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Executive Summary

In August 2008, Lamar Institute of Technology (LIT) engaged the architectural, planning, and engineering firm of Freese and Nichols, Inc. to develop a campus master plan.

The objective of the master plan is to provide a 10 year (2020) plan for Lamar Institute of Technology, (LIT) to address development and facility needs for the campus. The master plan will provide a vision for the development of the physical environment to support and promote the academic values, goals and mission of the Institute.

The president of LIT, Dr. Paul J. Szuch, encouraged community stakeholders, faculty, staff, and students to participate in the planning process so that the plan would be embraced and shaped by everyone’s input. Based on the planning process and inclusive stakeholder involvement, this master plan will serve as a comprehensive guide to assist LIT into the future.

Process

The planning team approached the master plan project through a systematic process comprising Mobilization, Data Gathering, Analysis/Review, and Recommendations. In the Mobilization Phase, the planning team coordinated with LIT to prepare schedules and milestones. LIT provided the list of the Master Planning Steering Committee members and facilitated meeting arrangements.

The Data Gathering Phase included a web-based questionnaire and interview sessions with the community stakeholders, Master Planning Steering Committee, faculty, staff, and students. The planning team also collected site data, enrollment trends, and previous reports and plans.

During the Analysis/Review Phase, the planning team developed a thorough understanding of the opportunities, constraints, strengths, and weaknesses of LIT’s current status. The information gathered from surveys, interviews, requested information, and campus site visits served as a foundation for data analysis. The analyzed data was used to formulate recommendations for the master plan.

In the Recommendation Phase, the planning team refined the concept plan to develop the final master plan recommendations. Narratives, graphics and sketches, cost estimates, and implementation strategies were then developed to support the plan. Next, a three-phase implementation approach was developed for the final document.

Recommendations

The final campus master plan is the reflection of countless hours of collaboration with the Institute and various stakeholders. A wide range of data and comments were analyzed and discussed during the development of the plan. The final plan reflects several important campus recommendations to be implemented in a three-phase approach. While some recommendations are dependent on the completion of others, there is flexibility in the plan to allow progress to be made in a future climate of change and uncertainty.

Currently, LIT is land-locked with few options available to balance the future need for new facility space, parking, and exterior green spaces within the existing footprint. The plan addresses the need for additional property and illustrates how to fully develop the campus facilities and grounds in the future.
Because of LIT’s physical location and adjacency to Lamar University and the highway, it was important that the plan present an approach to enhance the campus’ identity and presence. Campus wayfinding and entry elements have been recommended in order to feature a new campus entry and provide a clear identity for the LIT campus.

The existing “T” buildings provide necessary space that is currently being utilized, but the buildings have long out lived their efficient usefulness. After careful analysis, the planning team recommended the demolition of the five existing “T” buildings because of overall age and conditions. Removal of the facilities will need to be carefully phased with new replacement facilities and parking (as presented in the plan.)

One of the comments often heard from the LIT faculty, staff, and students was the lack of campus open green space. Open green spaces are important areas that can provide a campus identity, gathering spaces, and a potential symbolic “heart” of the campus. The need for this type of campus feature was reflected by various stakeholders throughout the process. The final plan has been carefully developed to create a new central green space on axis with a new campus entry. It is intended that future buildings will be organized around this central campus space and thus create a court-style center for the campus.

The final plan recommends a total of three new multistory academic facilities. Part of this need is the result of the recommended demolition of the existing “T” buildings. Other program needs, and projected enrollment growth provide the basis for the additional facilities. Where possible, it is desirable that the new facilities be connected with a continuation of the existing exterior covered walkways. The walkways will not only provide protection to those moving between buildings, but will also serve as a common unifying architectural element around the new central green space on three sides.

Property acquisitions west of University Drive for future parking expansion will be important to support the internal campus developments as outlined in the multi-phase plan. Internal parking modifications will result in improved parking availability and vehicular circulation enhancements. These improvements, along with pedestrian circulation enhancements, will improve safety and campus experience for everyone on campus.

An expectation for green campus sustainability in all future endeavors is also recommended. Whether for new or renovated facilities or campus-wide energy saving initiatives, we recommend that LIT continue to move toward campus sustainability principles and goals.

Conclusions
The master plan is an instrument for future decision making. These recommendations do not establish an exact implementation schedule, but establish a benchmark to meet changing conditions and available resources. General cost ranges are provided to allow LIT to make implementation decisions based on needs, timing, and funding. As each project is planned, detailed programming and site-specific strategies will need to be initiated for implementation.

The master plan should be considered a dynamic “living document” that provides the framework to meet the changing needs of LIT. We recommend a periodic update and review be performed every two to three years or at the end of each major implementation phase to ensure that the direction of the plan remains consistent with the goals of LIT not only today, but well into the future.
Acknowledgements
The project team would like to thank the many individuals who took time to participate in the development of this master plan. We are particularly grateful to the Master Planning Steering Committee, the community stakeholders, students, faculty, and staff who provided feedback and valuable insights about Lamar Institute of Technology’s campus.

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Introduction

Lamar Institute of Technology (LIT) is located in Beaumont, Texas. Its present location is the original site for Lamar University’s former College of Technical Arts. Today, LIT covers approximately 20 acres. The Institute boundaries are: Adams Street to the north, East Lavaca Street to the south, Martin Luther King Parkway to the east, and University Drive to the west.

The surrounding land use to the north and west is predominately single- and multi-family residences. Lamar University is located just south of the LIT campus, south of East Lavaca Street.

A total of eight campus facilities house the administration, academic, student services, labs, and support functions. Facilities used mostly for academic purposes are the “T” buildings, Technology Center, and the Multi-Purpose Center.

Student enrollment has increased to approximately 3,200 credit students, and 2,000 - 3,000 non-credit students. LIT is currently purchasing properties along the west side of University Drive as they become available, to allow for future expansion.

LIT provides technical, business, health, public service and safety, and industrial education programs, as well as general education, developmental education and workforce development. Most of the programs have been in existence for several decades. This gives LIT a competitive edge as an expert Institute in their respective areas of training.

Since LIT is responsible for training a high percentage of employees in the local workforce, they must continue to improve their training and their physical campus environment.

LIT needs major renovations and new construction to accommodate increased enrollment and updated technology expected in recent years. Refinery expansions and new hospitals in the Port Arthur/Beaumont area demand qualified, trained individuals to work in many of the technical fields.

LIT is expanding existing programs and creating new ones to address industry needs. Therefore, this master plan evaluates the campus and its needs today as well as addressing its future needs and how to best grow in a planned, organized manner.

Purpose

The purpose of the master plan is to provide a process for LIT to make informed decisions, manage growth, and guide the physical development of the Main Campus. The master planning process engages, involves and energizes participants, and builds consensus.

The quality of the campus environment is vital to attract the best faculty, students, and staff. Thus, this plan is tailored to the current and future needs of LIT to help the Institute develop into a functional and aesthetically pleasing campus. The master plan is intended to provide LIT with a road map for capital improvement projects over the next decade.
Background/History of LIT

Lamar Institute of Technology traces its roots to March 8, 1923, when the South Park School District in Beaumont, Texas authorized its superintendent to proceed with plans to open “a junior college of the first class.” On September 17 of that same year, South Park Junior College opened with 125 students and a faculty of 14. Located on the third floor of the South Park High School building, the college shared the library and athletic facilities with the high school. In 1932, separate facilities were provided and the name of the institution was changed to Lamar College, to honor Mirabeau B. Lamar, second president of the Republic of Texas and the “Father of Education” in Texas.

On June 8, 1942, classes were held for the first time on the present-day campus in Beaumont. After World War II, the college grew to 1,079 students, and a bill was introduced in the House of Representatives to make Lamar a state-supported senior college. The legislature approved the Lamar bill (House Bill-52) on June 4, 1949, creating Lamar State College of Technology, effective September 1, 1951. Lamar was the first junior college in Texas to become a four-year, state-supported college. Uniquely, Lamar retained much of its traditional community college mission, particularly in career programs, while continuing to grow with strong programs in engineering, science, business and education. In 1962 a graduate school was established, offering master’s degrees in several fields. The doctorate in engineering was established in 1971. In the same year, House Bill 590 became law, changing the institution’s status to university. Lamar State College of Technology, with an enrollment of 10,874, officially became Lamar University on August 23, 1971.

Vocational courses were among the first offered by Lamar and played an important role in their development. A Division of Vocations was established in 1946 and became the Lamar School of Vocations in 1955. In 1970 the name was changed to the School of Technical Arts, and in 1972 it became the College of Technical Arts. During 1971, the College began awarding Associate of Applied Science degrees in certain two-year programs.

In 1969, an extension center was opened in Orange, Texas. In 1975, the long-standing private two-year Port Arthur College became Lamar University at Port Arthur. The Lamar University System was established by the 68th Session of the Texas Legislature with the passage of Senate Bill-620, which took effect in August 1983.

The Texas Higher Education Coordinating Board recommended in 1990 that all two-year programs at Lamar University-Beaumont be combined into Lamar University Institute of Technology. The programs in the former College of Technical Arts, Allied Health, Office Technology and Restaurant-Institutional Food Management were placed in the new institute.

On September 1, 1995, the Institute of Technology was established as an educational center of Lamar University and a member of the Texas State University System. The Texas Legislature changed the name of the institution to Lamar Institute of Technology in 1999. On December 4, 2000, the Southern Association of Colleges and Schools granted separate accreditation to Lamar Institute of Technology, as it remains today.
Recorded here are the current vision, mission, and goals which define LIT.

**The Vision**
Lamar Institute of Technology: focusing on innovative education, training, and career development for tomorrow’s workforce.

**The Mission**
Lamar Institute of Technology provides quality education and training that enable a diverse student population to achieve its career goals. Programs are enhanced by developing and maintaining partnerships with business, industry, and the community. Faculty are dedicated to teaching, advising, and scholarship. Both faculty and staff work to serve the Institute and the community.

**Goals**
The Lamar Institute of Technology recognizes its obligation to make available to the community all the opportunities implicit in its function as a part of The Texas State University System. In an effort to achieve this goal, the specific objectives of the college are as follows:

**Quality**
- To provide professionally competent faculty and staff.
- To demonstrate excellent and effective teaching.
- To provide student-oriented faculty and staff.
- To provide competent graduates.
- To create an environment conducive to academic excellence and growth for all students.
- To provide and maintain safe, healthy physical facilities.
- To provide an active student development program to foster student participation in Institute actions.
- To develop programs to attract regional, state, and national recognition.
- To provide guidance services to assist each student in making an appropriate career choice.
- To provide education and training which allow graduates to advance rapidly in their chosen fields.
- To instill in students the desire to learn, which will guide their growth in their professions.
- To provide in-service training to persons currently employed in Southeast Texas.

**Adaptability**
- To respond to community needs by designing curriculum and instructional methodologies and to provide the technological equipment relevant to changing society.
- To ensure continued professional competence of faculty and staff in teaching, creative endeavors, and service.

**Accessibility**
- To provide open access for those who wish to attend.
- To recruit students for the career and technical post-secondary programs.
- To provide services for the community.

**Diversity**
- To promote a belief in the dignity, equality, and value of every person.
- To recruit and maintain a diverse student population.
- To decrease gender-bias stereotyping within traditional career/technical programs.
The Planning Process
The process used by the planning team included Mobilization, Data Gathering, Analysis/Review, and Recommendations.

Mobilization
During the Mobilization Phase, the Master Planning Steering Committee was established to review and approve the ongoing progress of the master plan.

A kick-off meeting was held at the start of the project to discuss plan content, project schedule, and deliverables. A web site was created as a means of communication between the Institute and the public. Meeting notes, schedules, a draft plan, and final plan are available on the web site. The web site was also used by the planning team to receive comments through an online questionnaire/survey.

Data Gathering
During the Data Gathering Phase, the planning team collected and compiled a large amount of data to provide the background information necessary to adequately assess the campus. Site data, facility assessments, previous enrollment trends, photographs, and previous reports and plans were collected. The team also conducted a campus walk-through and numerous interviews during this phase.

Interview Sessions
In order to show the value of community stakeholder involvement in the master planning process, LIT held a stakeholder meeting before the campus users’ interviews took place. Over 30 community stakeholders representing local school districts, refineries, and private corporations were present. Stakeholders shared needs such as:

- The community’s awareness of programs offered at LIT.
- Facilities sufficient to handle industry needs.
- The creation of new programs (e.g., electrical technology).
A partnership between school districts and LIT for dual programs.
• More training and hands-on experience.
Community stakeholders indicated their support of the master plan and willingness to work with the Institute to accomplish the plan’s recommendations.

Interviews were also held with the Master Planning Steering Committee, faculty, staff, students, and the City traffic engineer. The sessions were typically an hour and a half long, and focused on understanding the perspective of the group about existing campus conditions. The interview sessions also concentrated on receiving feedback on future needs and visions for the Institute. Nearly 70 people participated in the interview sessions over a two-day period.

**Questionnaires**
An online questionnaire was used to receive more detailed comments about campus facilities and environment, parking and signage, and campus circulation. A total of 132 questionnaires were completed with specific comments regarding the master plan. See Appendix A for questionnaire/survey results.

**Analysis/Review**
During the Analysis/Review Phase, the planning team studied the campus to better understand existing conditions, opportunities and constraints of the campus environment. An analysis map was created to visualize existing conditions and provide guidance for recommendations.

During this phase, the planning team also developed conceptual plans. A presentation was given to the Master Planning Steering Committee to receive feedback on the conceptual plans. The committee chose one concept plan that was used to develop the rest of the master plan recommendations.

**Recommendations**
During the Recommendations Phase, the planning team presented the final master plan. Cost estimations and phasing strategies, along with necessary graphics and narratives were included to give clarity of purpose, and to assist the administration in generating support for the plan. The final master plan document was prepared and printed for distribution.
Issues Identified
The planning team identified a variety of issues through interview sessions, questionnaires, site analysis, and general campus observations. The following issues were significant enough to be addressed in the master plan.

The need for:

- Gathering spaces (indoor/outdoor)
- Faculty gathering space
- Increased campus safety
- A well-defined campus boundary
- Clearly defined pedestrian crossings
- Efficient campus circulation/traffic flow
- Increase campus green space
- Prevention of vehicular and pedestrian conflicts
- A clearly defined “main entrance”
- Land acquisition
- New construction and/or building renovations
- Signage and wayfinding
- Additional classroom buildings
- Parking
- Centralized Student Services including expansion and consolidation of services
- Workforce training space
- Storage space
Existing Conditions
LIT comprises approximately 20 acres at the intersection of Martin Luther King Parkway and East Lavaca Street. The campus is essentially landlocked with the exception of an existing single-family neighborhood to the west. Acquisition of selected parcels across University Drive into the neighborhood allows the campus limited opportunity for expansion. The Institute desires to be a good neighbor and is sensitive to the surrounding residents. However, acquisition of properties adjacent to the college boundary is critical to its future growth.

The campus currently sits in the shadow of Lamar University. Identity of LIT buildings and boundaries are often undefined. One of the primary features lacking on the campus is a distinct identity. While there are some good examples of signage on the buildings, it was clear during the Analysis Phase that additional entry signage and wayfinding is needed.

Additionally, the majority of the current campus site is composed of buildings and surface parking lots. There is very minimal green space and virtually no gathering space for students. While the campus is well maintained, it was observed that additional open spaces and a campus “center” are very important. Some parking lots are not striped efficiently to maximize parking spaces. There is a large lot to the south of campus that has limited pedestrian pathways for connection across East Lavaca Street. Many students cross East Lavaca and pass through the parking lot from the main campus to the Multi-Purpose Center. Several key vehicular/pedestrian conflict points were noted. The current crosswalk at East Lavaca is a real safety concern. Immediate improvements to the crossing locations and signalization should be made.

Several of the LIT buildings are in good condition, while others are in desperate need of repair. Our planning team found during the course of the plan that the “T” buildings were not worth the cost of repair to bring the buildings up to compliance and educational efficiency. Most of the deferred maintenance items discussed revolved around upgrades to the “T” buildings. The Institute would be better served to replace these buildings.

The analysis phase yielded the following findings:

- **General existing conditions** -
  - **Parking:**
    Parking is limited for LIT faculty, staff and students. There is opportunity to expand parking areas to the west and improve circulation through existing parking lots. Some lots are inefficiently designed and additional spaces could be added with a more efficient layout.
  
  **Facilities:**
  Facilities on campus appear to be in good condition with the exception of the “T” buildings. These facilities are in violation of fire codes, have inadequate space for technology programs, and are in need of replacement.

- **Land Use** - LIT is adjacent to a residential area to the west, some multifamily to the north, and Lamar University borders the south. The majority of the surrounding land is residential with a small amount of industrial uses.
• **Circulation** - Vehicular and pedestrian circulation near and on campus need improvement. The parking layout north of the Beeson Building is difficult to navigate through, which causes traffic on Adams Street to back up when traffic volume is high. There is no internal loop on campus, which forces vehicles to circulate on local streets.

Unsafe pedestrian street crossings on East Lavaca Street should be addressed through appropriate traffic-calming devices. The crosswalk that ties the Multi-Purpose Center with the north side of campus provides a narrow median, giving pedestrians a false sense of safety. This crosswalk should be enhanced to improve pedestrian safety.

• **Walking Distances** - Walking distances on campus are good. It takes three to four minutes to walk from one end of the campus to the other. The campus is very compact, which allows pedestrians to access buildings easily.

• **Important Campus Views** - Two key views should be preserved, the facade of the Beeson Building as a focal point on campus, and campus edge along the north side of East Lavaca Street.

• **Green Space** - There isn’t sufficient green space on campus for outdoor gatherings for faculty, staff, and students. The addition of green space would allow for a more pedestrian-friendly campus.

• **Ownership and Acquisitions** - LIT will eventually have a need to expand to meet future growth. Key land acquisitions for expansion of key programs or additional land surrounding the campus will be necessary to accommodate additional students in the future.

• **Classroom space** - Additional classroom space is needed on campus along with an off-site training facility to accommodate programs such as fire, police, EMS, and homeland security. Technology upgrades such as audio/visual, Wi-Fi, and data access should be incorporated in new and existing buildings.

• **Building Function** - Facilities that have services or programs that don’t function well in their current locations are the Beeson Building and “T” buildings. The Beeson Building is home to student services and campus administration functions that would work better in an administrative setting. The “T” buildings have programs that have outgrown their space and need to expand.
• **Building Sites** - With the demolition of some facilities and reconfiguration of parking areas, locations for future building sites will be available on the existing campus. For example, the demolition of the “T” buildings could provide prime building sites, and the area south of the Technology Center could provide a future building site. Additional properties along the west side of University Drive could be acquired for parking expansions or building sites.

• **Utilities/Infrastructure** - The scope of this project did not include an analysis of utilities and infrastructure. However, LIT is connected to Lamar University’s electrical grid and infrastructure.

The planning team worked closely with the facilities’ staff to understand deferred maintenance issues. Currently, there are no critical deferred maintenance items, but approximately $600,000 in non-critical deferred maintenance items. The non-critical maintenance items can be diminished or eliminated if master plan recommendations are implemented.

• **Student Services** - Student services are currently spread out and under-sized to accommodate enrollment. A new Student Center/Learning Support building (one-stop shop) should be considered allowing existing space to be freed for academic expansion.

A few of the existing conditions have been entered into an analysis map on the next page along with general observations.
Existing parking lots could be reworked

LEGEND

- Existing Campus Building
- Proposed Parking
- Adjacent Building
- Proposed Acquisition
- Proposed Green space
- Potential Building Site
- Campus Entry
- Vehicular Circulation
- Primary Circulation
- Existing Parking - 890 spaces
Recommendations

The final master plan is a blend of concepts that were examined, revised, and agreed upon by campus leadership to meet both the short- and long-term goals of the Institute. The plan is broad in nature, but identifies existing qualities, future opportunities, and areas for improvement. It addresses key issues such as future building sites, parking locations, improvements to pedestrian and vehicular circulation, and land acquisition.

Key recommendations are the demolition of “T” buildings, construction of four new facilities, and a new campus entry, and the development of the campus “heart” (open, green space).

A lack of teaching and office space and a need to update older facilities led to the recommendation to demolish the five “T” buildings. This plan recommends the addition of four new facilities, two of which replace functions within the “T” buildings in the same location. The other two buildings include a new Student Center/Learning Support building and a new storage facility.

With the demolition of the “T” buildings and the recommended construction of four new facilities, LIT would gain approximately 140,500 gross square feet (GSF) in teaching, office, support, and storage spaces.

The increase in square footage would accommodate approximately 2,800 additional students on campus.

Land acquisitions are recommended to allow the full build-out of the plan. Land acquisitions would accommodate parking expansions and allow for building expansion in the campus core. Currently, LIT has a total of 890 parking spaces. The acquisition of properties along the east and west side of University Drive would allow campus parking to increase to 1,056 parking spaces by the end of Phase III. The shared parking agreement with Lamar University and possible future shared parking garage would considerably lower unmet parking demand on the LIT campus.

Since the separation of LIT from Lamar University, the Institute has struggled to create a physical identity. LIT’s campus is directly north of Lamar University and often mistaken for being the same entity. A new campus entry, the development of a new campus plaza, and monument signage at key campus entry points would give LIT its own identity and distinction.

The creation of open/green space and the new pedestrian plaza also plays a role in creating an identity for LIT, because it focuses its faculty, staff, students, and visitors to the “heart” of the campus, truly bringing about a sense of place.
Master Plan Projects

The implementation strategy is to identify the logical phasing and sequence of capital development projects. The master plan recognizes that the phasing of development is critical to the immediate and long-term success of LIT.

Three phases of development have been identified as the possible sequence of project implementation. The recommended projects are flexible and can be developed in earlier or later phases if campus priorities change.

The timeframe of each phase is difficult to determine and is subject to change since the implementation of individual projects is influenced by a number of factors such as funding, competing priorities, and other unforeseen issues. The following is a suggested phasing plan based on current priorities:

Phase I (Projects A - D)

Project A - New Parking Reconfiguration

Currently, vehicular circulation issues exist within the parking lots. This can be seen in the Analysis Map on page 18. Reconfiguration of the lots will help alleviate circulation problems and provide additional parking for a new classroom/laboratory building (Project B). New parking should also be added to the west side of University Drive on properties already owned by LIT.

There is limited space for campus expansion. Therefore, 12 parking spaces will be added to existing parking after Phase I. LIT and Lamar University have a shared parking agreement, which would help to alleviate some parking demand.

Project B - New Classroom/Laboratory Building

Buildings T2 and T3 should be replaced by a new 2-story structure of approximately 44,000 gross square feet (GSF). The size of the new facility nearly doubles the size of the two buildings it replaces (Table 1).

Project C - New Plaza and Pedestrian Walkway

In order to create the “heart” of the campus, the development of a new plaza is recommended. This area would provide open/green space, a gathering space, and help provide a campus identity. It is recommended that the new plaza be placed in the parking lot just south of the Beeson Building. The new plaza should feature landscaping, a fountain or sculpture center piece, and seating areas. In addition, a covered pedestrian walkway to connect all existing and new buildings should be constructed.

Project D - Land Acquisition

To make room for projected growth, additional land is needed for new parking and new facilities. Several properties on the east and west sides of University Drive should be acquired to ensure sufficient campus parking is available (See Phase I Project Identifier on page 22).

If land acquisitions can be made prior to Phase I, it would make available more space to increase additional parking to accommodate added square footage.

<table>
<thead>
<tr>
<th>Facilities</th>
<th>Gross Square Feet Loss</th>
<th>Gross Square Feet Added</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demo - T2 Building</td>
<td>(11,550)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demo - T3 Building</td>
<td>(12,250)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Classroom/Laboratory Building</td>
<td>44,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>(23,800)</td>
<td>44,000</td>
<td>902</td>
</tr>
<tr>
<td>Total Net Gain/Loss</td>
<td></td>
<td>20,200</td>
<td>12</td>
</tr>
</tbody>
</table>

Table 1 - Phase I Facility Space and Parking Analysis: At the conclusion of Phase I 20,200 GSF and 12 parking spaces will be added to the campus facilities’ inventory. LIT and Lamar University share parking. Additional parking spaces are provided south of East Lavaca Street.
Phase I - Project Identifier

- New Parking Reconfiguration
- New Classroom Lab Building
- New Plaza and Pedestrian Walkway
- Land Acquisition
Phase I - Static 3D Renderings

Project B - New Classroom/Laboratory Building

Project C - New Plaza and Pedestrian Walkway
Phase I - Concept Plan

Legend

- Existing Campus Building
- New Construction
- Adjacent Building

Facilities
1. Beeson Building
2. Multi-Purpose Center
3. Technology Center
4. Processing Unit
5. "T1" Building
6. "T4" Building
7. "T5" Building
8. Classroom/Lab Building
Phase I - Illustrative Sketch
Campus Master Plan

This aerial view is a depiction of LIT’s Campus Master Plan after Phase 1’s completion.
Phase II (Projects E - H)

**Project E - New Campus Entry/Visitor Parking**

Project E consists of a new campus entry to establish LIT’s identity on East Lavaca Street. The main entry should be located just south of the new plaza area and should accommodate visitor parking. With landscaping and flag poles in the center green space, LIT will be easily identified by campus users and guests.

**Project F - Classroom/Laboratory Building Addition and Parking Reconfiguration**

Demolition of the T1 Building is recommended to provide space for the expansion of the Classroom/Laboratory Building recommended in Project B. The addition should be constructed as a one- or two-story facility depending on space needs. This would allow for an addition of 10,500 to 21,000 GSF.

Project F should also include the reconfiguration of the parking area just west of the new classroom building addition. The reconfiguration should work in concert with the parking reconfiguration completed in Project A.

**Project G - New Storage Facility and Parking Expansion**

Campus vehicles and equipment need to be centrally located. A new storage facility should provide housing for these assets and facility personnel offices. The facility should be approximately 4,000 GSF.

Project G should also include the expansion of parking along the west side of University Drive on land acquisitions secured in Project D.

**Project H - New Technology Building and Parking Reconfiguration**

Demolition of T4 and T5 buildings is recommended to provide space for a new Technology Building. The two-story facility should be approximately 75,000 GSF. The parking area just west and south of the new facility should be reconfigured to match parking in Project F.

<table>
<thead>
<tr>
<th>Facilities</th>
<th>Gross Square Feet Loss</th>
<th>Gross Square Feet Added</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demo - T1 Building</td>
<td>(14,000)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Classroom/Laboratory Building Addition</td>
<td></td>
<td>21,000</td>
<td></td>
</tr>
<tr>
<td>New Storage Facility</td>
<td></td>
<td>4,000</td>
<td></td>
</tr>
<tr>
<td>Demo - T4 Building</td>
<td>(15,500)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Demo - T5 Building</td>
<td>(10,200)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>New Technology Building</td>
<td></td>
<td>75,000</td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>(39,700)</strong></td>
<td><strong>100,000</strong></td>
<td><strong>962</strong></td>
</tr>
<tr>
<td><strong>Total Net Gain/Loss</strong></td>
<td></td>
<td><strong>60,300</strong></td>
<td><strong>60</strong></td>
</tr>
</tbody>
</table>

*Table 2 - Phase II Facility Space and Parking Analysis: At the conclusion of Phase II 60,300 GSF and 60 parking spaces will be added to the campus facilities’ inventory. LIT and Lamar University share parking. Additional parking spaces are provided south of East Lavaca Street.*
Phase II - Project Identifier

- New Campus Entry/Visitor Parking
- New Classroom Lab Building Addition and Parking Reconfiguration
- New Storage Facility and Parking Addition
- New Technology Building and Parking Reconfiguration
Phase II - Static 3D Renderings

Project F - Classroom/Laboratory Building Addition

Project G - New Storage Facility

Project H - New Technology Building
Phase II - Concept Plan

Legend

- Existing Campus Building
- New Construction
- Adjacent Building

Facilities
1. Beeson Building
2. Multi-Purpose Center
3. Technology Center
4. Processing Unit
5. Classroom/Lab Building
6. Campus Storage Facility
7. Technology Building
Phase II - Illustrative Sketch
Campus Master Plan

This aerial view is a depiction of LIT's Campus Master Plan after Phase 2's completion.
Phase III (Projects I - K)

Project I - Student Services/Learning Support Building and Parking Reconfiguration
To complete the facility build-out, a 60,000 GSF Student Services/Learning Support Building is recommended on the southeast corner of campus. The facility should include offices, classrooms, and a one-stop center for student services. A parking area configured to match existing parking should accompany the building. This facility, with appropriate signage, will anchor the southeast corner of campus, creating a distinct LIT identity. Project I completes the facility build-out.

Project J - Campus Entry/Monument Signage
To help define LIT’s boundaries, entry signage should be placed on the corner of East Lavaca Street and Martin Luther King Parkway service road. This will serve as wayfinding signage and a destination arrival point for campus visitors.

<table>
<thead>
<tr>
<th>Facilities</th>
<th>Gross Square Feet Loss</th>
<th>Gross Square Feet Added</th>
<th>Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Student Services/Learning Support Building</td>
<td>60,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>60,000</td>
<td>1,056</td>
<td>94</td>
</tr>
<tr>
<td>Total Net Gain/Loss</td>
<td>60,000</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 3 - Phase III Facility Space and Parking Analysis: At the conclusion of Phase II 60,000 GSF and 94 parking spaces will be added to the campus facilities’ inventory. LIT and Lamar University share parking. Additional parking spaces are provided south of East Lavaca Street.

Project K - Marquee Neon Signage
Project K consists of the placement of elevated marquee signage so that it can be seen from the Martin Luther King Parkway (Spur 380). Advertisements, campus events and other information could be communicated through this marquee.
Phase III - Project Identifier

New Student Center/Learning Support and Parking Reconfiguration

Campus Entry Signage

Marquee Neon Signage
Phase III - Static 3D Renderings

Project I - Student Services/Learning Support Building

Master Plan Facility Recommendations Build-out

Student Services/Learning Support Building
Phase III - Concept Plan

Legend

- Existing Campus Building
- New Construction
- Adjacent Building

Facilities

1 - Beeson Building
2 - Multi-Purpose Center
3 - Technology Center
4 - Processing Unit
5 - Classroom/Lab Building
6 - Campus Storage Facility
7 - Technology Building
8 - Student Services/Learning Support Building
Phase III - Illustrative Sketch
Campus Master Plan

This aerial view is a depiction of LIT’s Campus Master Plan after Phase 3’s completion.
Phase III - Illustrative Sketch - Student Services/Learning Support Building
Campus Master Plan

Sketch of recommended Student Services/Learning Support Building and entry/monument signage. Westward view of East Lavaca Street from intersection of East Lavaca Street and Martin Luther King Parkway service access road.
Additional Recommendations

In addition to the master plan facility and physical improvement recommendations, the following general recommendations are indicated by the results of our research. These can be smaller, stand-alone projects, or they may be incorporated into the larger scale projects listed in the master plan projects’ section.

As each project comes up for consideration, it should be evaluated for the possibility of addressing some or all of these needs.

Identity
- Create campus-wide landscape design and standards.
- Develop main campus entry and corner monument signs.
- Construct entry monuments at all edges of campus boundaries. See Phase III Concept Plan for locations.

Town and Gown (Edge Treatment)
- Expand edge improvements to better define the LIT - neighborhood interface.

Wayfinding and Signage
- Place campus maps in strategic locations.
- Install consistent building identification signage. (Appendix B)

Vehicular Circulation and Parking
- Identify crosswalks by special paving and landscaping treatments.

Service Access Points
- Identify all service access points with signage and curb cuts.
- Limit access points to locations that are required to provide service to various parts of campus.
- Size sidewalks for campus service and emergency vehicles.

Safety and Security of Pedestrians
- Install an emergency telephone system as a part of all future projects.
- Increase campus lighting where needed.
- Review lighting with each new construction project.
- Review lighting with student leaders periodically.
- Move traffic circulation to the edge of campus.
- Design parking lots to improve safety.
Open/Gathering Spaces
- Designate some parts of campus as permanent open space.
- Develop various types of gathering spaces. Make each space noticeably secure.
- Name gathering spaces for easy identification and wayfinding, for example, Campus Quad.

Campus Site Furniture/Materials
- Incorporate site furniture in gathering spaces, i.e. benches, trash receptacles.
- Avoid placing site furniture under trees where birds flock.
- Configure amenities to pedestrian scale.
- Unify the design of planter pots, trash receptacles and exterior ash urns
- Use powder-coated metal for durability and aesthetics of site furniture.

Landscaping
- Blend with and enhance current campus planting when adding new plants.
- Purchase plant materials that are disease-resistant, suited for the Beaumont climate, and require little special attention and low water usage.
- Change fading or “seasonal” plant materials with the seasons.

Sustainability
- Construct all new buildings and major renovation projects to meet LEED Silver certification.
- Locate and design dumpster enclosures to hide the dumpster from public view while providing easy access for trucks.
- Incorporate campus sustainability standards. (See Campus Sustainability section.)
- Create architectural design guidelines to ensure consistency of existing buildings and new construction.

Land Acquisition
- Develop a land acquisition program to examine alternative options for future campus growth and expansion. The future growth of LIT will be dependent upon how and where the institute can expand.

Facilities
- Renovate the Beeson Building to house all Administration functions and offices after the new Student Services Building is complete in Phase III.
- Expand the Multi-Purpose Center to accommodate new Allied Health programs.
- Develop a report to address LIT’s Silsbee Center extension and proposed joint-use Regional Public Service and Safety Facility.

Transportation
- Coordinate with the Texas Department of Transportation (TxDOT) and the City of Beaumont on the potential conversion of University Boulevard north of East Lavaca Street, from a two-lane to a four-lane thoroughfare.
Campus Sustainability

Many institutions, colleges, and universities are making the push to support campus sustainability in all forms. Faculty, staff, student government, the student body, and organizations must work together to accomplish such a task. The challenge is great but manageable.

One of the master plan’s goals for campus sustainability is for all new campus facilities and major renovations to attain LEED Silver certification. Beyond the bounds of any single construction project, LIT can support even greater initiatives. Environmental sustainability on a campus level can be approached in five venues: Energy, Atmosphere, Materials, Site Development, and Water. The following are campus sustainability recommendations for each of these five categories:

**Energy**
- Design buildings to meet or exceed LEED Silver energy standards. Currently, buildings account for 1/3 of all energy usage in the United States.
- Implement a campus-wide phase out program for all non-Energy Star appliances, electronics, and lighting. For example, LED monitors use less than 50% of the energy needed to run traditional computer monitors.
- Shorten HVAC and lighting usage time in the day. Turn these systems off at night.
- Generate renewable energy on campus by means of solar panels, wind turbines, and geothermal systems, etc.
- Sign energy contracts with renewable energy companies such as Green-e certified companies. Doing so provides the university with pollution free energy while promoting the development of grid-source renewable energy.

**Atmosphere**
- Strengthen the infrastructure of the campus by bringing in additional services, such as dining, to encourage students, faculty, and staff to remain on campus.
- Restrict automobile use inside the campus. Campus safety is a priority and is strengthened by limiting vehicle access. Decreasing automobile traffic decreases the opportunity for automobile-related accidents on campus. Alternatives to personal automobile use on campus include shuttle systems and bicycle sharing programs. This strategy helps the campus atmosphere and lessens energy usage. It also promotes a strong sense of community by allowing more student interaction.
- Promote ride-share and bus systems for students. Start online programs to facilitate ride share groups.
- Implement a campus-wide phase out of harmful, ozone-depleting refrigerants (from HVAC systems). This is an important requirement of LEED buildings.
- Construct and maintain buildings with neutral materials that do not contain VOC’s or toxins. This will prevent sick building syndrome and lead to a healthier, better performing faculty, staff, and student body. Materials to consider include paints, woods, glues, and carpet systems.
- Implement green cleaning programs inside buildings. Use environmentally friendly cleaning products instead of harmful toxins. There are many products on the market that are effective in cleaning and are safe for the environment.
- Limit or completely abolish pesticides outside of the buildings. Use “green” or organic landscaping methods.
**Materials (and Recycling)**

- Purchase materials responsibly as a campus. Know the sources of your supplies, such as paper. Purchase locally, minimizing the negative effects of transportation. Obtain supplies that are made from recycled materials or recyclable materials that do not contain harmful toxins.
- Recycle: make it mandatory but easy for everyone on the campus. Provide an abundance of recycling stations that are well demarcated in buildings and around campus. Education on recycling is vital. Students, faculty and staff must understand the importance of recycling and how to properly recycle.
- Do more business digitally. Transition some traditional textbooks or student records to digital ones. This can make a significant impact on the amount of waste generated on campus.
- Construct buildings using a variety of lower impact materials, such as:
  - salvaged, refurbished or reused materials
  - recycled materials
  - regionally extracted, processed and manufactured materials
  - rapidly renewable materials
  - certified wood products
- When possible, use existing structures for renovation.

**Site Development**

- Construct taller buildings with smaller footprints. Preserve valuable acreage by building up instead of out.
- Place parking under shading to reduce the “heat” island effect.
- Plan for “green” vegetated roofs or roofs made of highly reflective “high albedo” materials. Much of a building’s heat gain is gathered from the sun beating on the roof. By covering the roof with plants or making the surface more reflective, a building’s energy usage can be significantly diminished.
- Design cooler hardscapes across the LIT campus. Use open-grid paving instead of solid concrete or “high albedo” paving materials instead of asphalt.
- Retain or restore as much open, green space as possible. Doing so will aid in water run-off management.

**Water**

- Develop systems to collect, treat, and recycle grey water for irrigation and wastewater usage on campus. This is a major step in reducing the use of potable water on landscapes.
- Water-conserving plumbing fixtures (toilets, urinals, faucets, etc.) should be a campus standard. Replace old, high-flow fixtures with low-flow fixtures.
- Use native plants and limit turf grasses for landscaping. These measures will reduce irrigation needs.
Appendix A

In addition to the data gathering meetings, a questionnaire was made available on the web site for those who did not attend the meetings or who wanted to make additional comments. 132 surveys were received. The following are the results of those surveys:

Questionnaire Results

The campus is attractive and offers an appealing first impression.

The campus is unique and consistent in its architectural theme and efforts should be made to maintain its character.
Questionnaire Results

The campus provides a sense of community and I feel comfortable with its size.

The edges of the campus are well defined and provide an attractive buffer to the surrounding neighborhood context.

There are sufficient gathering spaces on campus that provide a relaxing place to meet, study and socialize.

There are sufficient landscaped areas and open spaces provided throughout the campus.
Questionnaire Results

The campus grounds are kept clean and well maintained.

The campus feels safe.

The physical layout of the classrooms, laboratories and lecture spaces promote a strong learning environment.

There is sufficient lighting provided in the parking lots throughout campus.
Questionnaire Results

The furniture, fixtures and lighting in the classrooms and laboratories are sufficient.

There are some colleges or departments with building facilities in need of expansion or new facilities to better serve their functional needs.

There are some colleges or departments that should be moved or relocated to better serve their functional relationships with other facilities due to their size, location, or condition.

I’m satisfied with the on-campus housing program, conditions, amenities, etc.
Questionnaire Results

There are sufficient number of parking spaces.

Parking lots are conveniently distributed throughout the campus.

Signage is attractive, visible, illuminated, and located properly to allow easy navigation throughout campus.

The number and location of campus entry/exit points are sufficient and provide adequate levels of traffic flow at peak times.
Questionnaire Results

Buildings are well connected to walk between classes.

The campus is easy to navigate with a bicycle and proper amenities such as bicycle lanes and storage racks are provided.

There are limited conflicts between vehicles and pedestrians on campus.

There is sufficient pedestrian safety when walking through parking lots and crossing streets on campus.
Survey Comments
The following are unedited comments from survey participants received from the online questionnaire. These comments do not necessarily represent the views of the planning team or greater LIT population.

Campus Environment
- There needs to be more picnic tables so that students can eat and socialize outside.
- We don’t have a great deal of “park and open land space,” but where would it be? There is no acreage for such a thing.
- LIT needs more classrooms. LIT needs areas the students can gather that is relaxing and where they can socialize and study. We currently have very limited space. It would be nice to have the presence of a police officer located on campus. Cannot read question 5.
- We need more large classrooms and laboratory space. We want to add programs, but we don’t have the room for expansion. Faculty and Staff need a lounge (place to eat lunch). We need parking lot security after 5:00pm. There are students and faculty who are on campus until 8:00pm, some times later. LIT students need their own library and bookstore. There should be a building dedicated to student services, which includes financial aid, tutoring, and special needs.
- When asking about the layout of the classrooms, I feel that it was poor planning to have the clocks in the front of the classroom where the lecturer cannot easily monitor. The students do not need to have the clocks in front of them.
- We need more classroom space for equipment.
- A few benches near parking lot - back of building - close to back door, would be a good idea.
- There needs to be a roaming security guard after 5:30pm. Specific job duties to include walking all parking lot areas in the evenings and having a physical presence that is visibly noticeable to all as a deterrent to crime. This person is not needed “inside” buildings but rather out in the parking lot areas including the Multi-Purpose Building.
- I think buildings like the MPC should have a break room sufficient enough to have faculty and staff a place to eat their lunch if they bring one or just sit and relax before their next class.
- The campus needs room to expand. I personally feel that the system regents should consider purchase or donation of 150-200 acres of land, north of IH 10, and build a modern high tech campus. The current buildings and land could be handed back over to Lamar University for its use.
- I believe we could have a little more lights in the back of the campus. Thank you
- The entire campus needs to be WiFi (We are a technical institute).
- The only problem I’ve run into, is parking. I always have a hard time finding sufficient parking. I get to school early because of this problem, but still end up parking in areas so completely far from my class.
- We need more parking. We don’t have near the capacity that is needed and our student body and faculty grow each semester, parking is a major issue. I pay a parking fee each semester and on average I’m late at least 3 times a semester due to looking for legal parking spaces.
- There is no central smoking area.
- The Technical Buildings (T-Buildings) seem to be disconnected from other buildings. While they are kept clean, they still look and feel antiquated. As a professor, I do not like teaching in those buildings and particularly the trailers. If I don’t care to teach in them perhaps the students don’t like taking classes in them.
- I think LIT is a great school. Its not too big or small. My only comment is that unlike Lamar, we do not have a place to socialize (like the water fountain at Lamar) something relaxing. But overall an awesome institute of higher learning!
- We have come a long way and the campus has improved, but we still have a long way to go.
• The equipment in the portable type buildings to the back of the campus seems unreliable at times, and professors seem totally frustrated with this lack of reliable equipment. Also, a/c does not work in these same buildings, which creates a difficult teaching and learning environment.
• The campus needs more classrooms, classroom space, desks, and seating. More lab space is also needed.
• The campus is very unique in its proximity to the University. The older buildings (t1 through 5) are inconsistent with the structure of the new TC and MPC buildings. Renovations and/or upgrades are necessary to provide adequate space for current and future students.

Campus Facilities
• Expansion of buildings and facilities will reduce problems of space and will improve the learning environment.
• Department of public safety need their own training facility
• We need more classrooms/lab space and a better flow for student services.
• The T-Buildings are dysfunctional. Also, it would be nice if LIT had its own housing units.
• LIT needs several computer labs dedicated to teaching English 1301 and Technical Writing
• They TA5A and TA5B are very small! I have a class of almost 30 and it is very cramped!
• Testing department needs to be enlarged and possibly moved to a more central location and closer to cashiersing to better serve the students
• Portable buildings are an unsafe place to house valuable equipment and are unsightly, as well as inferior teaching space
• The T5 buildings have insufficient air/heating facilities and there are no restrooms right by.
• Business Technology department is spread between three buildings which reduces the interaction between faculty members in different programs.
• Student Services is the first place most students and visitors come and it is a very unattractive and dismal place. The carpets are filthy, the wall paper is peeling off the walls and there is a big bank vault in the middle of the department. In addition the department is very cramped.

• Parking at MPC - Too many LU students are parking in the MPC lots. Maybe we should go with a gate to scan our card to park over here.
• Need more room for A+P labs and dental hygiene labs. Hygiene students have no place to perform lab work generated in the clinic because A+P labs are in session. Lighting in the DH clinic and patient education rooms could be brighter.
• Classrooms need more space with our increased enrollment.
• The Anatomy & Physiology laboratories need to have their own space for classes.
• Student services needs more rooms and more areas to converse privately and quietly with students
• LIT is in need of expansion. General Education/Developmental Studies department needs more classroom space (lecture rooms) and more computer laboratories.
• Several departments that have similar functions are spread all over the campus and should be located closer together. Public Service and Safety would be better served located away from the tradition campus to be able to properly train their students in required areas.

Parking and Signage
• The shared parking with Lamar University can be problematic, and we need campus maps located in strategic areas...
• The signage on the Multi Purpose Building is poor. There are constantly patients for Dental Hygiene and Sonography lost in the building.
• Prospective students have trouble finding destinations.
• The DH clinic sign is covered up by a tree. There should be a sign at the back door to the MPC directing patients to the clinic door on the left.
• When workshops are being conducted in MPC for non-campus individuals, those of us who have paid for parking are left to find parking on the street. There should be better arrangements made for these functions other than to displace the students and faculty who have paid for using the lots.
• Not enough parking will always be a problem.
• There is a need for more parking.
• I feel as if the parking for faculty/staff is not enough. In the front of the beeson building there is a need for more visitor space as well. Thank you.

• Parking is a continual headache for students and faculty alike. A particular hindrance to navigating into and out of the MPC, is the undersized entrance when turning in from University in to the back parking lot. Cars must take turns using the entrance/exit, causing a great deal of traffic backup and several nearly tragic pedestrian accidents.

• Signage is too small and not even located where it can be seen.

• As I mentioned before, we need more available parking. Signs are visible on the TC, Cecil Beeson, and MPC but its sometimes difficult anywhere else!

• The students do not have a great number of parking spaces throughout the campus. Most areas are for Reserved Parking Only. However, there are a lot of parking spaces...its just that most of them are inaccessible to students, especially around 8,9, and noon. As well as some other particular times.

• I feel that the location of some of the classes are a little confusing. Buildings that are labeled as Ta something are not that visible to everyone and that can cause some confusion if you don’t already know the campus.

• Parking has always been an issue. Many Lamar University students park on our campus. The back (North) parking lot could be redesigned to add additional parking (a few spaces).

• Some signs do not completely describe certain buildings by name. This especially a problem at the beginning of a semester when students are not aware that (for example) “T5" means “TA5.” The TA5A annex building is labeled “TA5B,” causing further confusion for students.

• More parking needs to be added. Students are having to park in grass lots. When it rains people get stuck!!!

• Signage has been improved in the last few years but the campus is still in need of more signage instructing students where services are located.

**Campus Circulation**

• For the most part drivers are courteous. The crossing in front of the MPC could use flashing lights and yield to pedestrian signs.

• Something should be done to make walking to the MPC Building easier for students and instructors, considering the level of traffic on Lavaca Street.

• Too much traffic across the street when trying to get to the mpc building.

• When going to or from the MPC building you must navigate through the parking lot, there is no designated walkway through the parked vehicles.

• When crossing the street to the MPC building not all drivers are as giving. I feel something maybe needed to alert drivers of pedestrian crossing.

• Walking to the MPC across Lavaca is like running with the bulls in Pamploma.

• There is not sufficient connections between the T-Buildings and the other buildings.

• When walking across to and from the MPC Building, vehicles do not want to stop! Im not sure if anything can be done about this but it can be a problem sometimes!

• When walking over to the MPC building there is not walk way for students leaving the beeson building. Students have to walk thru the cars that are park. Also there is not a secure walking space when crossing the street. Cars do not really stop for the students.

• Need a covered walk way going to the TA5 building for when it rains so you don’t get soaking wet like I did.

• There should be pedestrian crossing or a light between the main campus and the MPC building. There also needs to be a faculty/staff bathroom on each floor of the Beeson Building or greatly enlarge the current facilities.

• There should be an area marked off by back of MPC parking lot for pedestrians to cross.
• There needs to be a pedestrian right of way between the MPC and the buildings across the street!
• We need to increase safety when crossing Lavaca.
• With the MPC building located across a busy road and no traffic control to ensure safe egress - this is a tragedy waiting to happen...
• Cars do not slow down when pedestrians are trying to cross the street to get to the MPC building.
• A walkway over Lavaca is needed from MPC to other part of campus. Speed bumps in the parking lots would keep the speed limit down.
• Crosswalk in parking lot between the TC building and the TA buildings would be nice. Signs or lights at walkway between main section of our campus and MPC building is needed.
• There are problems when it is raining the covered walkway leaks in front of Ta5. There is now covered walkway between Ta5 and Ta5 annex also walking from CB to MPC is dangerous during peak times because of overcrowding in parking lot in front of CB building.
• Lavaca is a trouble spot, there should be some signage that warns the traffic of pedestrian walkways, and the pedestrian right of way.

What are the best features of the campus and why?

• Location, location, location
• Small and easy to navigate
• Small footprint with student services centrally located.
• Mega Bytes because students fill comfortable there.
• I think Allied Health has a great set-up for the work they do. The equipment is very up-to-date.
• The best features of the campus is the landscaping.
• The best feature right now is the Multipurpose Center Building because it’s newer and it has adequate space and updated features and technology.
• Location and accessibility.
• The MPC Conference Center is nice. There’s electronic media, plenty of room for meetings, has adjacent kitchen.
• Size, the compactness makes it feel safe and home-like
• MPC building, newness, auditorium
• The campus has new covered walkways that really have tied together the campus on the North side of East Lavaca and actually keep people somewhat dry.
• Small size makes it easy to learn
• Multipurpose Center. The AV equipment in each classroom is great.
• Close everything is within walking distance.
• MPC - new, wonderfully equipped, clean, comfortable
• The MPC building
• General location
• Reasonable access to facilities
• The set up of the buildings they are easy to get to.
• The cleanliness of the campus is very appealing. The yard is also kept up very well.
• The Multi-Purpose Building because it is new, clean, etc.
• Clean, most modern campus
• The proximity of the different classes the students attend
• The MPC Center
• The best features are the emergency call boxes throughout the campus.
• The best features of the campus is the emergency call boxes and also the lighting.
• The features of the new gym and the dining hall selection is great.
• The best feature of the campus is its access from a major vehicular artery.
• The grounds are so well kept....
• Landscaping and grounds
• The best features are the buildings situated around the parking lot, because the central parking is convenient when you have several classes in different buildings.
• It’s small yet not too small.
• Reserved parking for faculty/staff, inside gated lot.
• The Multi Purpose Center - Technology available
• Overhead projectors in every classroom with computers
• Campus size gives a family atmosphere to the school.
• The landscaping adds beauty to the campus.
• I believe that the best feature of the campus is the grounds work.
• I enjoy the landscaping, the learning labs. They are beautiful and I really find the learning lab helpful. Also, I enjoy the workout facilities.
• The grounds are well maintain and clean.
• The labs on campus. They have different types of equipment in them that helps the students out.
• The computer access convenience with the internet and other software programs.
• Probably just the computer lab, there is nothing spectacular in this campus. We need more activities.
• Clean and neat.
• Small and easy to navigate through.
• The new MPC building is a state of the art teaching facility which vastly improves the quality of the educational experience for students and faculty alike.
• The campus is small and easy to find your way around.
• I would have to say the best feature of the campus is that it is small enough for the students and it is easy to get around in.
• The best features of this campus are the classrooms are in a comfortable environment, the lounges are good for studying, and the distance between building is not too far.
• The best features are the landscaping and the new TC building.
• Small size.
• All the buildings are close together. Easy to get from one class to another.
• Library, Computer labs, and study areas. They help to improve a students grade by providing a safe area to study.
• The buildings look really nice.
• The cafeteria area, studying areas, learning lab.
• The faculty are the best.
• Close proximity of buildings.
• I like the staff because they are very helpful and nice.
• The campus as a whole is great the way it is.
• Most buildings are close together so less walk between classes.
• Technology.
• It’s size. First time college students can be intimidated when looking at university like Lamar. LIT has a “home” feel because of its size.
• Easy to get around.
• The landscape, because it looks so nice, neat, and attractive. It make you want to go to that college.
• The computers, because they are open to anyone who needs to use them.
• You can tell it is well kept.
• Small town feel. There are few people in each classes and it makes for a more 1 on 1 learning environment.
• The computer lab is nice.
• The locations of each of the classrooms.
• The MPC is new and a nice building and has nice landscaping. The TC building has nice landscaping and the walk way between TC and Beeson is an improvement.
• Small and easy to get around.
• An excellent library-has everything that I need though I just started this fall; good testing area at LIT-quiet, easily accessible; rooms in buildings that are not portable buildings-more conducive learning atmosphere.
• The multi purpose center is uniquely built.
• Small town feel. There are few people in each classes and it makes for a more 1 on 1 learning environment.
• Multi Purpose Center.
• MPC Building. It has a welcoming reception desk, kept very clean and is very spacious. Has a beautiful design. Restrooms have a new look.
• The atmosphere is great. It is a very comfortable environment.
• The community college atmosphere is appealing for people who like the environment of a small campus.
• The campus is very well taken care of. I have never seen a piece of trash on the ground. Maintenance takes good care of the grounds.
• Small community atmosphere. We are like a family.

What elements about the campus are in need of the most attention and why?
• Parking, Classroom space.
• More parking.
• Classroom space, parking space, and lab space.
• Technical Buildings (especially TC5) give kind of old look. There seems to be no beauty on the campus in general; there are rectangular concrete buildings, parking lots and cars, with little or no trees, lawns or architecturally beautiful buildings.
• Tear down the T buildings and build a new Mechanical and Technology Center. Add parking.
• I believe the buildings need more attention. Nicer buildings promote higher appreciation of the degree that is being earned. After all it is a technology school and it needs to be high tech.
• Parking is limited at times.
• The portable buildings - they were vandalized recently, and we were unable to have our classes there; also the a/c and power point equipment did not work on several occasions, causing professors to have to locate alternate sites, which also delayed our classes.
• Parking, room in financial aid office, distance from parking and the main building - and parking is absolutely ridiculous there!
• The T buildings need much renovation or tear down and start over
• The MPC building needs an eating area. And more parking.
• I think the parking lot needs to be given more parking spots
• I believe the buildings need more attention. Nicer buildings promote higher appreciation of the degree that is being earned. After all it is a technology school and it needs to be high tech.
• Walking to and from the MPC building - there is a walkway when crossing the street but you have to weave in and out of parked vehicles while trying not to get run over
• Parking space
• Better parking.
• Needs more parking spaces.
• Signage. Location of some of the classes are still hard to find. For example the buildings TA... Unless you are familiar with the layout of the school those classes are hard to find.
• Building size for classrooms and parking
• Some building could use some updating because they are way out of date.
• Crossing Lavaca to and from the MPC. 2. Sufficient lighting and emergency phones in the parking lots. Why? Safety

• We need a campus book store
• Parking lots
• The parking is horrible. Needs more parking space.
• The parking lots near the library....few spaces for students.
• More computers for students, because there aren’t enough
• The T-Building look, feel, and seem old.
• The main element I believe needs improvement is the parking. LIT in growing every year and we need more parking lots.
• I would say the parking lots because as the semesters pass the number of students grow and some are left without parking spacing or it is hard for them to get a space.
• Parking is horrible.
• #1 priority is replacing portables with real buildings, #2 would be improving parking which could be eased by allowing students to park on grassy areas owned by the college, #3 lack of attractive public gathering space and eating areas, #4 lack of uniformity in teaching equipment—Elmo or multimedia tower, etc. in the various classrooms
• Holes in parking
• The Campus itself.
• Parking lots need to be enlarged! There is just not enough parking!
• Parking space. It is hard to find a parking spot in the mornings and evenings. There are not enough parking space at LIT.
• Just the parking situation.
• I believe the student service office due to the fact that is the first stop students make. It is in the need of new carpet and wall paper.
• I think a smoking area away from all entrances should be built.
• Signage need to be updated. The change in department names and program locations still require signage to make things more obvious when you are looking for them.
• Chairs should all be the same and comfortable instead of some being metal chairs while others are nice cushioned comfortable chairs
• I spend very little time in any building other than my own and I’m very happy with my building. However, a separate bathroom for faculty/staff away from students would be wonderful.
• Pedestrian walkways through the parking lots would help make students and drivers feel more safe.
• Parking, not enough of it and not patrolled by campus police enough
• The need for more class rooms.
• Lighting, sidewalks, emergency notification system, and emergency phones are needed for improved safety.
• Lack of parking in and around campus housing.
• As far as I am concerned there is nothing in need of attention.
• Need more parking.
• T buildings
• The condition of the buildings, particularly the bathrooms, floors and walls. The entire campus needs to be WIFI, this is an institute of technology and students cannot even bring their laptops and use them on campus.
• More classroom space, especially in the 10a.m. to 1:30p.m. time frames.
• TC building needs to be totally repaired following the destruction of Hurricane Ike.
• T buildings are old and need to be replaced. Restrooms in the Beeson building are insufficient and out of date.
• Evening security in parking lots because there has been broken windows and thefts of purses and “strangers” have been found walking back hallways of the Multi-Purpose Building who do not belong here. Also, there needs to be some outdoor picnic tables and areas around the Multi-Purpose Building for students, faculty, and staff to eat lunch on nice days.
• Maybe considering a study hall on campus - like a library separate from LU. This would help students have a place to study before or after class.
• Parking lot lighting
• Safety of its students, faculty and staff should be one of the concerns at LIT. Thus far, few problems. Unfortunately the potential, during these times, for a major problem exists.
• Lighting and updating of older buildings
• Snack bar is extremely noisy and that is the only common space at LIT for students. Quiet study areas are needed.
• Technical arts buildings need to be upgraded.
• Parking is very limited to both students and faculty. The Reserved for patient parking is under utilized. That needs to be re-assessed.
• Old building a that cannot support the needs of the programs that are being taught in them.
• Student Services Building, Parking, T-Buildings, Above ground utilities.
• The “T” buildings, old, dirty
• Enrollment and student services - need a central place for direct answers and advice for students, including professional advisors
• Privacy—there is little privacy when talking to students
• The annex buildings are the oldest. They need to be replaced with newer more modern structures.
• Parking and class room size
• The signage on buildings.
• The elements in need are more classrooms and computer labs. Also, socializing areas for students.
• Trailers on a college campus don’t demand respect.
• Student Services in run-down and nasty. Carpet, wallpaper, Annex buildings are gross inside, the smell bad and are not comfortable for the students the chairs are mismatched and very uncomfortable.
• We need more student gathering and activity areas.
• “T” buildings are 50 plus years old and their age is showing.
• Some of the T buildings do not have restrooms, you have to go to another building to use one.
• Landscaping, lighting, parking space. We should have a security guard.
• The T buildings are in need of upgrading
Are there any major campus improvements that are planned or need to be considered?

- Isolating some programs and giving them ample space for their respective training, for example, the police academy has to do its physical training in the parking lot, not a good place, the EMS program has to block off parts of the parking lot to get their students involved in activities outdoors. There is no room for any type of emergency driving, we have to rely on other entities for support.
- Recreational (relaxation) spaces are needed for students and faculty to gather. A place where to sit outside each building.
- The T buildings need to be rebuilt.
- There needs to be more lecture classrooms. We now have to book many lecture classrooms into labs because there are not enough classroom space.
- Need to have classrooms updated with technology.
- More parking.
- Modern replacement of some original buildings.
- Add a student center, library, and bookstore.
- More quiet areas to study.
- Better lab space for the utility line program.
- Biology lab, small classrooms in MPC are too small (combine the three to make two larger rooms).
- Parking lot should be resurfaced and repainted.
- More Parking. More Lighting. More emphasis on safety to our students and faculty.
- More diverse learning environment to create a sense of belonging for students.
- Safety Committee at LIT will begin soon; and hopefully certain problems can be identified and eventually resolved.
- Picnic tables near the Multi-Purpose Building for students, faculty, and staff to eat lunch on nice days. A break room for faculty and staff in the Multi-Purpose Building - we have nowhere to eat other than our office.
- Lounge/lunch room for faculty and staff. A central outdoor gathering area for students and employees similar to the quads on other campuses.
- Additional classrooms that are electronically equipped instead of the unsightly and smelly trailers.
- Student Services Building meeting the needs (financial aid, career placement, special populations, study room, etc.) of the students.
- Turning lanes to go over MLK to campus should have 2 turning lanes to ease morning traffic line.
- Parking expansion.
- I don’t know of any planned improvements, but a general “face lift” would be nice.
- The TA portables buildings the class rooms are too small.
- A smoking gazebo.
- I think a new or additional restroom on the first floor of the beeson building.
- No, except if we could have more available parking.
- More space for study areas. New carpet in the offices on campus.
- Just Parking lots.
- The campus as a whole needs a update. Some classes need updated furniture and new technology.
- Major campus improvements include making bigger parking lots.
- Yes, the students should have more and better meeting places to socialize between classes.
- More classrooms, more classrooms, more classrooms with computers.
- I have seen a couple of pot holes in the driveway.
- The parking is the worst thing on the campus.
- Parking issues need to be addressed.
- Students need 1) most importantly, a quiet place to study, 2)a cafeteria, not just a snack bar, 3)a larger area to eat and socialize.
- Nothing has changed.
- Parking space.
- I think the buildings need to be more modern and have a more technological feel.
- Not really. Beaumont as a community just needs more to offer the people.
- New Student Services building and T building improvements are being addressed.
- At LIT, please consider adding another permanent wing to replace portable buildings.
• Parking.
• I think the buildings need to be more modern and have a more technological feel.
• Tear down the T buildings and build a new Mechanical and Technology Center. Add parking.
• TA-5 Portable buildings the class rooms are too small for a big class.
• I think we should have a specific area to study that is like a quiet zone as the beeson megabytes is way too loud and the learning lab is not really usable due to everybody taking tests or getting tutored there. So there really is no specific area to go and study with our study group on our campus
• The campus needs attention on the security aspect. Just one cart and an occasional patrol car is not sufficient. Surveillance cameras and more security guards are needed.
• More parking
• New building housing Student services and advising is in the works. Satellite campuses i.e. Silsbee are also being utilized

Please use the space below for any other comments or points you wish to make that may not be covered in this survey.
• No one is ever happy with change. With the downturn in the economy as well as the devastation of Hurricane IKE I feel the LIT Administration is doing an admirable job.
• I think overall, LIT campus is great in that your most important resource, your professors, are knowledgeable and flexible when faced with classroom challenges. I have learned quite a bit despite the problems with the learning space.
• Thanks for the opportunity to participate!
• Parking, parking, is a big issue. The tuition is going up and I have to walk a mile to class.
• Hopefully the parking is improved in the future, and everything else is okay except the parking.
• The food is excellent. The instructors and other students are friendly. The classes, for the most part, have sufficient time between them. However, there are classes I had with only 5 min between and IKE took them, but the instructor worked with me. Thank you.
• Updating such as decorating new tiles, carpet, tables etc. could be updated but my main concern in the parking lots.
• OTA is great
• Overall I do believe we have a good academic programs at the campus but we can improve on some things. I do believe we should have WiFi accessibility on campus. We are a technology school and should have that here.
• Regularly scheduled methods of communicating information around campus. This way the right hand will know what the left hand is doing.
• Laptops for every student would be a great thing to have but not a necessity or maybe licenses to software that the school has
• Campus needs to be geared to diverse cultural groups to address the needs of multiculturalism.
• There is a need for more open area between school property and adjacent housing, at LIT.
• As Institutional Space is funded in Texas through multiple mechanisms (HEAF, Operations & Infrastructure Formula) it is critical that any expansion is carefully planned to not jeopardize these sources and levels of funding.
• The campus just needs to be cleaned up. Small things like replacing the old nasty trash cans, picking up the broken tables outside of TA4 by the BBQ pit. Also there are trash hanging from the gazebo in front of TA4.
• Do not put metal furniture in offices.
• Metal furniture belongs in the classrooms.
• I am very proud to be a member of the LIT “family” and I believe we could be a lot more and serve our community a lot better with a little improvement.
Appendix B

Wayfinding and Signage
Wayfinding is a two-stage process during which people (1) decide where they need to go and (2) execute their plan. Helping students, staff and visitors to facilitate this process makes a campus environment comfortable and inviting. The effectiveness of a wayfinding system is measured by how well the environment communicates with the wayfinder. Wayfinding issues should be resolved as part of the development of the campus master plan.

Signage is an important part of wayfinding, but these two terms are not synonymous. Signs can even impede wayfinding when they:
- Are difficult to read
- Contain messages that are ambiguous or unfamiliar
- Have reflective surfaces that create glare
- Are hidden by obstructions

In many cases, people do not read signs at all, but would rather ask directions. A comprehensive wayfinding system should include not only signs, but a number of other visual clues that will help people quickly grasp their current location and decide upon a logical way to get to other locations on campus. Important design elements that provide wayfinding clues include:
- Identifiable arrival points
- Unique streets, plazas or buildings that help create a cognitive map of the area
- Memorable landmarks along travel corridors
- Parking areas and walkways that are logical and convenient to destination points

Campus signage and graphics should employ consistent colors and materials, be written in plain language, and display established pictographs. “You are here” maps should be located near pedestrian exits to parking areas and at major decision points. Maps should show the entire campus, with more detailed enlargements of the specific districts they occupy. The use of memorable graphics and colors can help to “code” a district and make it easier to find, both on the map and on the physical campus.

As renovations are executed within the existing campus environment, it is important to remove as much visual clutter as possible. Often, important signage and landmarks are rendered virtually invisible to students, staff and visitors because of visual overload. When there is too much to see, often we cannot see anything. Unnecessary signs, utility poles, overhead wiring and similar clutter should be removed whenever possible. Unsightly visual intrusions such as mechanical equipment and garbage dumpsters should be relocated or camouflaged. Earnest efforts to remove these distractions will result in a more pleasant environment that speaks clearly to students, staff and visitors alike.
Equally important, the wayfinding system must be consistently maintained to reflect current conditions. The LIT campus will undergo significant changes in the coming years. Wayfinding assistance will be vital during these times of disruption and confusion. It is essential that wayfinding and signage elements be updated quickly to reflect these changes.

The master plan recommends improvements to the current wayfinding system at LIT. The operating principles of this system are to respond to the movement of people around, through and within the campus. Most visitors to the campus arrive in vehicles using the public street system. They must decide where to park, and then choose a direction to proceed toward their destination. An improved wayfinding system will assist motorists and pedestrians with maps and directional signage that facilitate decision-making, reaffirm chosen pathways and provide a sense of orientation, leading to a more pleasant and memorable visit to the LIT campus. LIT should consider the separate development of a campus signage and wayfinding master plan to help guide further decisions.
## Appendix C

### Cost Estimates - Phase 1

**Opinion of Probable Construction Cost**

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**PHASE I PROJECT TOTAL (THIRD QUARTER 2012)**: $13,809,500

**PHASE I NOTES:**

1. LAND ACQUISITION COSTS ARE NOT INCLUDED IN THIS OPINION OF PROBABLE COST.
2. PARKING RECONFIGURATION INCLUDES DEMOLITION AND REPLACEMENT DUE TO POOR EXISTING PAVERMENTS.
3. SITE LIGHTING IS ASSUMED TO BE REUSED IN RECONFIGURATION OF EXISTING PARKING LOTS.
4. THE CLASSROOM/LAB BUILDING IS ASSUMED TO BE HALF CLASSROOMS AND HALF LABORATORY SPACE.
5. FF&E IS NOT INCLUDED IN THIS OPINION OF PROBABLE COST.
6. THE PLAZA CENTRAL FEATURE COST IS NOT INCLUDED IN THIS OPINION OF PROBABLE COST.
7. ESCALATION IS ASSUMED TO BE 4% PER YEAR FOR 3 YEARS.
### Cost Estimates - Phase 2

**Opinion of Probable Construction Cost**

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<td><strong>CH &amp; P</strong></td>
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<td>$30,554,300</td>
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**PHASE II NOTES:**

1. PARKING RECONFIGURATION INCLUDES DEMOLITION AND REPLACEMENT DUE TO POOR EXISTING PAVEMENTS.
2. SITE LIGHTING IS ASSUMED TO BE REUSED IN RECONFIGURATION OF PARKING LOT.
3. THE CLASSROOM/LAB BUILDING ADDITION IS ASSUMED TO BE ALL CLASSROOM SPACE.
4. THE TECHNOLOGY BUILDING IS ASSUMED TO BE ALL CLASSROOM SPACE.
5. FF&E IS NOT INCLUDED IN THIS OPINION OF PROBABLE COST.
6. THE OWNER WILL ARRANGE FOR THE REMOVAL OF ALL PORTABLE BUILDINGS.
7. ESCALATION IS ASSUMED TO BE 4% PER YEAR FOR 6 YEARS.
Cost Estimates - Phase 3
Opinion of Probable Construction Cost

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<tr>
<th>ITEM</th>
<th>DESCRIPTION</th>
<th>QUANTITY</th>
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<th>UNIT PRICE</th>
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<td><strong>PHASE III</strong></td>
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<td><strong>PROJECT I - STUDENT SERVICES BUILDING &amp; PARKING RECONFIGURATION</strong></td>
<td>$8,848,740.00</td>
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</table>

**PHASE III PROJECT TOTAL (THIRD QUARTER 2018)**

**MASTER PLAN PROJECT TOTAL**

$63,759,000

**PHASE III NOTES:**

1. PARKING RECONFIGURATION INCLUDES DEMOLITION AND REPLACEMENT DUE TO POOR EXISTING PAVEMENTS.
2. THE STUDENT CENTER/LEARNING SUPPORT BUILDING IS ASSUMED TO BE 40% CLASSROOM SPACE AND 60% OFFICE SPACE.
3. FF&E IS NOT INCLUDED IN THIS OPINION OF PROBABLE COST.
4. ESCALATION IS ASSUMED TO BE 4% PER YEAR FOR 9 YEARS.