

CAMPUS FACILITIES MASTER PLAN

THE UNIVERSITY OF LOUISIANA AT MONROE

APRIL 2013



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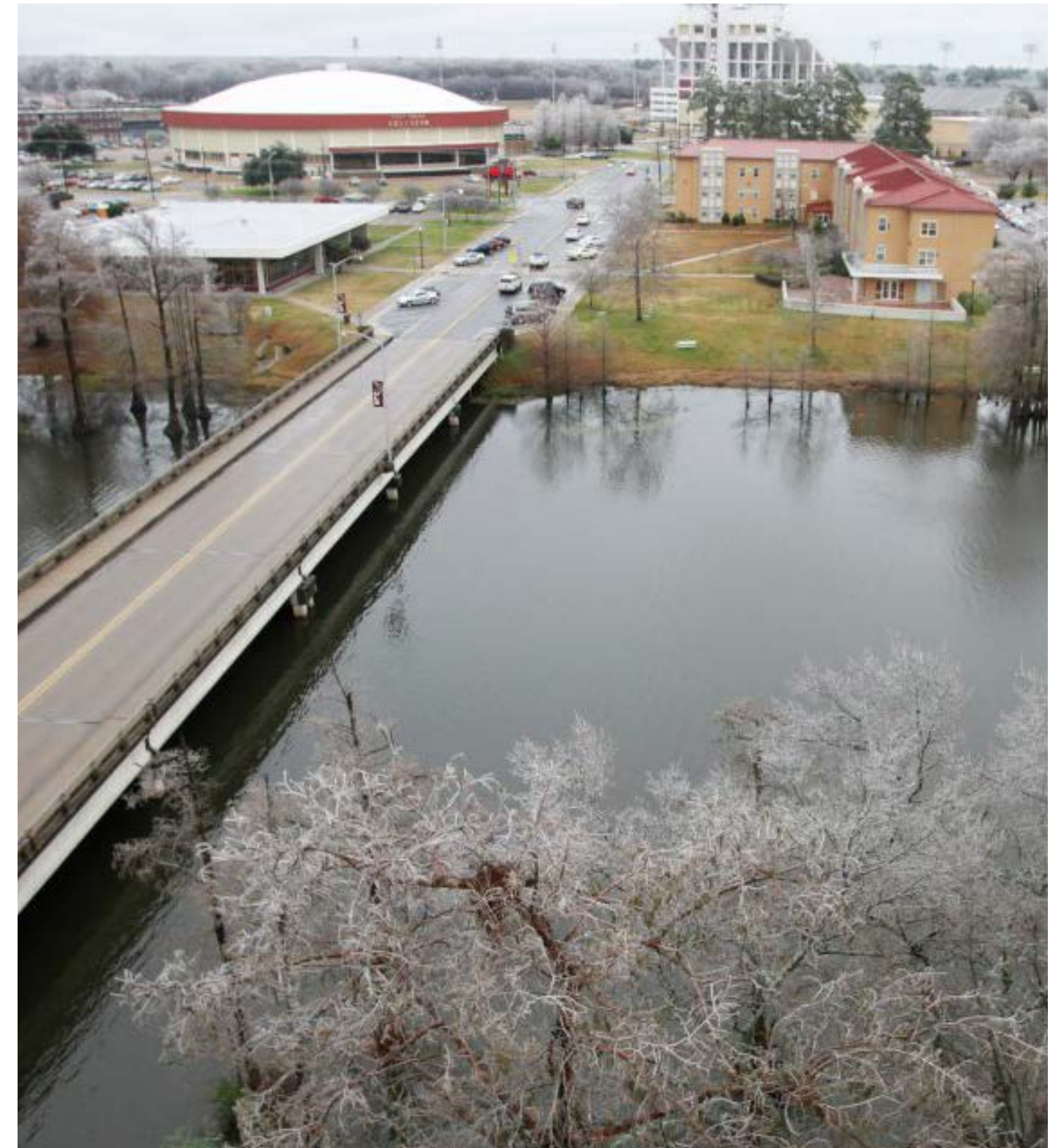
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PRESIDENT'S MESSAGE



ULM students, faculty, staff, and friends,

One of my priorities as president of the University of Louisiana at Monroe is to ensure that our great institution takes every opportunity to improve our already vibrant campus. Located along the banks of Bayou DeSiard, the extraordinary beauty of our campus creates a pleasant atmosphere in which students and employees work and learn. This environment is a legacy we must maintain so our facilities may continue to be used in a most efficient and beneficial manner for all.

The new master plan creates a “blueprint” for the future enhancement and growth of our physical campus. As we embark on this plan, we need to ask ourselves: how can we improve the beauty and functionality of one of the finest college campuses?

Our goal is to maintain the ULM campus as an inviting, modern, and secure location, providing us support in pursuit of our mission. This document assesses every facility owned by ULM and provides for efficient utilization and modernization of those facilities, always remembering our priorities of providing an excellent education and our identity as a proactive, courageous institution.

During the master planning process, we involved many stakeholders at ULM to conceive a plan that is effective for the entire community. This document outlines several possible campus enhancements including additional space to accommodate growing programs, additional green space on campus, improved vehicular travel, safer pedestrian travel, and improved signage, navigation, and security.

Some buildings are proposed for demolition – others will face extensive renovations. One of the largest projects will be the renovations to Sandel Hall – a dream 10 years in the making.

The design concept envisions Sandel Hall as a “one-stop shop” for students, including the University Bookstore, the Recruitment and Admissions department, the University Registrar, Financial Aid, the scholarship office, campus radio stations, an innovation center, and other integral departments. Although primarily an office building, the Sandel renovation provides several multimedia classrooms, a multimedia conference room, and a state of the art biology laboratory. The Sandel Hall renovations will begin this fall and will take about 18 months to complete once construction begins.

Overall, our intentions are to restructure the various departments into individual, centralized locations and to increase the aesthetic presence of the university by opening up our campus. We are striving for a smaller, more technically efficient physical manifestation of our institution, while always maintaining the identity and the beauty of our campus.

This master plan is a living document. It will be changed and modified annually depending on the future needs of the university.

I encourage you to carefully review this plan, located at ulm.edu/masterplan. Your involvement will help to improve the efficacy of the document and maintain its viability as a plan for the future. Thank you for your contributions and efforts to improve ULM.

DR. NICK J. BRUNO

President

University of Louisiana, Monroe



ULM FACILITIES MASTER PLAN **INTRODUCTION**

1.0 INTRODUCTION

Purpose / Process / Summary of Needs and Recommendations

1.1 Purpose of this Master Plan

The purpose of the University of Louisiana, Monroe Campus Facilities Master Plan is to empower the University to build upon its strengths, plan for its future, and become a statewide model for campus quality of life. The plan is a multi-phased guide to the future use and development of the campus, starting with assessment and evaluation of existing conditions and followed by prioritized, ordered future planning recommendations and standards. The Master Plan Project Area Map illustrates the land area included in the Master Plan. This area totals approximately 350 acres (0.55 square miles).

The Master Plan defines a broad framework for delivering an effective operating environment and guiding stewardship and development in terms of land use, open space, pedestrian circulation, vehicular circulation, parking, wayfinding, building allocation, housing, and athletic facilities. The framework, stated as a set of overarching strategic objectives, is intended to provide a long range perspective from which to make near term development decisions. The ULM campus has been built in a piecemeal fashion in the last set of decades. The intention of the Master Plan is to help the University think about each new piece or upgrade as a contribution to a larger whole. As such, the Master Plan is intended to guide the general order of the campus, capitalizing on low-barrier, cost-effective solutions to perceived existing and expected needs. The plan is not a detailed design manual, but a toolkit for overall structure.

As needs and strategic direction shift, the Master Plan should function as a “living document” to adapt and support these revisions. Therefore, it is recommended that the Master Plan be updated approximately every five years, and that University Facility Planning periodically, rather than intermittently, assess the academic and non-academic needs of the institution and how spatial planning can fulfill these needs. Equally important is that an updated strategic plan always preface and guide a facilities master plan update, and as such, both documents should be updated approximately every five years.

It is also recommended that specific district or area studies be undertaken for the Athletic Cam-pus and the Pharmacy Campus. Lastly, it is presumed that non-University uses that could co-locate within the campus, such as the new Monroe Civic Center, be studied separately and in greater depth outside of this Master Plan.

1.2 Planning Process

In March, 2012 the University of Louisiana at Monroe commissioned the Design Team composed of Ashe Broussard Weinzettle / Eskew+Dumez+Ripple Joint Venture and consultants to develop a Campus Facilities Master Plan for the University. The University identified a Steering Committee, chaired by Jason Roubique, Director of Facilities Management, to facilitate input and project management and an Executive Committee, chaired by President Nick Bruno, to provide oversight and strategic direction. The approach presented by the Design Team outlined a two-part work plan:

- Functional assessment and documentation of existing buildings and facilities
- Analysis of and recommendations for facility use and campus land planning

The process began with a review of previous efforts by the University related to the Master Plan. These included the ULM Strategic Plan authored in 2003 and updated in 2008, a summary of which is included in the Appendix. Also referenced was a planning study conducted in 2004 for ULM Health Sciences by ABW/EDR. At Workshop #1, the Design Team outlined the methodology and objectives for the Campus Facilities Master Plan based on analysis of these documents and discussions with the Steering and Executive Committees. Over the next several months, the Design Team organized a series of six more workshops in Monroe in support of the stated objectives.

The Principal-in-Charge for the functional assessment component was Kevin Broussard, who worked closely with the Physical Plant staff. The procedure involved a walkthrough and examination of each of 67 individual properties owned by the University. This was followed by a diagnostic analysis based on regulatory code requirements and best practices within the Architecture/Engineering/Construction industry. The results of this effort are documented in Volume Two of this report.

The procedure for the use and planning component involved data gathering, analysis, and resultant mapping of the findings. Using the University’s Organizational Chart as a roadmap, the Team distributed survey forms designed to harvest relevant data from each sub-department within each School or Administrative Department. These formed the basis for personal interviews conducted with representatives from each of the Schools and

Departments. The survey data and other determinants recorded in the notes from those meetings are collected in the Appendix of this report. The diagrams, maps, and narratives illustrating the analysis and recommendations of the Design Team comprise Volume One of this report.

The 2013 Campus Facilities Master Plan supports the University’s strategic initiatives. ULM is currently in the process of updating its Strategic Plan for another five year cycle in response to the changing landscape of academics in the region. The Master Plan is configured to allow periodic review and reevaluation to maintain relevancy.

1.3 Summary of Needs

Early in the planning process, the Design Team conducted a series of workshops in Monroe involving representatives from each School and Department. Analysis of the discoveries from those sessions led to the strategic objectives that guided the development of the Campus Facilities Master Plan.

- Strengthen the Campus Identity
- Consolidate and Refine the Collegial Environment
- Embrace the Natural Landscape and Urban Context
- Evaluate the Quality of Campus Facilities
- Support a Sustainable Future for University Operations

1.4 Summary of Recommendations

In response to the strategic objectives and analysis of needs, the Design Team developed a set of recommendations and proposed interventions, described in detail in Sections 5 and 6. The recommendations in Section 5 are organized systemically (by spatial or organizational system – land use, circulation, open space, etc.), while Section 6 organizes the interventions by zone within the campus. The recommendations formed the criteria used to develop the overarching design guidelines (Section 7). While these incremental place-based solutions were arranged into the seven discreet intervention zones detailed in Section 6, they were also notionally priced and holistically phased in Section 8.

The critical “moves” involved in the Design Team’s recommendations are summarized below:

- Use landscape, open space, and natural features to define the campus
- Prioritize facility upgrades
- Clarify circulation, parking and service access
- Strategically reallocate building uses
- Tactically demolish obsolete facilities
- Anticipate growth
- Consider infrastructure enhancements
- Adhere to a consistent set of design standards

1.5 Organization of this Report

This report is organized in a way that closely relates it to the master planning process. The design team began with a read of the University’s larger spatial context, represented in Section 2. This included an analysis of broader systems that, although in play, were not on the agenda for direct modification or remediation -- natural systems, land use and zoning, regional circulation and community assets.

The planning team paired that contextual foundation with a close look at the University’s Draft Goals for the ULM Campus Facilities Master Plan, and combined this with a reading of the University’s strategic planning documentation to date. The mission, vision, values and goals extracted from this process are documented in Section 3.

The planning team then conducted a needs assessment and existing systems analysis of the campus, first by conducting a series general of interviews with faculty and administration. The team then examined campus renovation and expansion conditions, and conducted a richer analysis of space usage. The needs assessment is contained in Section 4, and led the planning team to a set of strategic objectives that guided its master planning recommendations.

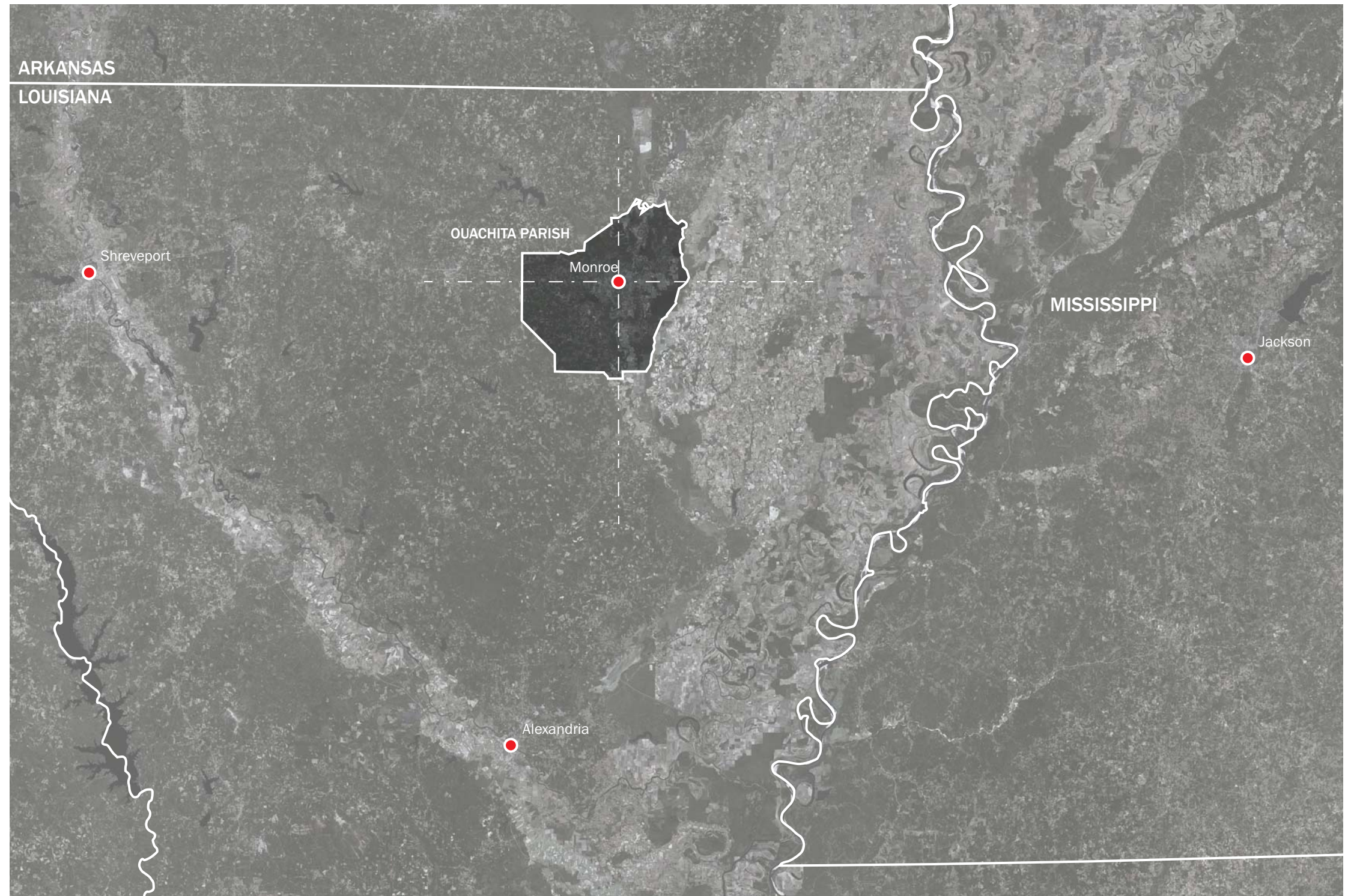
Section 5 contains the planning team’s master plan recommendations, first identified at the campus scale. The team moves from the illustrated master plan to a breakdown of master plan recommendations by phases, systems and strategic moves, all at the campus-wide level. This includes sections on phasing / alternates, strategic demolition, planned growth, building space allocation, campus neighborhoods, campus life facilities, housing, athletic facilities, circulation, parking, service access, open space and natural features, infrastructure, and landscape.

Section 6 zooms in on seven (7) master plan intervention zones where the focus of the planning team's recommendations gravitated. These zones demarcate identifiable holistic nodes, neighborhood centers, or signature entry markers for the campus population.

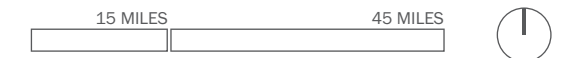
Section 7 outlines the planning team's design standards and strategies, from general design standards, to landscape, security, accessibility, infrastructure and environmental sustainability guidelines.

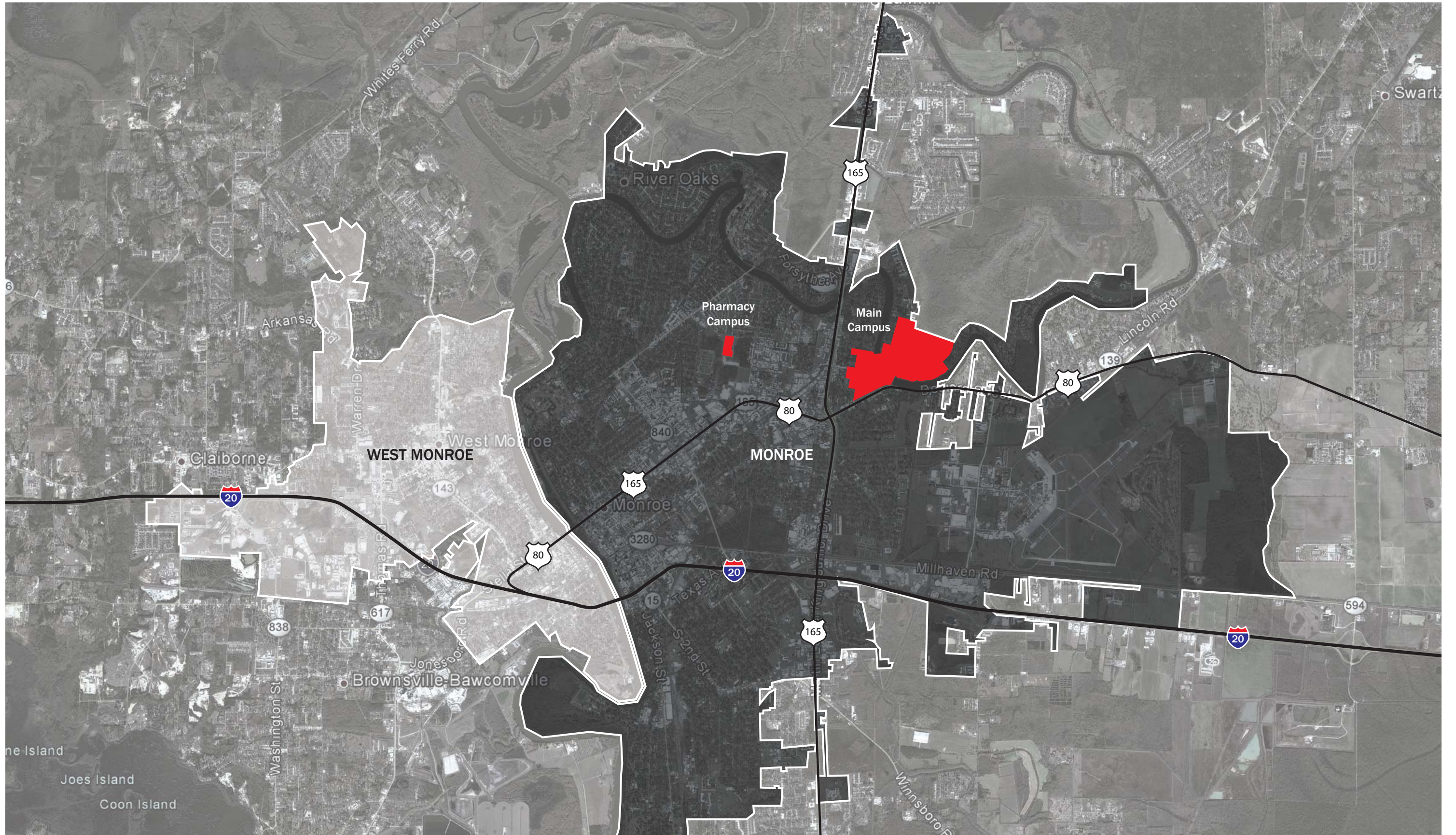
The goal of Section 8 is to make this master plan implementable and actionable. Section 8 provides an implementation budget matrix for the seven master plan intervention zones, as well as guidelines for championing, building consensus and engaging the public process through this Campus Facilities Master Plan, both within the University community and across University boundaries.

The appendix contains all meeting minutes and agendas associated with this master planning process. It also includes copies of the University's 2003 Strategic Plan and 2008-2013 Strategic Plan. Lastly, it features a reference set of existing infrastructure drawings of the campus.

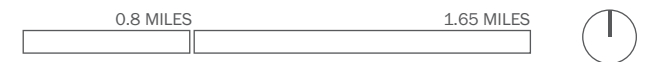


North Louisiana and Ouachita Parish

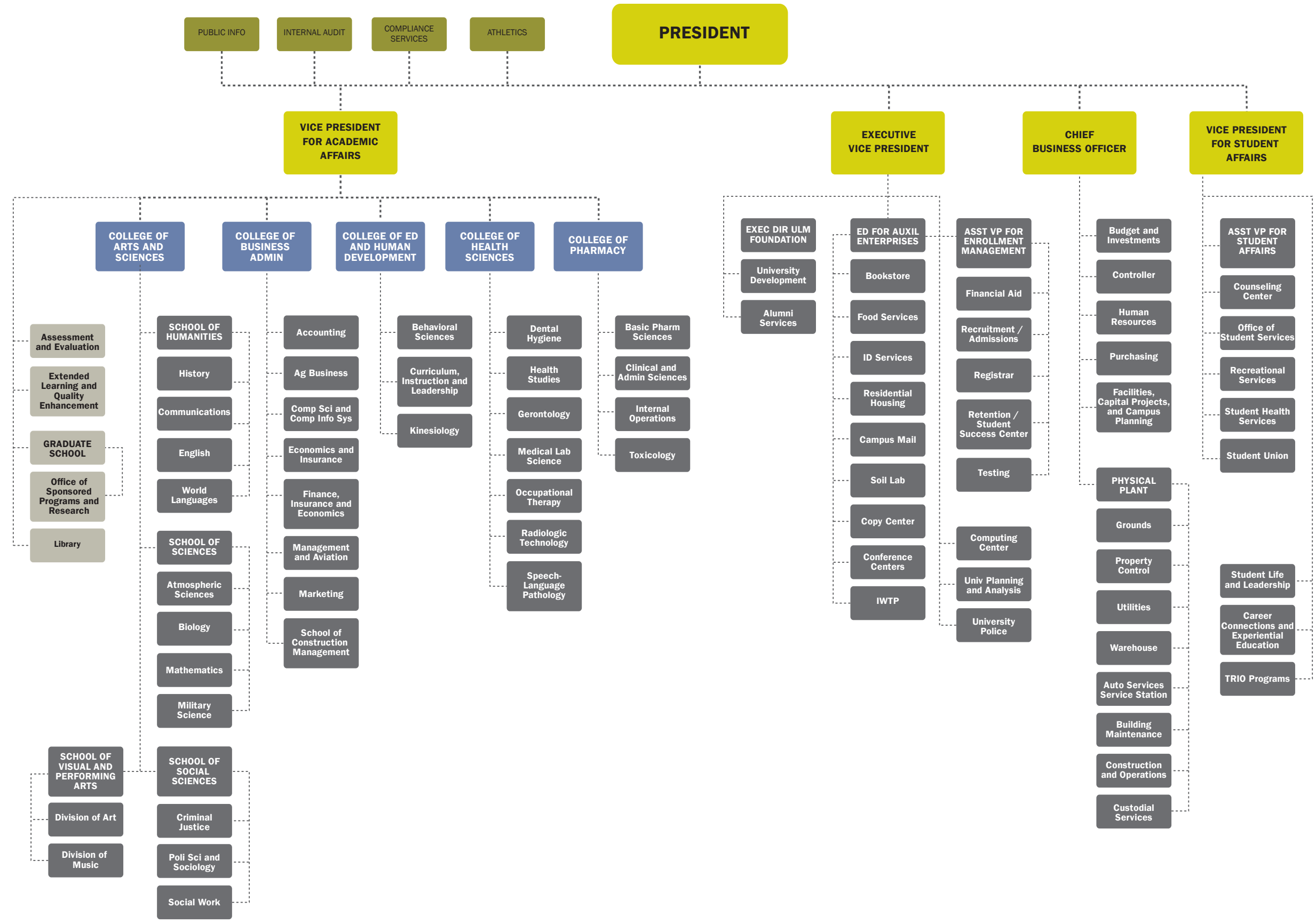




Monroe Metropolitan Area







**UL MONROE FACILITIES MASTER PLAN
Program Questionnaire**

Date

INFORMATION

Representative Name/Title

Phone/Email

College or Division

School or Department

Building(s) or Location(s)

Number of Faculty/Staff

of Students Undergrad/Grad

Number/Size of Classrooms

Number/Size of Offices

Parking - Existing/Desired

Distribution - Existing/Desired
(How are your classrooms, offices, programs and parking distributed on campus?)

Adjacency - Existing/Desired
(Describe your facilities' adjacencies to other departments on campus.)

Degree Offerings
(What are the degree offerings in the school or division?)

Degree Breakdown
(What is the student breakdown within the degree offerings?)

Facilities by Degree
(How do desired classroom types/sizes vary between degree offerings?)

Facilities Needed/Desired
(Are there any additional facilities or facility improvements that your department requires?)

PROJECTIONS

2015 Department Forecast
(Do you foresee your course offerings or academic department programming shifting in any significant way?)

2015 Student Forecast

2015 Faculty/Staff Forecast

2020 Department Forecast

2020 Student Forecast

2020 Faculty/Staff Forecast

