$305,550	\$149.89	\$397,215
Phase Totals		3,650	353,516	2,650							\$64,687,207

*Project cost estimates are 30% above construction costs unless otherwise noted.

PHASE 2: 2018 – 2022

Initiative	Building	GSF Exist.	SF New	SF Reno	Remain	SF Demo	Misc SF	Construction \$/SF	Construction Cost	Project \$/SF	Project Cost
6	Construct New Nursing Building		112,447					\$378.36	\$42,544,975	\$480.23	\$54,000,000
7	Construct Urban Education Building										\$70,000,000
8	Expand Football Locker Room	5,066	5,175					\$445.93	\$2,307,692	\$579.71	\$3,000,000
9	ADA / Life Safety Renovations										\$25,000,000
10	Renovate Talbot Hall (Hall of Languages)	41,535		5,533				\$212.00	\$1,173,077	\$275.60	\$1,525,000
11	New University Police Department Building										\$4,000,000
12	Renovate Gee Library / Expand Use	140,250		14,765				\$521.00	\$7,692,308	\$677.30	\$10,000,000
13	Construct Victory Bell										\$100,000
14	Construct Special Event Center & Parking		60,332					\$510.00	\$30,769,231	\$663.00	\$40,000,000
15	Construct New Welcome Center, One-Stop Shop with Retail										\$12,000,000

Initiative	Building	GSF Exist.	SF New	SF Reno	Remain	SF Demo	Misc SF	Construction \$/SF	Construction Cost	Project \$/SF	Project Cost
16	Demolish West Halls					37,370				\$18.00	\$672,660
17	Construct Honors Housing (Private Development)		175,000					\$219.78	\$38,461,538	\$285.71	\$50,000,000
18	Construct Ag Complex										\$95,000,000
19	Renovate Performing Arts Center / ADA Improvements	33,527		1,772				\$521.00	\$923,077	\$677.30	\$1,200,000
20	Renovate Old Nursing Building	10,535		10,535				\$73.02	\$769,231	\$94.92	\$1,000,000
21	Animal Science Teaching and Research Lab and Classrooms										\$2,500,000
22	Greenville Farm Plant Research Laboratory and Office Facilities										\$3,000,000
23	Expansion of Morris Recreation Center		25,576					\$521.00	\$13,846.154	\$677.30	\$18,000,000
Phase Totals		230,913	379,530	32,605		37,370					\$380,997,660

PHASE 4: 2028 – 2032

Initiative	Building	GSF Exist.	SF New	SF Reno	Remain	SF Demo	Misc SF	Construction \$/SF	Construction Cost	Project \$/SF	Project Cost
32	Construct Central Energy Plant - Phase I		20,000					\$521.00	\$10,420,000	\$677.30	\$13,546,000
33	Renovate Henderson Hall	50,431		50,431				\$212.00	\$10,691,372	\$275.60	\$13,898,784
34	Demolish an E & G Bldg.	73,005		73,005						\$18.00	1,538,462
35	Renovate Journalism	43,256				43,256		\$212.00	\$9,170,272	\$275.60	\$11,921,354
36	Renovate Binnion Hall							\$212.00	\$15,477,060	\$275.60	\$20,120,178
37	Construct General Academic Building A		100,000					\$420.00	\$42,000,000	\$546.00	\$54,600,000
38	Renovate Ferguson Social Sciences Bldg.	72,391		72,391				\$159.39	\$11,538,462	\$207.21	\$15,000,000
39	Renovate McDowell Administration Bldg.	106,768		106,768				\$129.68	\$13,846,154	\$168.59	\$18,000,000
40	Renovate Existing One Stop / Repurpose	27,909		27,909				\$147.00	\$4,102,623	\$191.10	\$5,333,410
41	Renovate Halladay Student Services / Change Use	25,446		25,446				\$212.00	\$5,394,552	\$275.60	\$7,012,918
42	Breeding Laboratory at Equine / Beef Unit										\$400,000

Initiative	Building	GSF Exist.	SF New	SF Reno	Remain	SF Demo	Misc SF	Construction \$/SF	Construction Cost	Project \$/SF	Project Cost
43	New Beef Cattle Center										\$4,000,000

Phase Totals

399,206

120,000

355,950

43,256

\$165,832,643

EXISTING TO REMAIN / FUTURE RENOVATION

Initiative	Building	GSF Exist.	SF New	SF Reno	Remain	SF Demo	Misc SF	Construction \$/SF	Construction Cost	Project \$/SF	Project Cost
	Young Education North	28,965			28,965				Costs not Included		Costs not Included
	Sowers Education South	34,526			34,526				Costs not Included		Costs not Included
	Science and Technology Center (existing)	109,463			109,463				Costs not Included		Costs not Included
	Music Building	68,500			68,500				Costs not Included		Costs not Included

PROJECTS REMOVED FROM THE PLAN

Prior Initiative	Project	Explanation
6	Construct New Library	The existing library will be renovated to meet current space needs.
8	Construct new Parking Lot @ Bois d'Arc / Walnut Streets	The project assumed all land on Bois d'Arc Street would be purchased, and grand entrance to the campus would be on Bois d'Arc Street. Parcels of land were unable to be purchased due to the landowner(s) not desiring to sell.
12A	Demolish Cain Concession Stand	The decision was made to keep Cain concession stand.
12B	Demolish Football Locker Room (T Lounge)	The decision was made to expand the football locker room.
12C	Demolish Stadium & Concession	The decision was made to keep and renovate the stadium concession.
13	Demolish Field House & Whitley Gymnasium	The decision was made to keep both the Field House & Whitley Gymnasium.
14	Construct New Parking Lot On Lee Street	This was planned to be in the footprint of the Field House & Whitley Gymnasium.
15	Construct New Visual Arts & Communication Building	The construction plan was proposed to replace the Art Building, Art Sculpture Lab, Wathena Temple and Journalism buildings. A decision has been made to forgo the demolition.
16A	Demolish Wathena Temple	The decision was made to keep Wathena Temple.
16B	Demolish Art Building	The decision was made to keep the Art Building.
16C	Demolish Art Sculpture Lab	The decision was made to keep the Art Sculpture Lab.
18	Demolish Existing Nursing Building	The decision was made to keep and repurpose the 3,300 GSF building.
19	Construct Main Entrance "Oval"	Discussion to construct a main entrance oval has ceased due to the high estimated cost.

20	Construct Science and Technology Building Addition	It is not felt necessary to add to the Science and Technology Building as a new Engineering and Technology Building is on the plan.
21	Create First Segments of Great Lawn	This project was planned to be in the space of the Art Building and Wathena Temple after their demolition. These buildings are not going to be demolished.
27	Demolish Smith Hall	The original plan was to demolish Smith and Berry Halls and turn their footprint into a large parking lot. Smith Hall currently provides 81,200 GSF on three floors, asphalt paving, with concrete curbs at perimeter and islands. The decision was made to keep Smith Hall.
27C	Construct New Stadium, incorporating Health & Human Performance	The decision was made to renovate the stadium.
28	Construct 335,000 SF Asphalt Parking Lot	The new 335,000 sf parking lot was to be constructed in the footprint of Smith Hall and Berry Hall to provide 1,032 new parking spaces for overflow and special events. The decision has been made to keep both Smith and Berry Halls.
30	Construct Student Housing (Phase 4)	Due to issues with phase three of student housing, the decision was made to keep and renovate Berry Hall instead of a new structure in phase four of the student housing.
32B	Demolish Berry Hall	The decision was made to renovate Berry Hall.
33	Construct New Alumni / Conference Center. Demolish Existing Alumni Building	The decision was made to keep the existing building and not construct a new Alumni building.
35	Construct new General Academic Building "B"	One four-story, 100,000 square foot general academic building is on the master plan. The current enrollment pattern does not dictate the necessity of a second new general academic building.
36B	Construct Performing Arts Center Addition	The Performing Arts Center will undergo renovations and ADA upgrades.

38	Construct Greek Row Housing	The original plan was to construct this housing on the east side of Neal Street with traditional campus housing to the west. This plan assumed the availability of funds to purchase of all necessary property.
38B	Complete Great Lawn	This project was planned to be in the space of the Art Building and Wathena Temple after their demolition. These buildings are not going to be demolished.
40	Construct Clock Tower	The original plan was to construct this tower of brick and cast stone with a metal roof expected to be 12-15 feet square and 80 feet tall. Decision was made to remove this tower from the plan.

REBUILDING IT INFRASTRUCTURE

The most significant risk to the stability of online classes is our lack of a secondary path for our internet. This lack is also a risk to day-to-day operations of the university. Currently, we only have one path which travels south down SH 24 to I-30 toward Dallas. Increased bandwidth and a secondary path will ensure the university can function if one path is down. The total cost of laying new fiber could reach upward of \$100,000,000. Utilizing unused dark fiber already in place will reduce the overall cost but will require partnerships with the owners of this fiber.

As A&M-Commerce’s presence grows in Dallas, we recommend building a regional data center. This data center will give us access to Dallas’ 100GB network and vastly increase our IT infrastructure and security footprint in case there is a disaster at the University.

<u>New</u>	<u>Estimated Cost</u>
PHASE 2: 2018 - 2022	
a. A second path from the McDowell Business Administration Building to the switch room in Ferguson Social Sciences Building (1,600 ft. of fiber + 500 ft. conduit)	\$ 36,000
b. New fiber to President's House & One Stop Shop	\$ 40,000
c. Renovate One Stop Shop's Intermediate Distribution Frame (IDF); it was not designed for its rapid growth.	\$ 30,000
d. TAMUC wireless for all green space (add significant access points to every corner of every building) excluding Memorial Stadium	\$ 250,000
e. Transfer wireless network in dorms over to Apogee Network	
PHASE 3: 2023 - 2027	
f. A redundant fiber channel north out of Commerce. This item should be an East Texas collaboration.	\$ 100,000,000
g. Data Center in Dallas	\$ 1,000,000
h. Run fiber along Lee Street for redundant path	\$ 30,000
i. New fiber to Journalism building	\$ 10,000

AVAILABLE DEVELOPMENT PROPERTIES

1. Southwest corner of SH 24 and Culver

The parcel is 1.28 total acres. A 1.00-acre plat appraised at \$400,000. The CVS site sold for \$880,000 plus closing, so we do believe this portion is worth significantly more than the original appraisal. The only restrictions on this lot are from the Walmart sale, stating we cannot build a discount department store, a pharmacy, or a grocery store in the nearby vicinity.

2. Lot south of Lone Star Eatery

The parcel is 1.728 acres between the Walmart parking lot and Lone Star Eatery. The Hunt County Appraisal District value is \$188,180; however, the property has not been appraised. The only restrictions on this lot are from the Walmart sale, stating we cannot build a discount department store, a pharmacy, or a grocery store in the nearby vicinity.

3. SH 24 inbound corridor

The parcel is five to six acres available for development. This property is currently a topic of discussion with the Commerce Economic Development Corporation and an interested party as options for fast food, shopping, and entertainment. One of the requests is a combined effort on the CVS lot for sale, as development should stall if there are not entrances from both Culver and SH 24.

4. Southwest corner of Culver and Monroe

Option 1 includes the entire lot to the cross street on the south and encompasses 6.155 acres at a value of \$475,000.

Option 2 leaves the front acre for university development but significantly affects the value, appraising at \$100,000 rather than \$475,000.

5. West campus area

This large area begins at the northwest corner of SH 24 and Culver, up to the property line of the Commerce Inn. It includes the Children’s Learning Center, the current site of the Northeast Texas Children’s Museum, Smith Hall, and Berry Hall. Roughly 30 acres, it could be used for commercial development. If Berry Hall and Smith Hall remain, it will encompass roughly 12.5 acres.

6. Former President’s Home

This property is a large site that is planned for the Agricultural Multipurpose Education & Training Center and possibly the Children’s Learning Center. The home has multiple issues, and plans are to remove the structure. From the north and east fences to the roads encompasses roughly 17 acres.

7. Land behind the Methodist Church

This piece of property is roughly 27 acres located behind the First United Methodist Church and attached to Cain Sports Complex. Development of this area could conflict with the athletics plan, but there is room for parking and structures.

8. Other Areas

There are several acres between the university and the South Sulphur River available for development, but many of them lie within either a flood zone or general low area that holds water. These could be built up and developed, but likely not a priority site for development while other improvement properties remain an option.

9. Farm

Most of the farmland is used to support teaching and research. There are a few areas available for development if needed, but it could affect the agricultural sciences programs significantly.

10. South campus

Several lots in the area south of the main campus have been cleared and are available for development. They vary in size, but we do have areas where we own adjoining lots that could be improved or made into parking areas. The secondary main campus entrance focus remains on the area closest to Bois d’Arc Street.

MAPS

CURRENT CAMPUS MAP



DEVELOPMENT PROPERTIES



DEVELOPMENT PROPERTIES



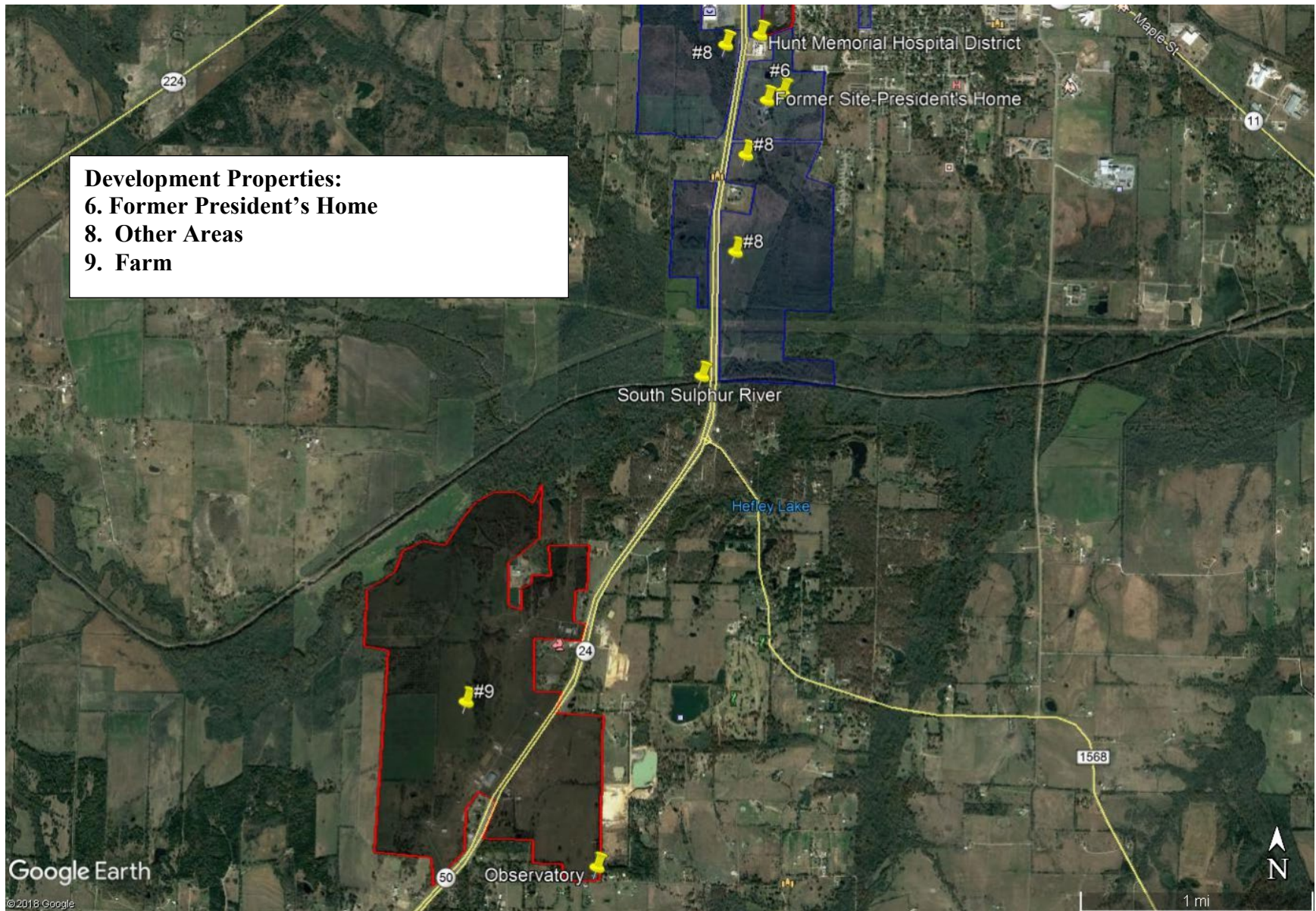
DEVELOPMENT PROPERTIES



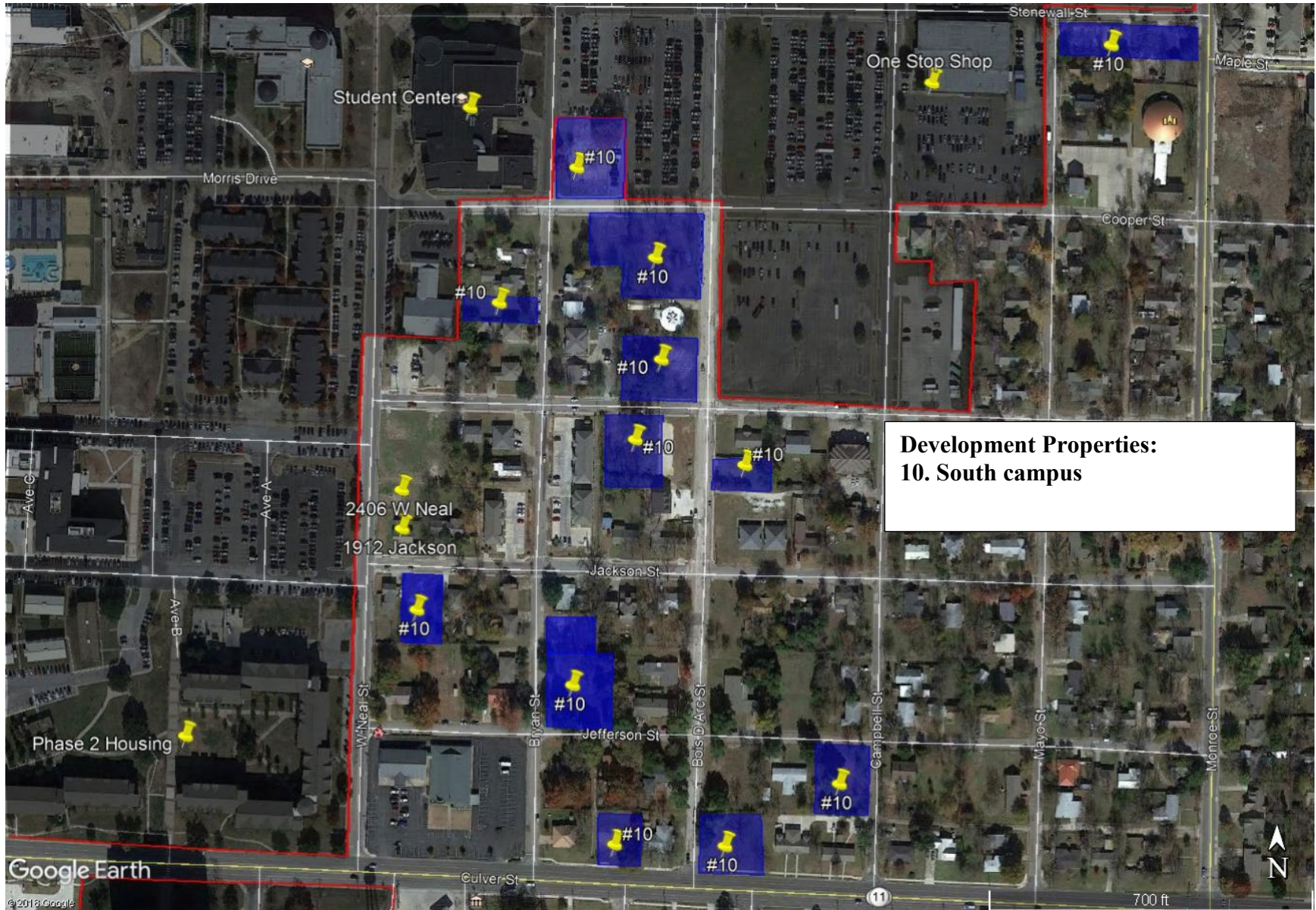
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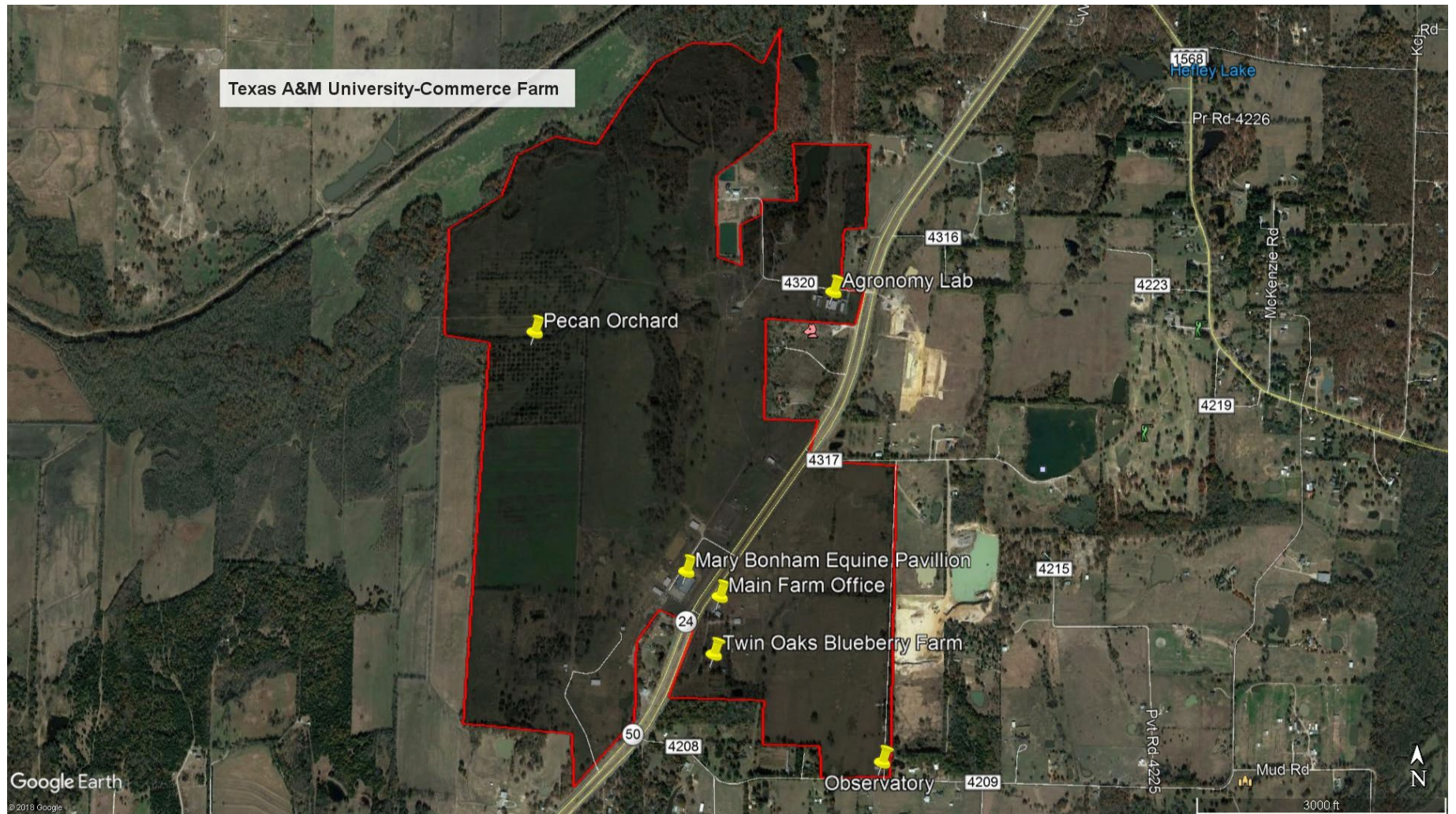
DEVELOPMENT PROPERTIES



DEVELOPMENT PROPERTIES



CAMPUS FARM MAP



PHASE 2 MAP

- BUILDINGS:**
 8. LOCKER ROOM EXPANSION
 11. UNIVERSITY POLICE DEPARTMENT
 13. VICTORY BELL
 14. SPECIAL EVENT CENTER & PARKING
 15. WELCOME CENTER
 17. HONORS HOUSING
 18. AGRICULTURE MULTIPURPOSE EDUCATION & TRAINING CENTER
 21. ANIMAL SCIENCE TEACHING & RESEARCH LAB AND CLASSROOMS
 23. MORRIS RECREATION CENTER EXPANSION

Revised 08.07.2020

