

### 3.11.3

#### Physical Resources: Physical facilities

The institution operates and maintains physical facilities, both on and off campus, that appropriately serve the needs of the institution's educational programs, support services, and other mission-related activities.

#### Judgment

Compliant    Non-Compliant    Not Applicable

#### Compliance Report Narrative

*Note: Text for all linked documents below can be increased/decreased for ease of reading by pressing your keyboard's Ctrl key while rotating the mouse wheel.*

Angelo State University plans, develops, operates, and maintains physical facilities that support the mission of the university and appropriately serve the needs of the institution's educational programs, support services, and other mission-related activities.

#### CAMPUS FACILITIES OVERVIEW

Angelo State University is a regional comprehensive institution serving approximately 7,000 students. The campus is located southwest of downtown San Angelo, Texas, on a 268-acre tract of land with 39 buildings that contain approximately 1.034 million net assignable square feet of space. The campus contains modern facilities with state-of-the-art technology support, as reflected in the Information Technology Strategic Plan, for example [Strategies 5.2 through 5.5](#), and Information Technology Customer Satisfaction Surveys ([IT Faculty and Staff Survey 2012](#), see, for example, Recommendations, p.3; [IT Student Survey 2012](#)).

The university also operates a 6,000-acre ranch that includes a [Management, Instruction and Research Center](#) (MIR Center) with a state-of-the-art meat laboratory. Facilities used by ASU are primarily located at the main campus, the MIR Center, and in leased administrative office space near the main campus (Reidy Building one-half mile north of campus and the Bentwood Professional Park about three miles south of campus).

The university owns a lake house located on two acres of land adjacent to Lake Nasworthy, which is about five miles south of the main campus. This facility is a recreational area for ASU students, faculty, and staff. The ASU recreational department manages the facility and offers students opportunities to learn outdoor adventure sports, such as kayaking, canoeing, and boating. The facility is open most weekends while classes are in session.

A San Angelo Youth facility is located two and a half miles west of the main campus on approximately 42 acres of land. This facility includes three baseball/softball diamonds, an indoor batting cage, and concession and seating areas for spectators. The facility was donated to the university with the understanding that the San Angelo Youth baseball group be able to utilize the facility for several years at no cost. The facility is also used by ASU students for intramural sports, outdoor adventures, and general recreation.

In support of the university's goal of being a residential campus, ASU maintains [seven residence halls](#) that provide a total of 2,042 beds, including the addition of 416 new beds during the fall of 2011 in the Plaza Verde residence hall. This new facility is a designated first-year residence hall and was built seeking Leadership in Energy and Environmental Design (LEED) Gold certification.

Other major construction projects completed within the past five years include the following:

- \$4.38 million    Library Learning Commons, 2010
- \$7.00 million    Center for Human Performance Recreation Center Addition, 2010
- \$160,000        Global Immersion Center/Planetarium Renovation, 2010
- \$620,000        Hardeman/Center for Security Studies, 2010
- \$200,000        Annual classroom renovations each year
- \$1.85 million    Plaza Verde Campus Green, 2010

- \$22.8 million Centennial Village residence hall, 2008
- \$2.2 million University Center Food Service area renovation, 2008

## MASTER PLANNING

ASU maintains a campus master plan that is driven by the mission and strategic goals of the university and is designed to provide facilities that support the broad scope of ASU's programs and services. The current ASU master plan, originally developed in 2004, was updated and accepted by the Board of Regents in 2011 ([Centennial Master Plan 2028—Update 2011](#)) and reflects current academic and institutional goals as defined in [Vision 2020](#), the ASU strategic plan.

Master planning for ASU is integrated into master planning for the Texas Tech University System, which is coordinated by the TTU System Office of Facilities Planning and Construction. Working in collaboration with the TTU System office, the ASU office of Facilities Planning and Construction is responsible for overseeing the planning, design, and construction of all facilities on the ASU Campus. The ASU office assists the TTU System office with identifying and prioritizing facility-related needs for ASU that are consistent with the campus master plan and are indicated by increased enrollment or other growth on campus.

Policies and procedures governing the expansion, upgrade, maintenance, and operation of physical facilities at ASU are found in *The Rules and Regulations of the Board of Regents of the Texas Tech University System* ([Chapter 8, Regents' Rules](#)) and in the ASU Operating Policies and Procedures (see ASU OP Chapter 36, Facilities Management, and Chapter 40, Facilities Planning and Construction, in the [ASU OP Manual](#)). In addition, the THECB has extensive control over decisions regarding state university facilities. The Texas Administrative Code requires all institutions within the TTU System to obtain approval from the THECB for new construction projects and deferred maintenance ([19 TAC §17.30](#)). To facilitate evaluation of the need for and use of space at each university, the THECB requires state universities to submit reports related to their facilities, including, for example, the following:

- **Five-Year Capital Expenditure Plan**—ASU complies with THECB requirements to submit a five-year capital expenditure plan ([MP1 Summary Report](#)) with annual updates. The five-year plan is used to track planned major construction, major renovation, and all planned land acquisition projects for the next five years. ASU's president certifies this plan, addressing the university's ability to support and maintain the proposed projects.
- **Campus Condition Index Reporting** (Formerly Deferred Maintenance Plans MP2 and MP4)—This is a new report, not available yet, that includes a list of all deferred maintenance, critical deferred maintenance, facility renovation, and facility adaption needs and a schedule to address them, as of the date of the report. Accumulated deferred maintenance includes projects from prior years that were not included in the maintenance program because their priority status was perceived to be lower than those funded within the budget. This may include postponed renewal and replacement maintenance, unperformed or unscheduled repairs, and planned maintenance. Critical deferred maintenance includes deferred maintenance projects that place facilities, occupants, or mission at risk. Capital renewal projects that exceed \$2 million are not included in this report.
- **Annual Space Inventory Report**—Each year, ASU submits an annual space inventory report ([ASU Facilities Inventory 2011](#)) and the THECB uses this, along with other institutional data reports, to calculate the optimal amount of educational and general (E&G) space needed at the institution and compares it to actual space available. According to the THECB's [Academic Space Projection Model Fall 2011](#) (see row 003541, Angelo, on each page), ASU has a surplus of teaching and research space and a deficit of library, office, and support space, for an overall deficit of 59,724 net assignable square feet. The overall result is considered a deficit because ASU has less actual E&G NASF than the space model predicts it needs. More information about this model and how it is used to assess construction and maintenance needs is available in the [Space Projection Model Instructions](#) published by the THECB.

## OPERATION AND MAINTENANCE OF PHYSICAL FACILITIES

Routine, preventative, and deferred maintenance is performed by Facilities Management personnel and coordinated using an automated system, the Facility Administration and Maintenance Information System (FAMIS).

## Facilities Personnel

Maintenance of the university's buildings and grounds is accomplished by staff in two departments—the ASU Facilities Management department and the ASU Housing and Residential Programs Facilities Management department. Facilities Management has a dedicated facilities maintenance staff of 48 full-time personnel, 1 part-time employee, and 8 students. Contract vendors are used for specialty and/or major repairs as needed and for major facility modifications. The university has contracted custodial services consisting of 35 full-time employees and 1 supervisor. The Housing and Residential Programs office maintains a dedicated Housing Facilities Management staff of 13 full-time staff and 4 student workers who maintain campus housing facilities. The Facilities Management staff of 48 technicians completed 12,280 work orders during FY 2011. During the same period, the Housing facilities staff completed 6,679 work orders. Operation and maintenance of ASU facilities other than housing were supported by a budget of approximately \$9.1 million for the fiscal year 2011. ASU Housing facilities were supported by a budget of approximately \$2 million for fiscal year 2011.

## Coordination of Maintenance Activities

Facilities personnel use the facilities management software, FAMIS, to track and coordinate all maintenance activities, including associated costs, labor, and schedules. Departmental staff can initiate work orders through FAMIS using an online self-service function. Work is then prioritized and scheduled to insure maximum efficiency and minimize downtime for equipment and buildings. The preventative maintenance program involves scheduled inspections, adjustments, testing, and component replacement based on manufacturers' recommendations to extend the life of the facilities. Preventative maintenance activities are recorded in the FAMIS system, and resulting data can be accessed through the Facilities Management department. This information is reviewed by the Director of ASU Facilities Management and the Director of ASU Housing and Residential Programs on an annual basis and is used to prepare the Campus Condition Index reporting required by the THECB (described above). The goal of the maintenance program is to minimize emergency maintenance and equipment replacement.

Maintenance programs comply with all relevant government regulations, warranties, and codes, as outlined in [ASU OP 40.04, Regulatory Compliance](#) and [ASU OP 74.01, University Facilities](#).

## Off Site Team Comments

ASU has a comprehensive facilities master plan that clearly supports the university mission. Significant capital expansion has occurred in the last five years. The necessary documents to support an ongoing maintenance and repair program with a deferred maintenance list was presented. However, evidence of the implementation of the maintenance program was not available.

## University Response

At the time of the off-site review, the University's Campus Condition Index Report was not available. This report has since been completed and submitted to the THECB. The [Campus Condition Index Report](#) includes a list of all deferred maintenance, critical deferred maintenance, facility renovation, and facility adaption needs and a schedule to address them, as of the date of the report. Accumulated deferred maintenance includes projects from prior years that were not included in the maintenance program because their priority status was perceived to be lower than those funded within the budget. This may include postponed renewal and replacement maintenance, unperformed or unscheduled repairs, and planned maintenance. Critical deferred maintenance includes deferred maintenance projects that place facilities, occupants, or mission at risk. Capital renewal projects that exceed \$2 million are not included in this report.

Facilities personnel use the facilities management software, FAMIS, to track and coordinate all maintenance activities, including associated costs, labor, and schedules. Please see the following FAMIS [work order example](#) and [work order cost report](#). Departmental staff initiate work orders through FAMIS using an online self-service function. Work is then prioritized and scheduled to insure maximum efficiency and minimize downtime for equipment and buildings. The preventative maintenance program involves scheduled inspections, adjustments, testing, and component replacement based on manufacturers' recommendations to extend the life of the facilities. Preventative maintenance activities

are recorded in the FAMIS system, and resulting data are accessed through the Facilities Management department. The [work order summary by crew report](#) shows the number of tracked hours crews spent on maintenance and preventative maintenance across campus in FY 12. Information in FAMIS is reviewed on an annual basis and is used to prepare the Campus Condition Index report required by the THECB (described above). The goal of the maintenance program is to minimize emergency maintenance and equipment replacement.