

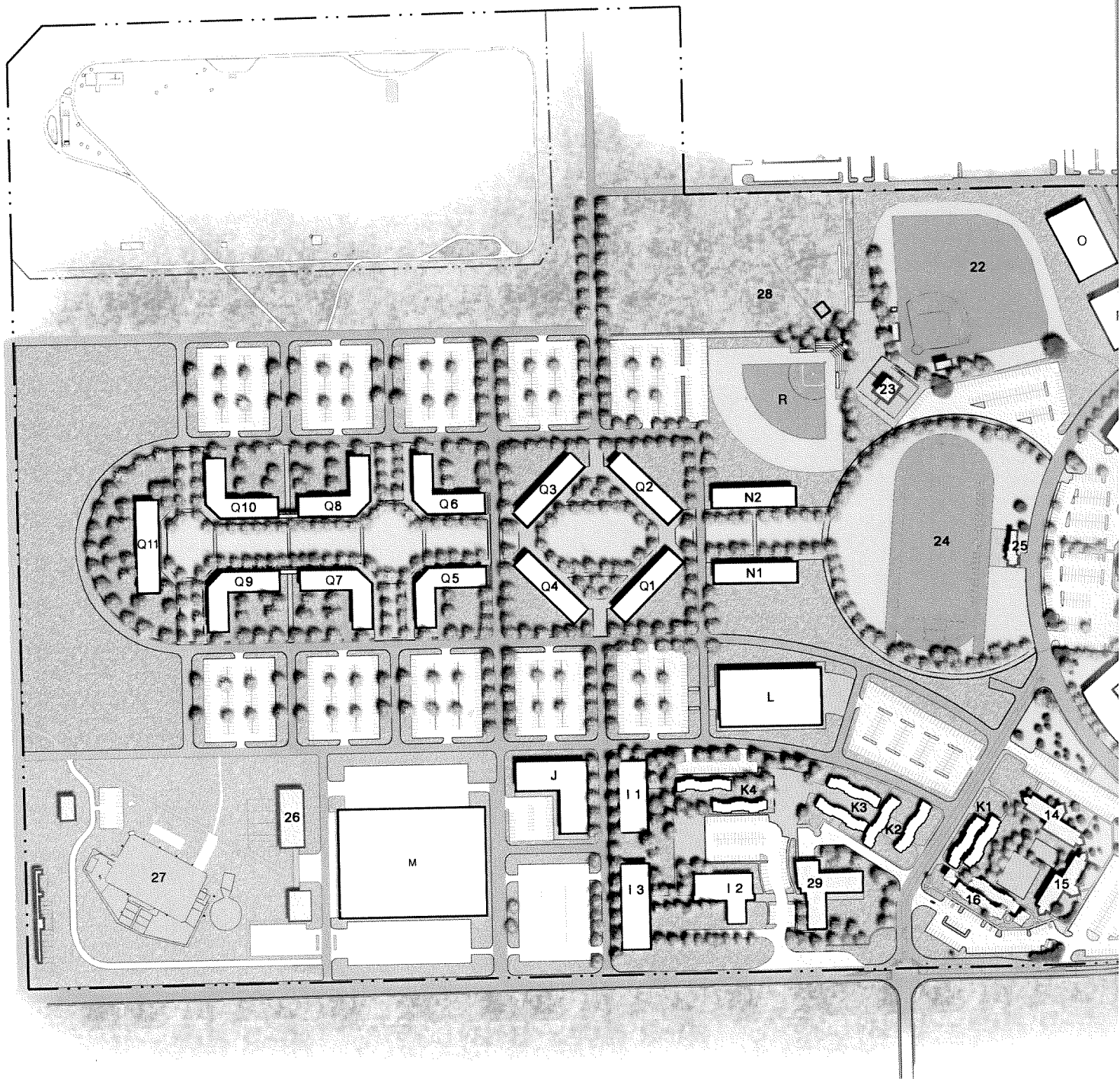


New Mexico
Junior College

Facilities Master Plan Update 2005

FINAL REPORT
Adopted: December 2005

3D/I



NEW MEXICO JUNIOR COLLEGE

CAMPUS MASTER PLAN UPDATE

2005

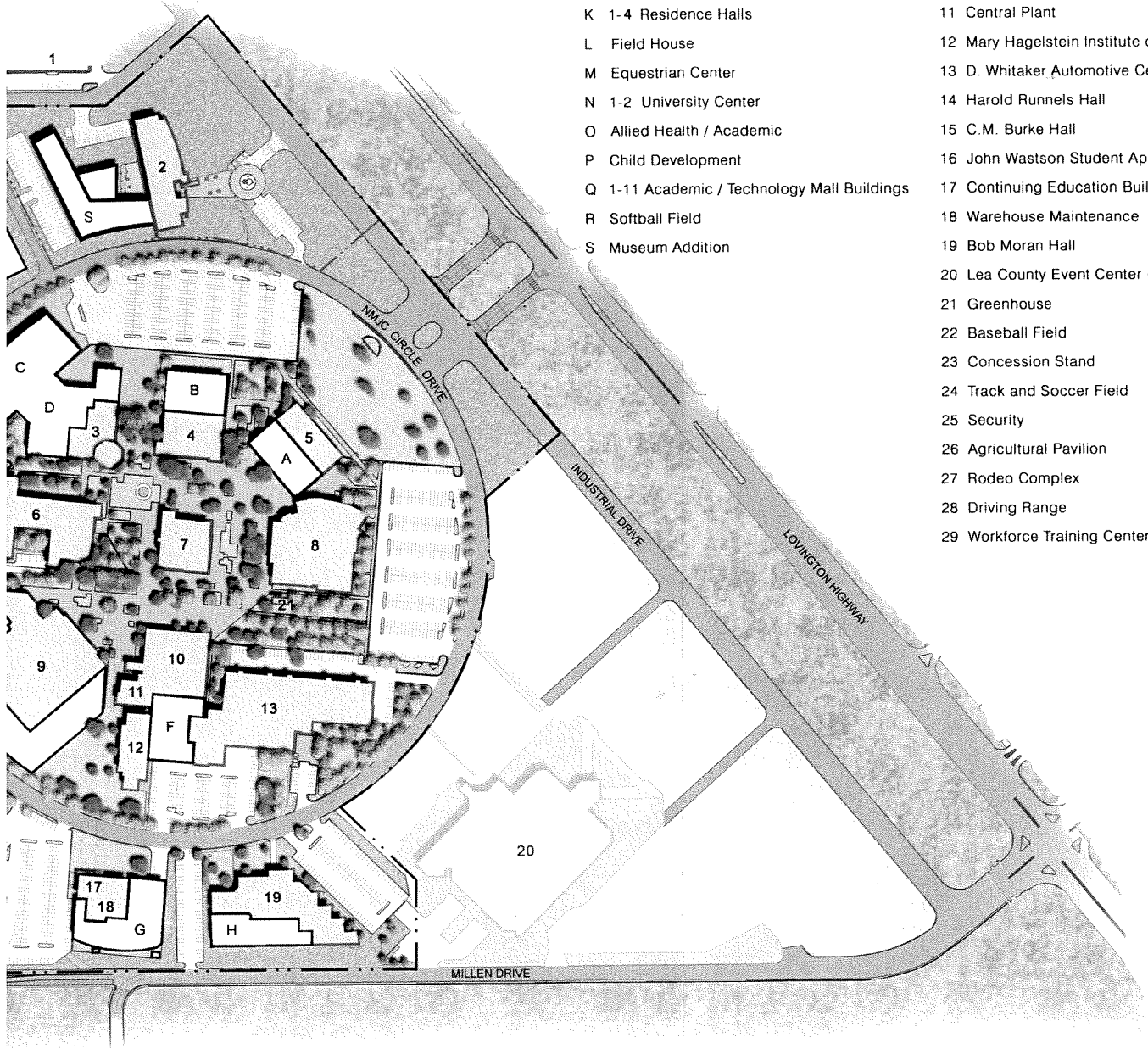
LC

PROPOSED

- A Administration Addition
- B Mansur Addition
- C Watson Addition
- D Theater Addition
- E Caster Addition
- F Vocational Addition
- G Continuing Education Addition
- H Moran Addition
- I 1-3 Unassigned Support
- J Facility Management Center
- K 1-4 Residence Halls
- L Field House
- M Equestrian Center
- N 1-2 University Center
- O Allied Health / Academic
- P Child Development
- Q 1-11 Academic / Technology Mall Buildings
- R Softball Field
- S Museum Addition

EXISTING

- 1 Hobbs Community Hospital (non NMJC)
- 2 Western Heritage Museum
- 3 Watson Hall
- 4 Mansur Hall
- 5 John Shepard Administration Building
- 6 Ben Alexander Student Center
- 7 Pannell Library
- 8 Heidel Hall
- 9 Caster Activity Hall
- 10 McLean Hall
- 11 Central Plant
- 12 Mary Hagelstein Institute of Art
- 13 D. Whitaker Automotive Center
- 14 Harold Runnels Hall
- 15 C.M. Burke Hall
- 16 John Wastson Student Apartments
- 17 Continuing Education Building
- 18 Warehouse Maintenance
- 19 Bob Moran Hall
- 20 Lea County Event Center (non NMJC)
- 21 Greenhouse
- 22 Baseball Field
- 23 Concession Stand
- 24 Track and Soccer Field
- 25 Security
- 26 Agricultural Pavilion
- 27 Rodeo Complex
- 28 Driving Range
- 29 Workforce Training Center



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1. INTRODUCTION

Institutions grow and change over time. Growth is measured by size—by numbers. Change is measured by qualities. A good campus plan provides a structure or framework within which to develop the facilities that house and shelter the growth of the institution and facilitate the changes in the institution.

The *Campus Master Plan Update, 2005* (the “Plan Update”) is a vision for the New Mexico Junior College (“NMJC”) and an implementation plan for the next twenty-five years. The Plan Update divides the twenty-five years into three time periods: Phase 1: 2006-2010, Phase 2: 2011-2015, and Phase 3: 2016-2030.

The Plan Update provides for:

- Continued growth within the Circle by infill and expansion
- Completion of the array of possible facilities outside the Circle
- Development of a “West Campus” and connection of it to the Original Campus by both pedestrian and vehicular traffic
- Retention of the existing array of parking both inside and outside the Circle.

Essentially, the Plan Update provides a framework for utilizing the remaining portion of the NMJC property. It replicates the planning process of the Original Campus that served the NMJC well for its first forty years. Most importantly it provides a vision that is suited to the probable development pace and projected needs of the future.

* * * * *

NMJC is located in Hobbs, New Mexico; its district is coincident with Lea County. Its functional service area extends well into Texas, the border of which is only five miles to the east from Hobbs. Lea County’s economy rests on oil extraction and agriculture (principally ranching). Presently, there are plans developing to locate a nuclear enrichment facility in Eunice south of Hobbs. Refer to *ILLUSTRATION 1.1*.

There are a number of things that have happened in the county in the last few years that will cause growth and change in the population and in the NMJC:

- A new state prison to the west of the campus off Millen Drive
- A new casino and race track south of the campus on Millen Drive
- The development of a nuclear enrichment facility in Eunice, which will probably be the only one in the United States or North America.
- A new post “peak oil” oil boom
- The arrival of the new “Millennial” Generation, a huge qualitative change in the nature of the present and future students

The NMJC is located on the northwest side of the City of Hobbs. Refer To *ILLUSTRATION 1.2* and the aerial photo (2003 vintage) *ILLUSTRATION 1.4*.

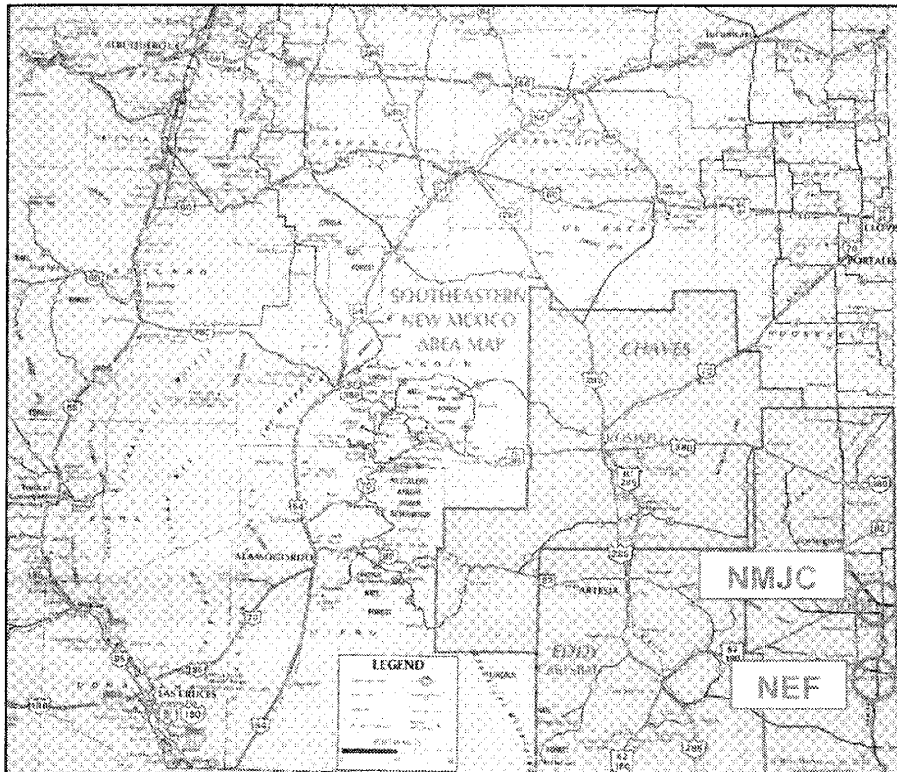


In the *City of Hobbs Comprehensive Plan, 2004*, one strategy looks toward maximizing the proximity of the NMJC campus with the Lea County Medical Center, Events Center, and Museum of Western Heritage, and the College of the Southwest in a major “Educational and Medical” economic development district. This district is closely linked functionally and geographically to the Hobbs Industrial Air Park (HIAP) economic development district. Refer to *ILLUSTRATION 1.3*.

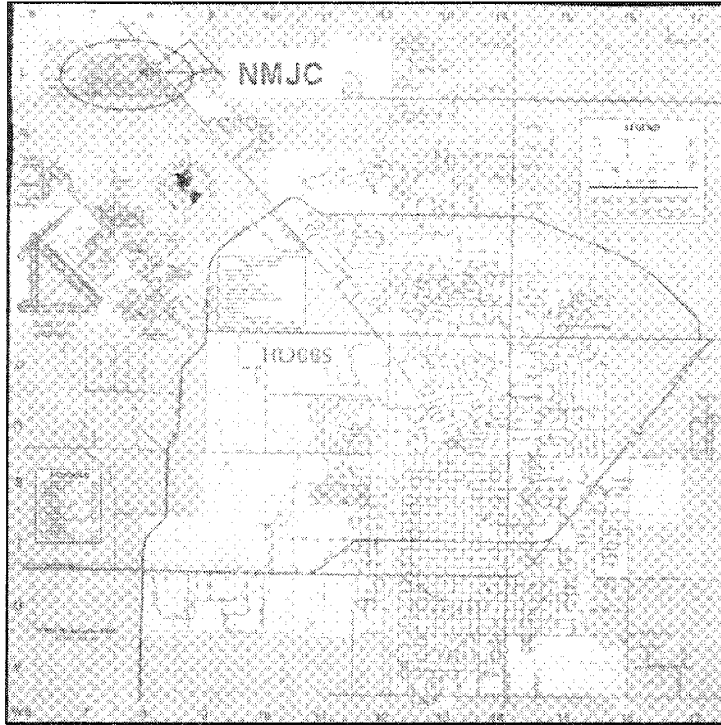
This district and the Hobbs growth corridor along the Lovington Highway (New Mexico State Highway 18) is a significant part of the City’s overall economic development strategy.

As it celebrates its first four decades, NMJC is at a critical juncture in its history. To provide a broader and deeper offering of opportunities whether academic or vocational (i.e. change), the College must expand its enrollment (grow). As one means of stimulating growth, the campus has begun the development of student housing on campus and the expansion of the student center. NMJC is planning to increase enrollment by 3 percent for ten years which will result in a student body of 3,600 students at the end of ten years (at the end of Phase 2 of this plan). As enrollment expands, the campus must grow, too.

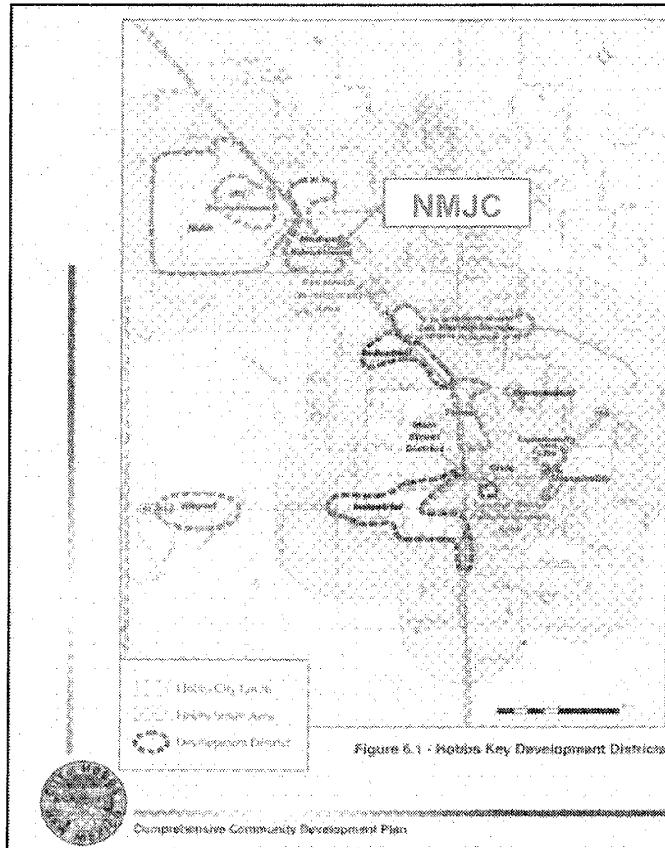
As enrollment grows, new and different facilities will need to be added. At present the original campus plan has largely been built out; and the outer ring of building sites surrounding the original campus is largely occupied. The campus and its outer ring has become the cultural center of Hobbs and Lea County due to the locating of the Lea County Events Center, the Lea County Medical Center, and the Lea County Museum of Western Heritage facilities on or adjacent to the campus. All of this growth and change has occurred in such a manner as to make it difficult to grow into the additional area owned by NMJC immediately to the west of the present campus. A major update of the campus plan is timely.



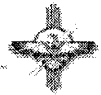
1.1 Southeastern New Mexico showing location of NMJC and proposed Nuclear Enrichment Facility (NEF) in Eunice, NM



1.2 Map of City of Hobbs showing location of NMJC in northwest corner.



1.3 Excerpt from Lea County *Comprehensive Community Development Plan*, June 2004.



1.4 Aerial Photo showing the area surrounding NMJC. This photo was taken in 2003 before the construction of the casino and racetrack to the south of the College. The old airfield and the golf course are visible on the HIAP property to the northwest, the medical complex on the northern edge, and at the very top is the small campus of the College of the Southwest.



STRUCTURE OF THE PLAN

The Plan document is organized around these major elements or chapters:

- History
- Site Development
- Sustainability
- Real Estate
- Utilities and Infrastructure
- Transportation
- Parking
- Open Space and Landscape
- Buildings
- Architecture
- Implementation

From analysis of these elements, concepts were derived that summarize the influence of each element on the long-term development of the physical environment at the College. These concepts are called Guiding or Organizing Principles.

CAMPUS PLAN AS GAME BOARD

Generally, the importance of the facilities master plan resides in the framework it provides to guide development over many years of growth and change. In this context, “growth” refers to quantitative evolution while “change” refers to the qualitative evolution. Pure growth in enrollment in existing programs at NMJC would be quantitative in nature. Dropping some programs and/or adding others would be qualitative.

The best plan provides a flexible framework for unforeseeable levels of growth and change to occur within. This is analogous to a game board that is the framework for countless variations of the game to occur. Whereas in checkers one moves by eliminating tokens in squares, in campus development one fills squares with facilities. The process is often one of “form follows funding” rather than the ideal pattern of needs, priorities, and logical sequencing. In other words, the plan must be able to adapt to the availability of funds however whimsical or out-of-ideal-sequence the money flows to the campus. Another analogy to a game is that a good plan always tries to maintain some unit of “turn around” or “swing” space much as the “Chinese Square” puzzles have one empty space to allow the intricate moving of numbered squares to achieve the desired numerical sequence.

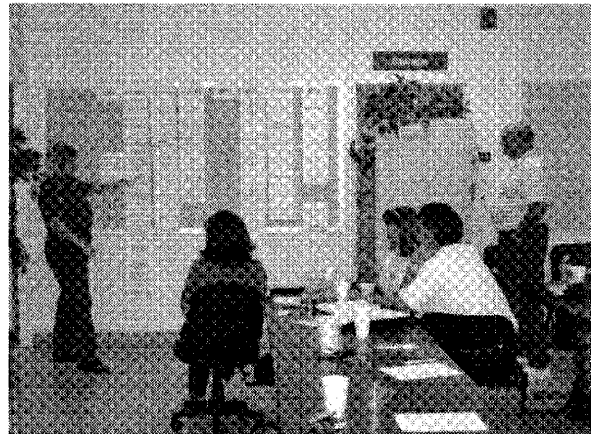
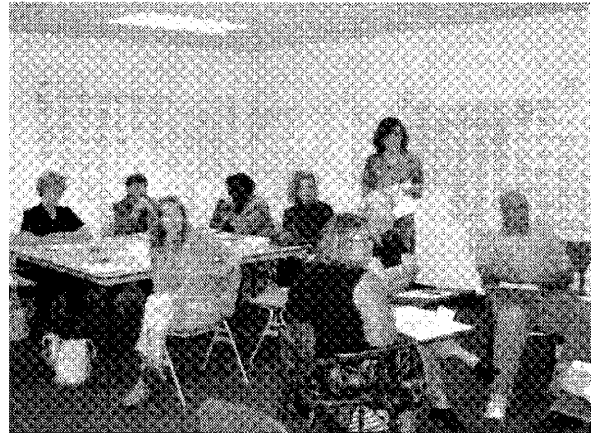
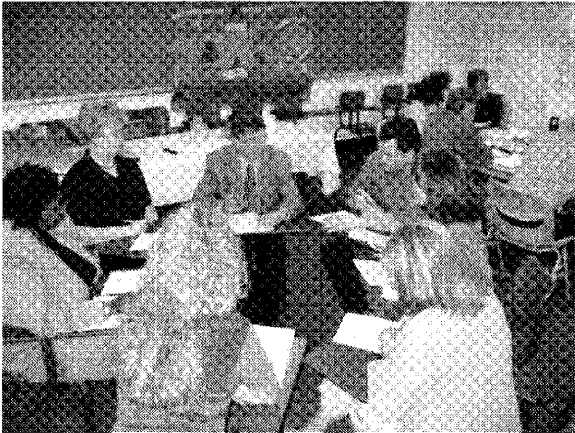
PROCESS

The College commissioned 3D/I in late May 2005 to conduct a facilities master plan update to be completed in mid-September 2005 for submission to the accreditation committee during the fall. 3D/I strongly believes in interactive participation of as many campus participants as possible.

- The 3D/I team held extensive interviews and workshops in June gathering data about the College, existing facilities, the City of Hobbs, and the region.
- In August, 3D/I returned to campus and conducted workshops with administration and faculty reviewing preliminary planning observations and exploring concepts for growth and change.
- During the first days of September, another on campus session was held to preview the preliminary master plan with administration, faculty and staff, students, and community representatives.
- In mid-September, workshops were held with the Administrative Cabinet and with some of the Board members to preview the Draft Master Plan that would be presented to the next Board of Trustees meeting.



- On September 22, 2005, the Board approved the Draft Plan and authorized 3D/I to complete the Final Plan.
- A Draft copy of the master plan was submitted to the visiting accreditation committee in early November.
- The Final Report was submitted in December, 2005. In addition to the books, electronic copies of the text and graphic files and an updated PowerPoint presentation were submitted.



1.4 Photos of faculty, staff, and administration representatives participating in planning workshops.



2. HISTORY

The Legislature of the State of New Mexico passed the Junior College Act in 1963. As provided for in that act, a county-wide election was held in Lea County in 1964 to approve creation of a junior college district. New Mexico Junior College was officially founded on July 1, 1965.

NMJC acquired approximately 230 acres of land at the southwest corner of the World War II US Army Air Corps bomber training field. The eastern boundary was the Lovington Highway (NM 18) and the southern boundary was a caliche road and fence line that would become Millen Drive. The site was largely unused during the war except for its northwest corner which was the ammunition and ordnance depot for the air field. Refer to *ILLUSTRATION 2.1*.

Classes at NMJC began in the fall of 1966. The enrollment of the NMJC has grown from 1,094 students in 1968 to 1,326 in 1988 to a present enrollment of 3,054 (Spring 2005). From a population of 55,100 in 1980 the County has only grown to 55,511 in 2000 although there was an "oil boom" spike in population to 65,100 in 1985.

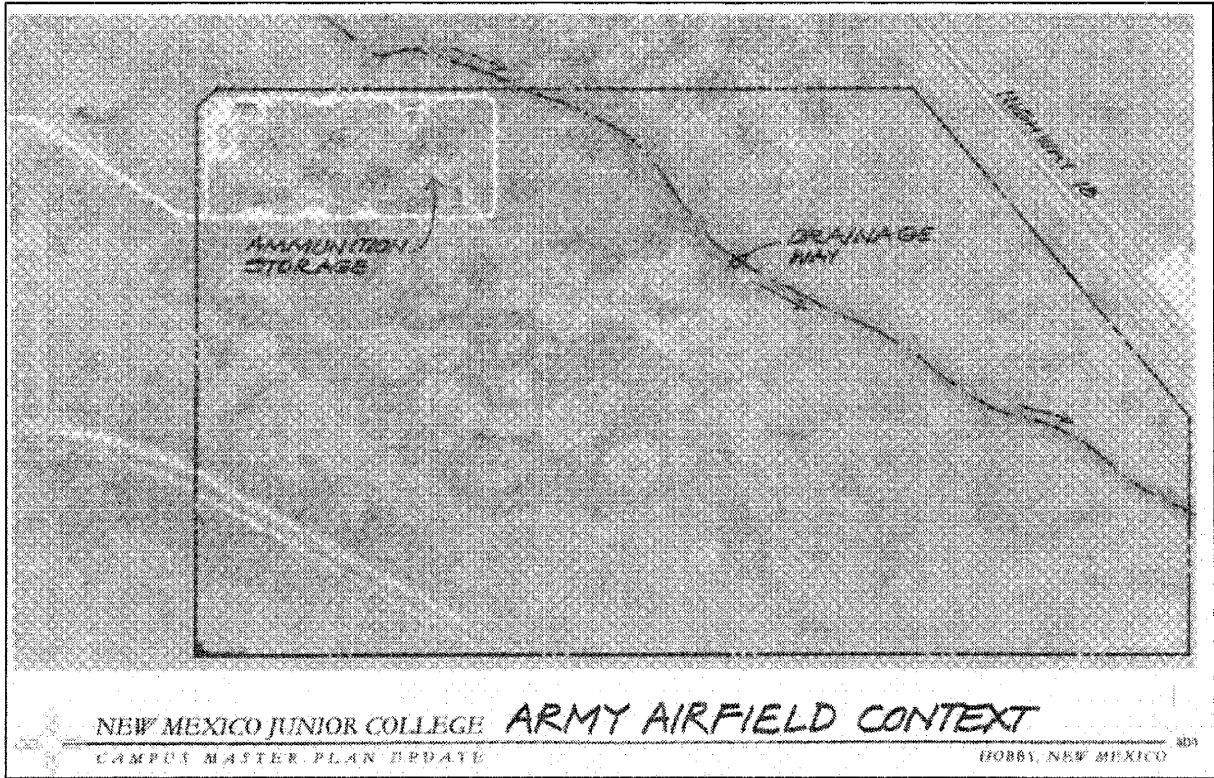
The original campus plan and the initial buildings were designed by Standhardt and Murray, Associated Architects of Roswell in 1965. The plan was an elegant circular plan bounded by a generous Circle Drive with a grid of nine building sites inside. These sites were organized like a tick-tack-toe game inside the Circle. Refer to *ILLUSTRATION 2.2*.

By the 1970's the plan had been built out. Refer to *ILLUSTRATION 2.3*.

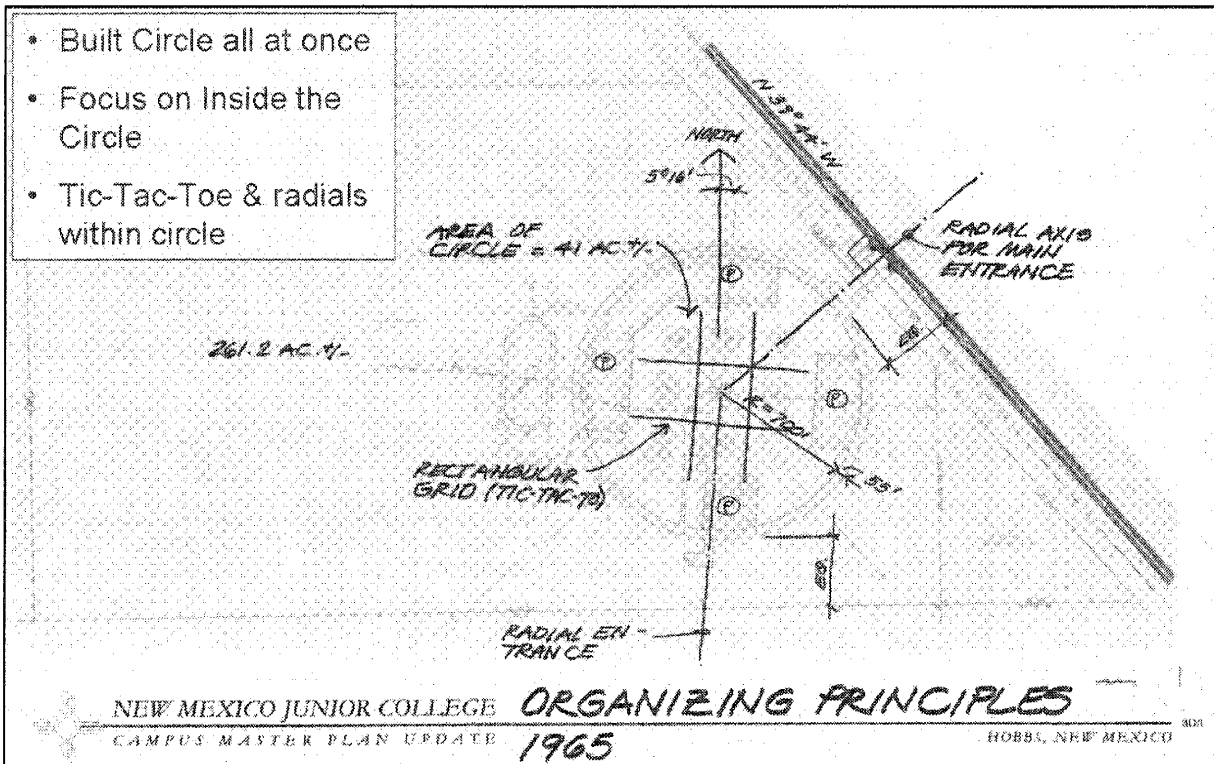
By the early 1980's buildings outside the Circle were already being planned. A minor campus plan update was prepared by Morrow & Worley, Landscape Architects of Albuquerque in 1982. Refer to *ILLUSTRATION 2.4*.

Presently the NMJC District has seven Directors who represent geographic areas of Lea County with similar population counts. Refer to *ILLUSTRATION 2.5*.

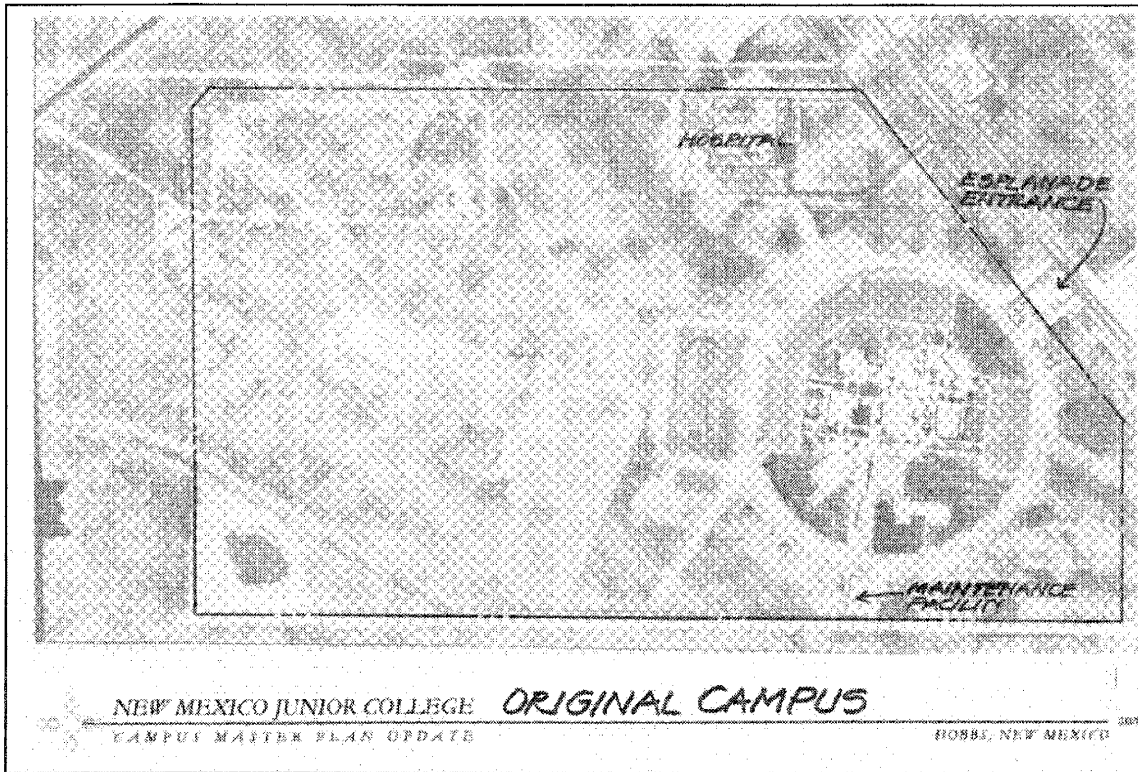
Fundamentally, the history of the NMJC is of an elegant campus plan faithfully executed, a supportive population, and a stable but slow rate of growth. The Original Plan served the institution well until the implicit limits of the plan were reached. A decade of expedient and ad hoc planning has led to this present layout and the clear need for a major update of the campus plan. The history of the Original Plan serves as the foundation for the Plan Update of 2005.



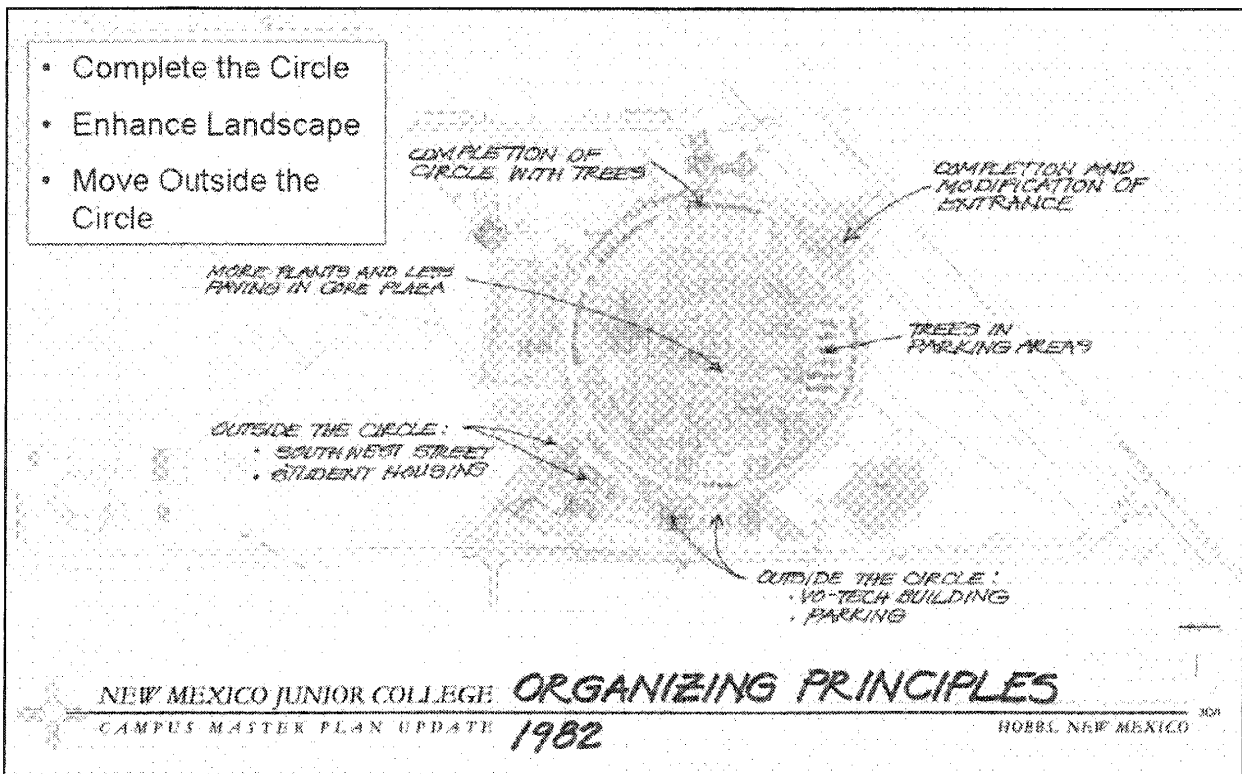
2.1 Aerial photo ca. 1965 of future campus site.



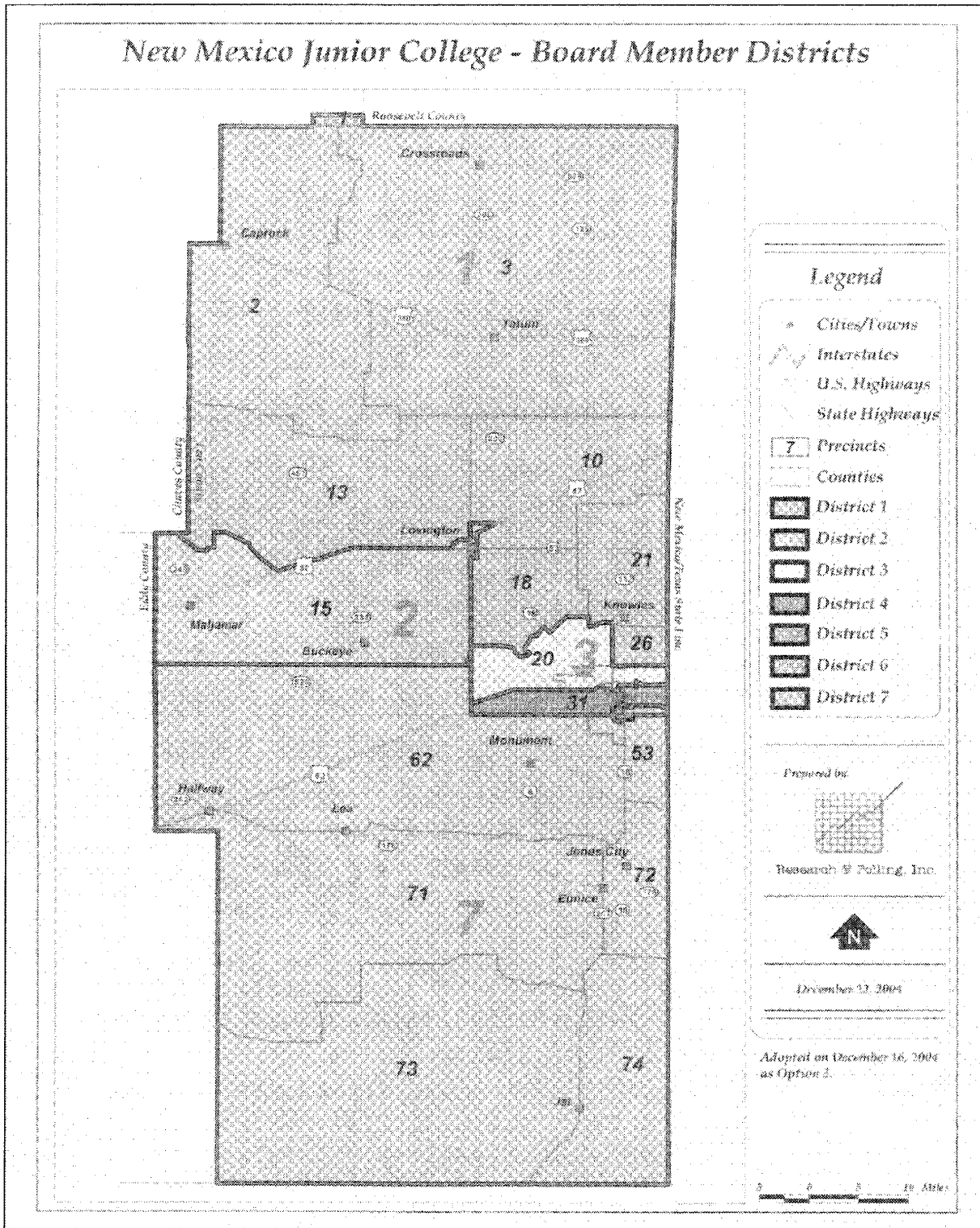
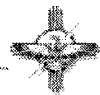
2.2 Original campus master plan drawing of 1965.



2.3 Aerial photo ca. 1975 of developed campus; original master plan essentially accomplished.



2.4 Site plan from 1982 master plan update overlaid on 2005 survey map.



2.5 Map of NMJC College District showing current member representation districts.



3. SITE DEVELOPMENT

INTRODUCTION

The Original Campus Master Plan (“Original Plan”) for New Mexico Junior College (“NMJC”) utilized the accessible east twenty-five percent (approximately 55 to 60 acres) of the approximately 227 acres tract. The NMJC tract was roughly a rectangle of two-to-one proportions with the east end paralleling NM 18 Lovington Highway being at an acute angle to the east/west axis of the rectangle.

1.) THE ORIGINAL CAMPUS PLAN, 1965

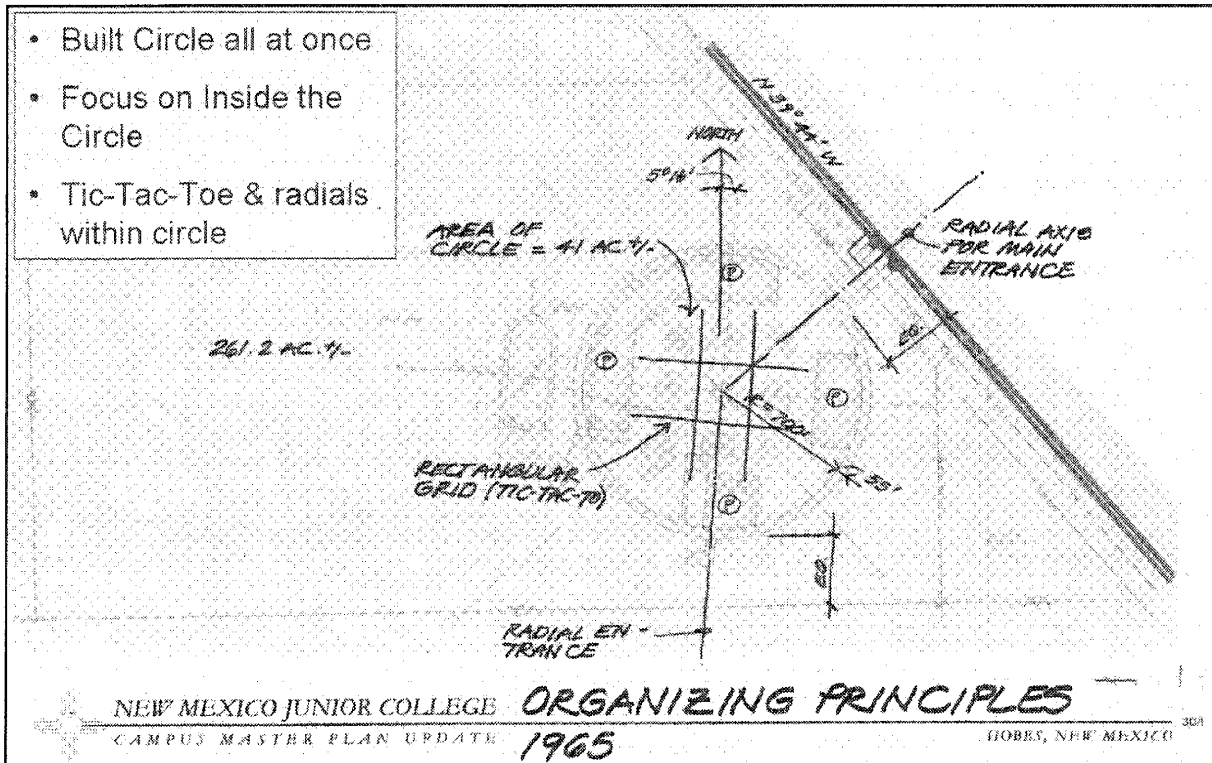
The Original Plan for NMJC is conceptually elegant and is highly unusual for at least three reasons: (1) it is a circle; (2) it has a central plant and tunnel system conceived from the beginning; and (3) it was built as planned. Refer to *ILLUSTRATION 3.1*.

The New Mexico Junior College was the first and only junior college in New Mexico when it was founded in 1965, only forty years ago. Signifying this position in the state, the school adopted the colors of the state flag – red and yellow. The elegant original campus plan strongly suggests the state symbol, the *zia*, found on its flag. Refer to *ILLUSTRATION 3.2*.

ORIGINAL ORGANIZING PRINCIPLES, 1965

THE CIRCLE

The Original Plan was developed in 1965. The plan called for a circle some 700 feet in diameter enclosed by a ring road 50 feet in width. The Circle was located within the acute angle formed by the rights of way of two roads, the future Millen Drive to the south and New Mexico State Highway 18 to the east. The center of the circle was set equidistant some 1000 feet from both of these roads. Refer to *ILLUSTRATION 3.2*.



3.1 Original 1965 Plan highlighting the “tick-tack-toe” layout and siting rationale.



The act of defining the campus with a circular loop road created from the beginning a pedestrian campus accessed from its edge. It also determined very precise and explicit limits to the growth of the campus.

THE GRID OF BUILDING SITES

The buildings of the campus were located inside the Circle, based on the eight compass points, with the four cardinal points being in orthogonal relationship and the other four being at 45° radial to this grid pattern. The result was a tick-tack-toe pattern of nine building sites with the center site reserved for the library. Refer to *ILLUSTRATION 3.3*.

Parking lots inside the circular loop road and located at the cardinal points were all equally convenient when measured from the library at the center of the Circle. Refer to *ILLUSTRATION 3.3*

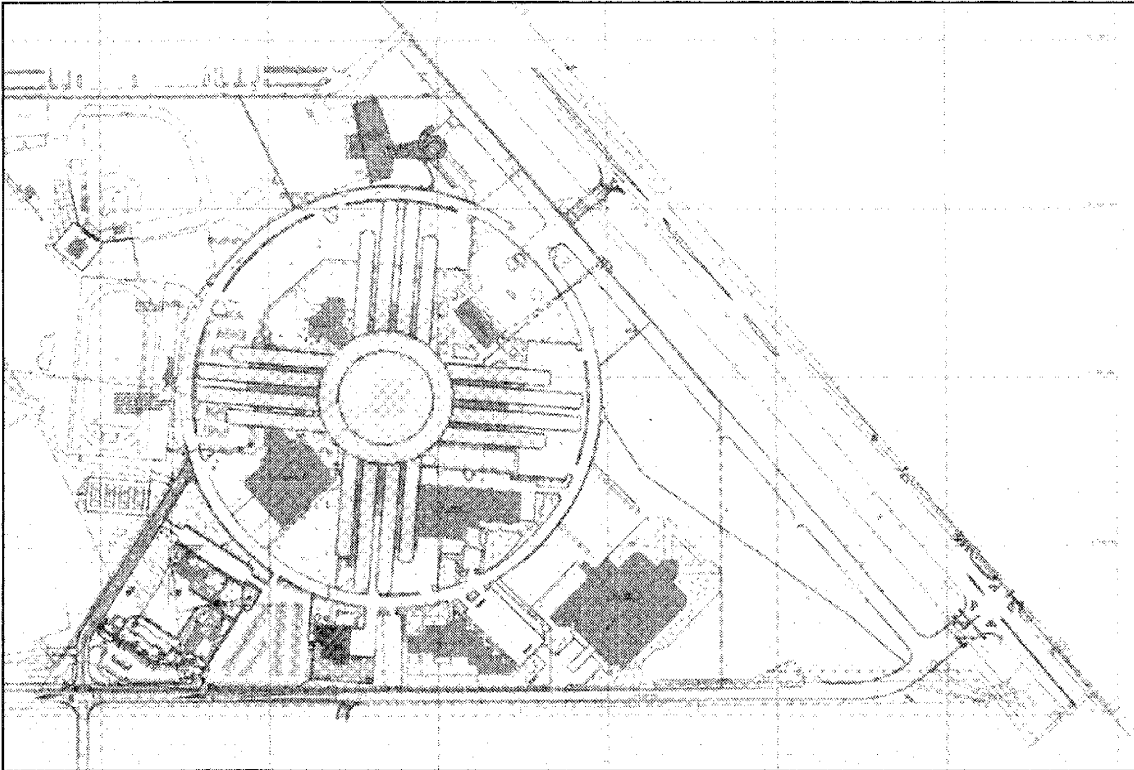
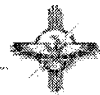
THE TERRACES

The library site was surrounded by four "terraces": the Liberal Arts Terrace (north); the Science Terrace (east); the Student Union Terrace (west), and the Vocational Terrace (south). The terraces were intended to include a large Spanish style fountain, a flag pole station, and a garden featuring the flora of the Southwest. Refer to *ILLUSTRATION 3.4*.

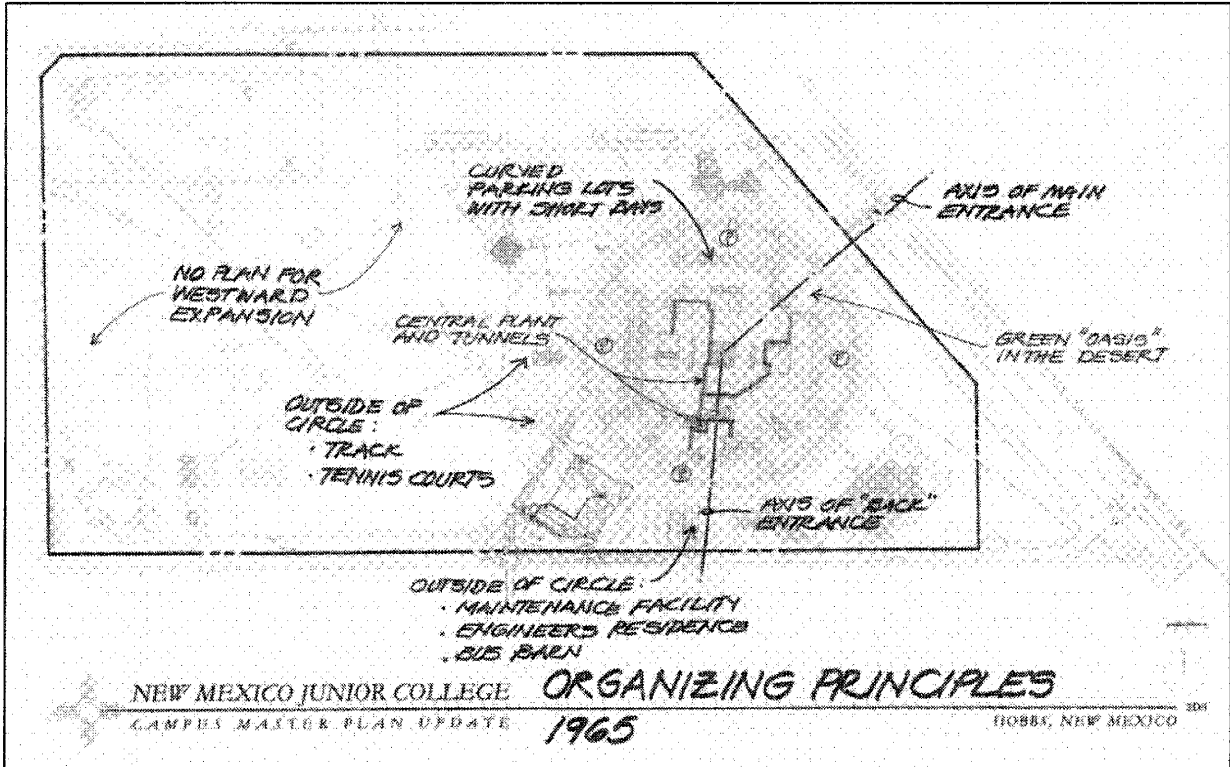
FACILITIES OUTSIDE THE CIRCLE

To draw a circle around something is to accentuate and draw attention to it in the strongest of ways. It is a declaration of "Here it is!" To draw such a circle is also very limiting. There is "inside the Circle" which is finite and "outside the Circle" which is not.

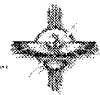
The only facilities initially planned for "outside" the Circle were the track and the tennis courts to the west and the maintenance facilities to the south. The maintenance facilities were to include a residence for the maintenance engineer, warehouse and maintenance shops, and a bus barn. The maintenance facilities were to be located along a road connecting the Circle Drive with the Rodeo Road (future Millen Drive). This connecting road was never built. A baseball field was imagined on the southwest side outside the Circle (now located on the northwest side).



3.2 ZIA overlaid onto campus map to illustrate symbolism of plan – coincidence?



3.3 Original 1965 Plan showing utility tunnels (in red).



By the 1970's eight of the nine building sites within the circle were occupied. Only the theater/auditorium of the Original Plan had not been built. Early in the 1980's sites for additional buildings were established on the outside of the loop road on a first come / first served basis. The maintenance facilities, a vocational building, and dormitories were among the buildings on these new sites.

THE "OASIS"

The Circle also highlighted the island of irrigated green landscaping that developed over time and which now "floats" in the surrounding austere and drab natural desert of the Lea County area of New Mexico. This image of a desert "Oasis" is strongly imprinted on the conscious minds of the community, the students, the faculty, and the administration of the NMJC.

The circular Oasis is composed of the open space and landscape areas not occupied by the buildings to house the functions of the NMJC, related parking areas, and access or service drives.

2.) CAMPUS PLAN UPDATE, 1982

A *Masterplan Report* ("Plan Update of 1982") was carried out by a firm of landscape architects in 1982. The report was accepted by the Board of Directors, but was never approved and put into action. Refer to *ILLUSTRATION 3.4*

ADDITIONAL ORGANIZING PRINCIPLES, 1982

ACCENTUATION OF THE CIRCLE

With a radius of some 700 feet the Circle is almost not perceptible from a car. It is more felt than seen. Oddly enough, there is little articulation or definition of the edge of the Circle. Even the street lights are spaced so far apart that they don't convey the curve. The Circle could be better defined with actions such as these.

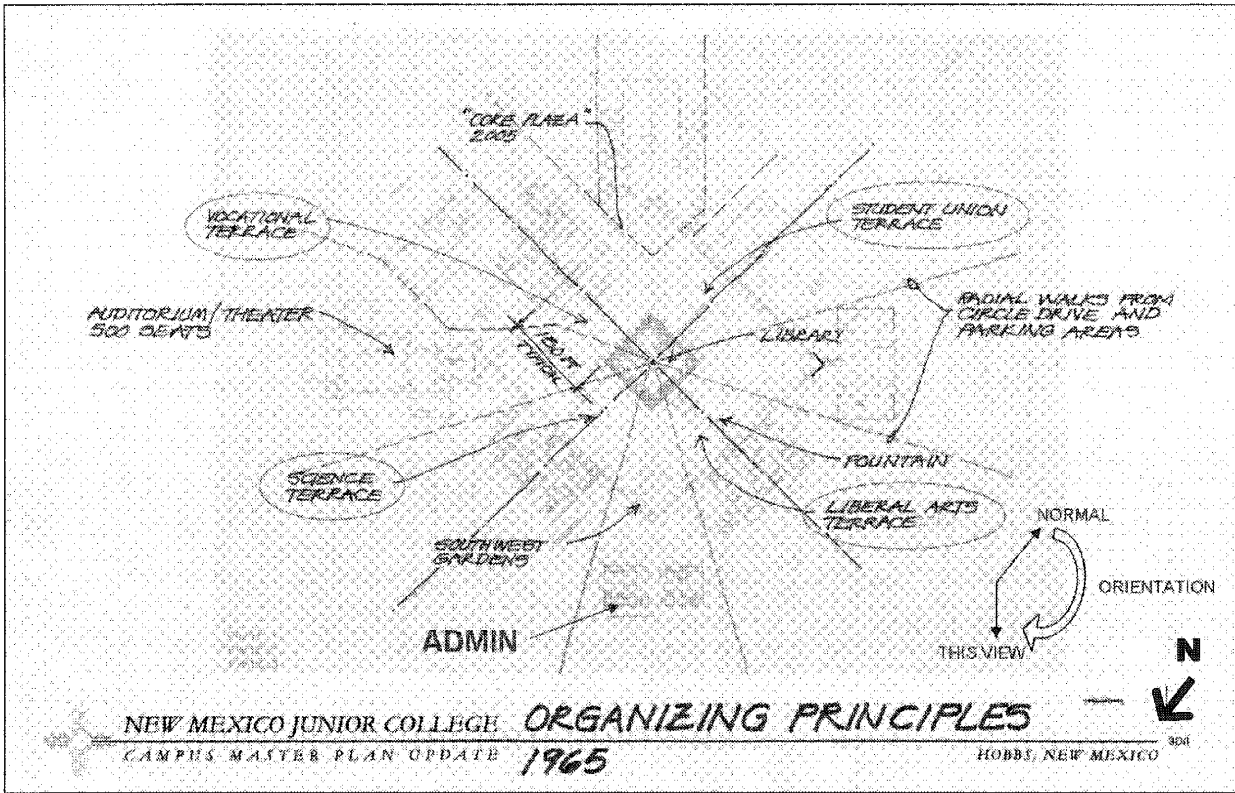
- An additional island of grass and trees could be added behind the sidewalk and curb adjacent to the parking areas.
- The parking itself could be laid out in concentric ring pattern, then it, too, would accentuate the circle.
- Everything on the inside of the Circle and outside of the building array should reflect or call attention to the concentric circle geometry. The outside façades of the future building additions would be an example.

INCREASING SHADE AND MINIMIZING GLARE

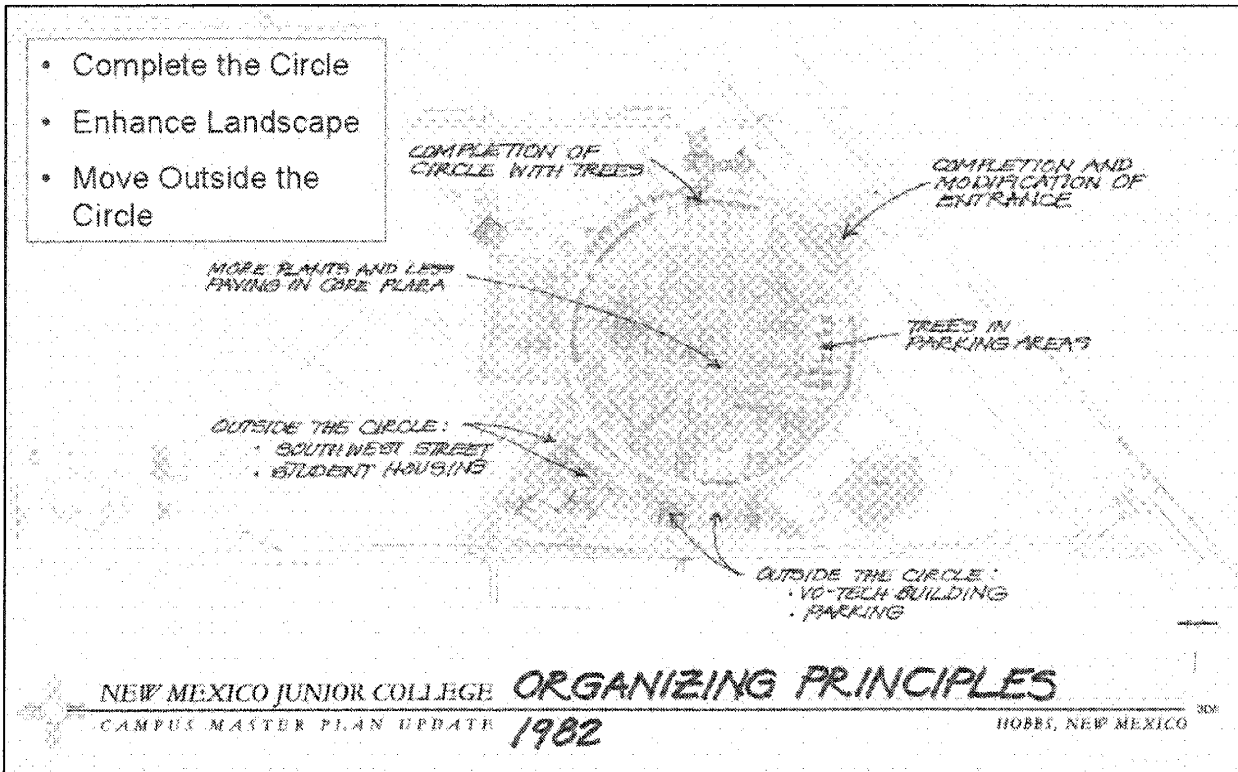
The strong sunlight of eastern New Mexico makes shade and glare important issues to be dealt with. The Plan Update of 1982 proposed planting trees in the parking lots and greatly increasing the trees and landscaping in the Core Plaza surrounding the Library. These recommendations are still valid.

OUTSIDE THE CIRCLE

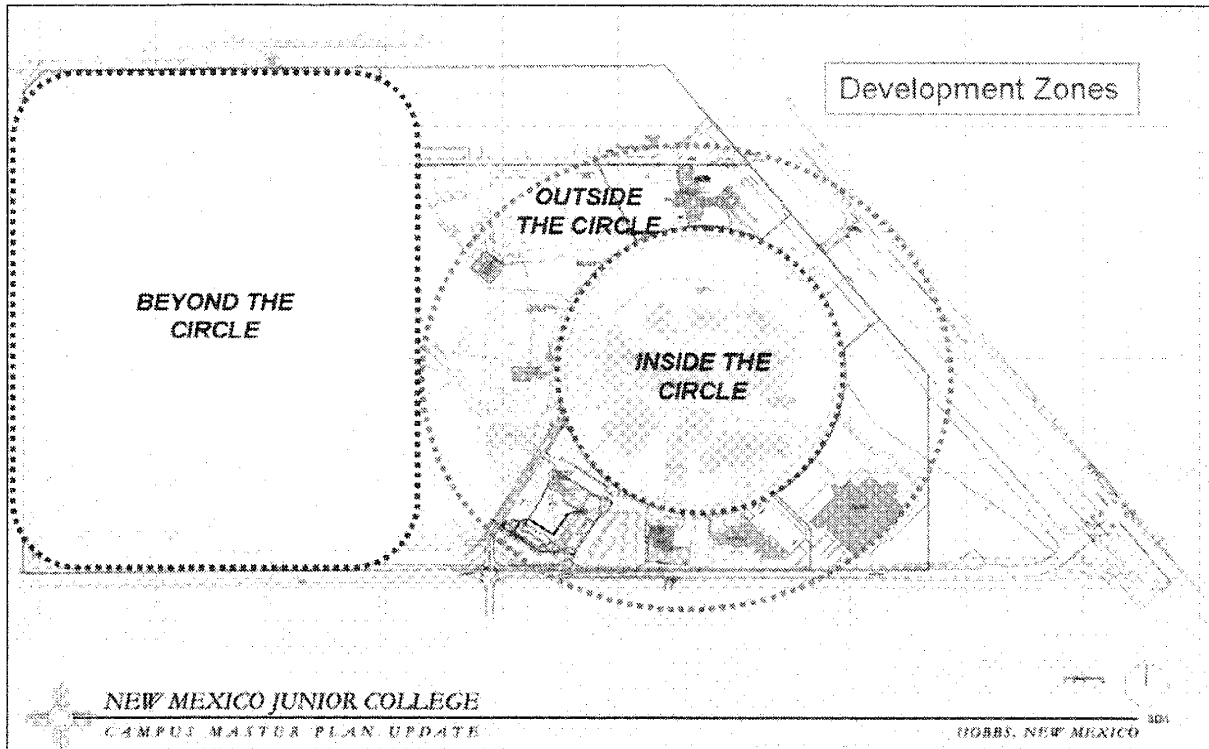
Based on the Plan Update of 1982, NMJC was already planning to build student housing at its present site and a continuing education building where it is presently located. Parking beyond the Circle was also planned.



3.4 Original Plan established "terraces" on the compass point zones around the Library.



3.5 1982 Plan Update drawing depicting a major goal of landscape enhancement.



3.6 3 zones for growth and development related to the original Circle: 1) Inside, 2) Outside, 3) Beyond.

3.) CAMPUS PLAN UPDATE, 2005

There are three major areas for growth on the NMJC tract: inside the Circle; outside the Circle; and beyond the Circle (to the west). Refer to *ILLUSTRATION 3.6*

NMJC has jumped outside the Circle with several new facilities and has almost blocked any westward expansion into the unused half of the tract. The City of Hobbs has also built a new Millen Drive extension on the south side of the campus. Refer to *ILLUSTRATIONS 3.7 and 3.8*. The City of Hobbs at the time of this writing is considering acquiring a 25 ft. strip ROW on the College's side (north) of Millen Drive which, in the opinion of this team, is detrimental to the future development of NMJC.

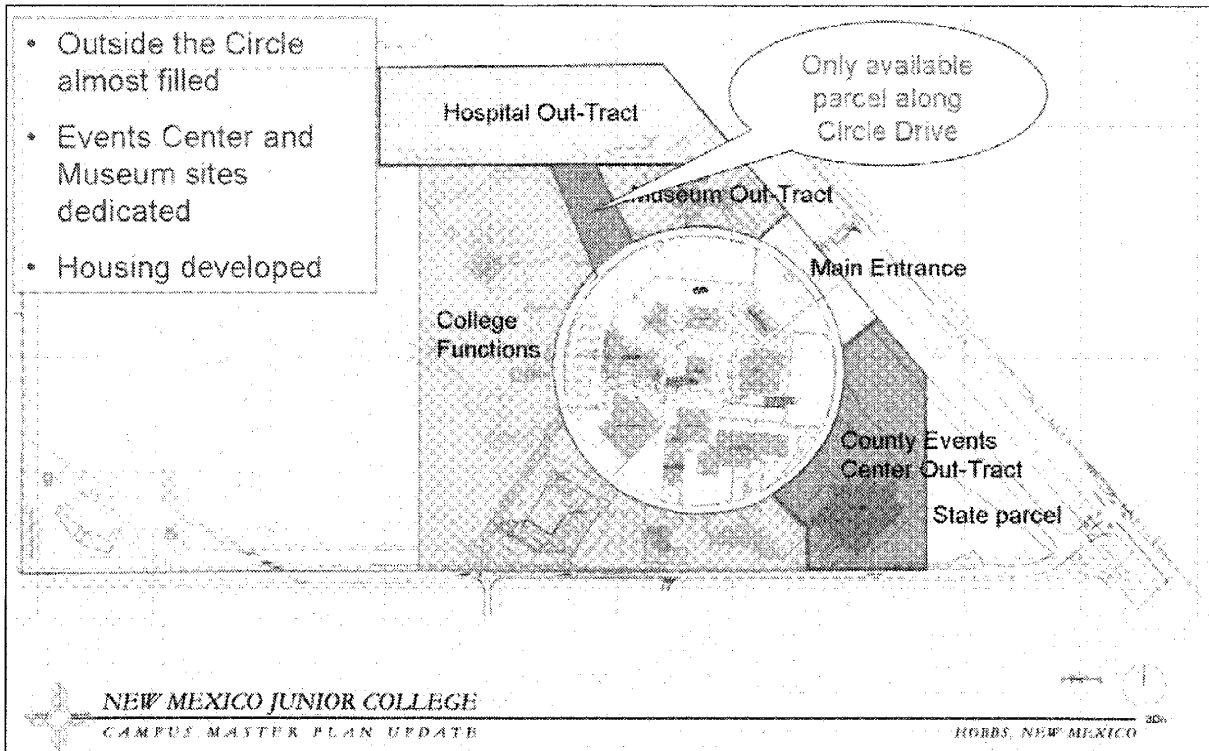
There is need for a plan to maximize the original campus inside the Circle, to husband the use of the few remaining sites outside of and adjacent to the Circle, to develop in the unused western part of the NMJC tract, and to connect the Original campus to the new West Campus.

Through interviews, workshops, and charrettes this Campus Master Plan Update, 2005, ("Plan Update") was developed in the summer and early fall of 2005. The Plan Update assumed the perpetuation of the organizing principles of both the Original Plan and the Plan Update of 1982.

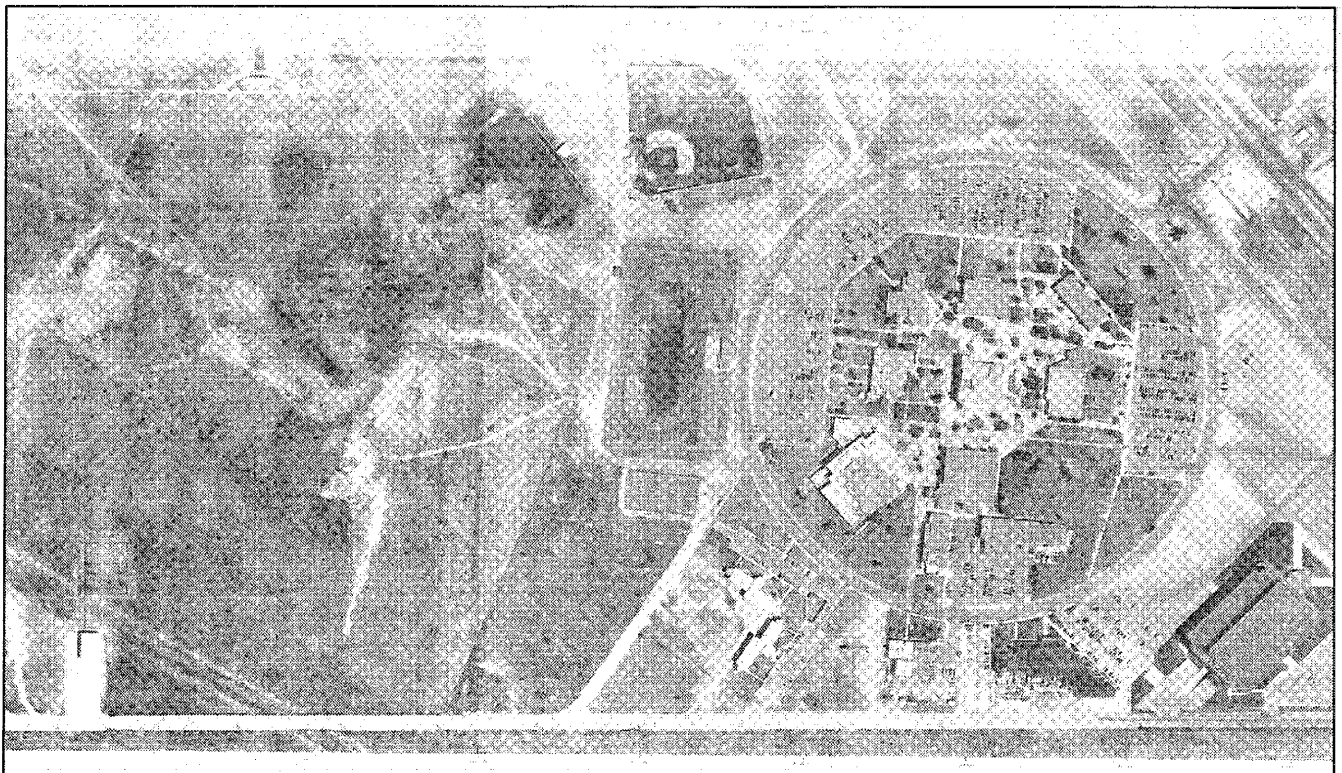
NEW ORGANIZING PRINCIPLES, 2005

GROW INSIDE THE CIRCLE

The Original Plan provided space for considerable expansion of the buildings within the Circle outwards toward the Circle Drive. However the Original Plan did not anticipate expansion towards the inside or towards the library. The Plan Update envisions considerable remodeling and expansion within the Original campus (inside the Circle) with the Circle eventually becoming the focus for academic (transfer) education and community cultural facilities and a new connected campus to the west becoming the technology campus.



3.7 Building sites surrounding Circle Drive have been allocated leaving only one sliver on the north.



3.8 Aerial photo ca. 2004 of campus prior to construction of Student Center expansion and the Museum of Western Heritage.



GROW OUTWARD (TOWARD CIRCLE DRIVE)

Add on to existing buildings from the edge facing the loop road toward the loop road and on either side where desirable. This preserves the openness of the inner campus. It also changes the appearance of the campus by building taller on the outer edge. This would tend to accentuate the existing scale (primarily one story) in contrast to the taller new construction on the edge. Refer to *ILLUSTRATION 3.9*.

GROW UPWARDS

Highly accessible and efficient land inside the Circle is limited. It should be used efficiently by building two- to three-story additions. In conjunction with the concept of growing outward, this commitment would allow NMJC to approximately double the square footage within the Circle.

GETTING READY TO GROW

Growing inside the Circle will require some serious preliminary preparations—"getting ready to grow". This preparation phase includes expansion of the Central Plant and distribution system and the master planning and first phase(s) of a modern Facilities Management Center.

THE CORE PLAZA

The Plan Update treats the four original terraces to be a single open space and landscape and refers to it as the Core Plaza. This plaza needs an architectural shade system, reduction of concrete paving and intensification of the trees and plants therein. The improvement to the Core Plaza should preserve and enhance the existing special places such as these:

- The Front Lawn
- Sunken Garden (the "Pit")
- Public Art "Circle" (nicknamed the "Prairie Dog Amphitheater")
- Desert Flora Island
- Tree Island with Bench Seating
- Flag Pole Station

The originally planned Spanish fountain should also be added to the Core Plaza (a grander fountain than the current modest item).

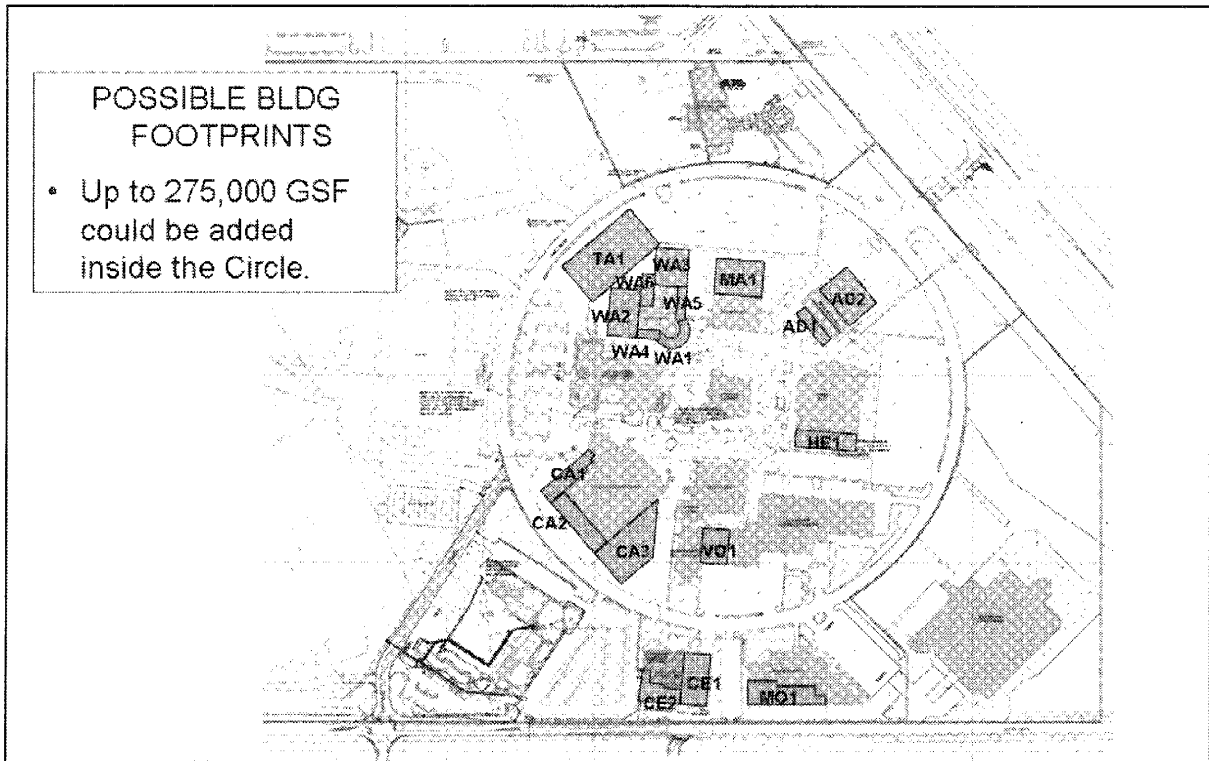
GROW WESTWARD / THE NEW WEST CAMPUS

A new westward expansion of the NMJC campus is needed for the future. This new campus will be separated somewhat from the original Circle due to the athletic facilities that have been developed on the west side of the Circle. This expansion is going to have the character of a separate but closely connected and integrated campus, hence the term "West Campus". Unlike the Original Campus, the new expansion campus is likely to be built incrementally. An orthogonal grid plan allows for this kind of expansion to occur.

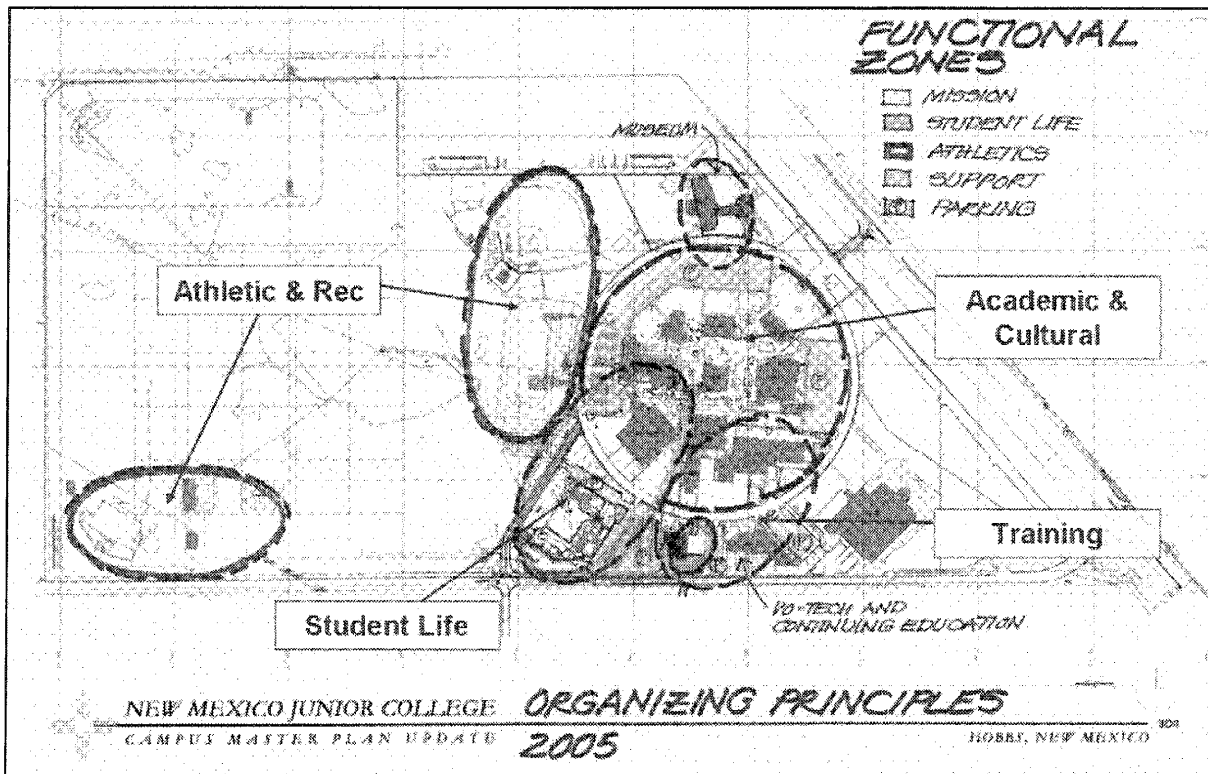
The West Campus may eventually become the vocational and technology campus. A zone of student life functions including housing, recreation, student center and athletics will link it to the Original Campus that houses the academic degree programs.

FUNCTIONAL ZONES

The functions of the NMJC mission were obvious in the location pattern of the original plan. These functional zones have basically been adhered to, although the vocational portion of the campus has jumped the Circle Drive on the south side of campus. Refer to *ILLUSTRATIONS 3.10*.



3.9 Pink shapes illustrate potential building expansion sites oriented outward toward Circle Drive.



3.10 Analysis diagram showing functional zones that have evolved on the existing campus.



GEOMETRY FOR GROWTH.

An analysis of a geometry for expansion of the campus was made using the concepts of additional concentric rings based on the original Circle and on related arcs of circles not derived from the original Circle. The concentric rings were located at distances equal to the radius of the original Circle. Streets to connect the concentric rings to the original Circle Drive were needed and were impossible to place on the plan. The arcs were drawn in such a way as to try and connect important existing and future streets. Again, connecting streets were difficult to arrange. Refer to *ILLUSTRATION 3.11*.

THE SQUARE

The west side of the NMJC Tract is rectilinear and is bordered on the south by the east to west Millen Drive. New growth will undoubtedly occur along the edge of this "Millen Corridor". An orthogonal plan is needed that will allow the campus to grow in increments.

A Square the same length on a side as the diameter of the Circle is proposed as the fundamental framework for the expansion of the campus. The Square would be five units by five units. Each unit would be 250 feet square (approximately the size of a small city block) plus a street width of 50 feet (the same width as the Circle Drive around the original campus). The Square would be 1,500 feet on a side. The Circle is 1,500 feet in diameter (including the Circle Drive). The scale of these units is, also, approximately the same as the original building sites inside the Circle. Refer to *ILLUSTRATIONS 3.11, 3.12, & 3.13*.

Like the Circle, the Square is set back from Millen Drive and from the western edge of the NMJC tract.

The northern-most row of units in the Square is reserved for parking lots. The next two rows are reserved for buildings and the Mall. The fourth row from the north is another row of parking lots. The fifth row, the southern-most row together with the frontage on Millen Drive forms the "Millen Corridor". This Corridor is the intended location for immediate development of projects such as the construction of the Excellence in Training Center, the construction of a new Facilities Management Center, the remodeling of the Agricultural Complex, and the construction of an equestrian center in the Agricultural Complex.

GREEN OASIS AND DESERT XERISCAPE

Water is becoming more and more important everywhere, but especially in the desert. The State of New Mexico has mandated xeriscape landscaping for public buildings. The Plan Update envisions the "Oasis" tradition continuing with athletic facilities such as track and baseball fields reinforcing it, but also with a smaller green circle that wraps around the track serving as the connector to the West Campus and to the green oasis Mall therein. All of the remaining campus land surrounding the Circle or Square would be developed as a xeriscape landscape.

THE MALL

The two rows of the Square reserved for the Mall and buildings (rows 2 & 3 from the north) are organized with the buildings allocated to the northern and southern edges and with the center reserved for the Mall. The Mall will measure 150 feet wide or the same width as the spaces between the library and other buildings that surround it on the edge of the Core Plaza.

The buildings facing the Mall will be of a style that is derived from and harmonious with the architecture of the Circle. The Mall facades will incorporate a full length gallery or loggia and house classrooms and offices. Refer to SECTION 11, ARCHITECTURE. Each of these galleries or loggias will connect to the buildings adjacent to it.

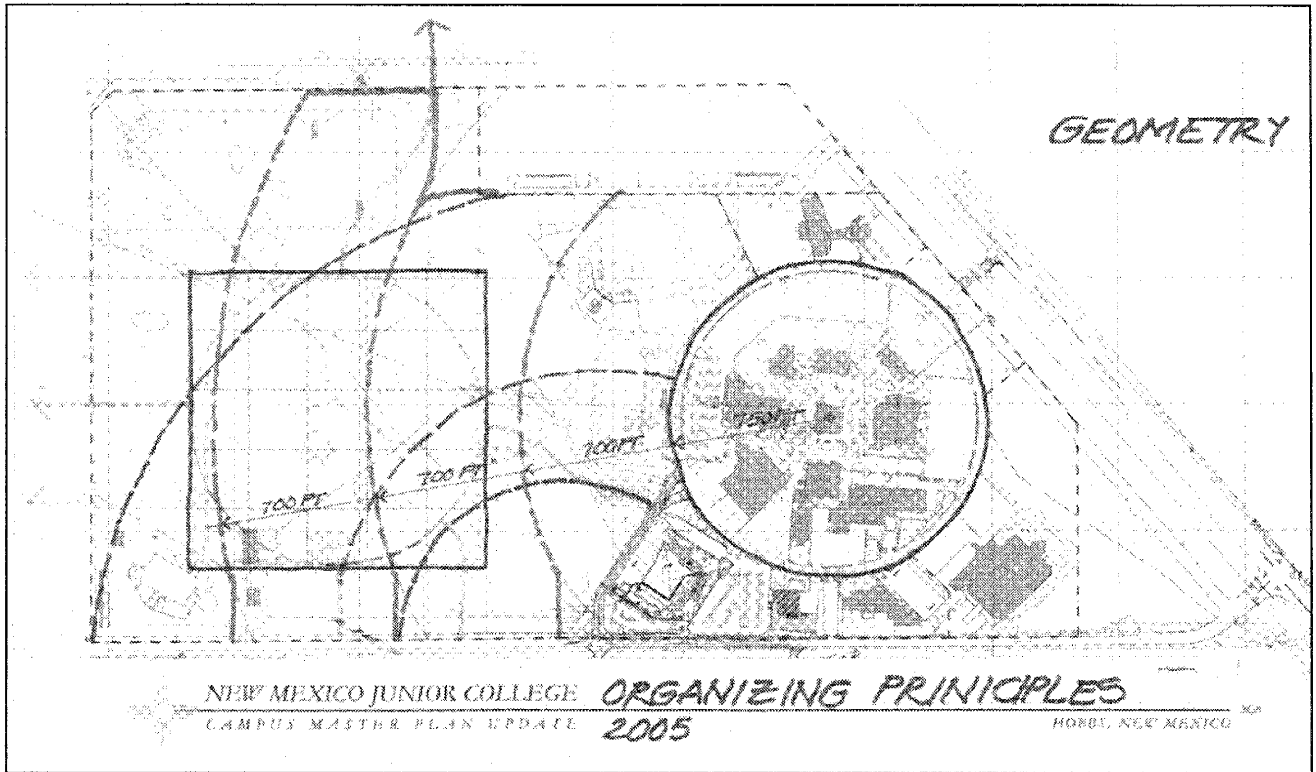
Behind the Mall architecture some of these buildings may be pre-engineered buildings that are highly flexible for various technologies that evolve rapidly. Like recent buildings on the edge of the Circle, these Mall buildings will eventually have two different main entrances—the one that connects to the



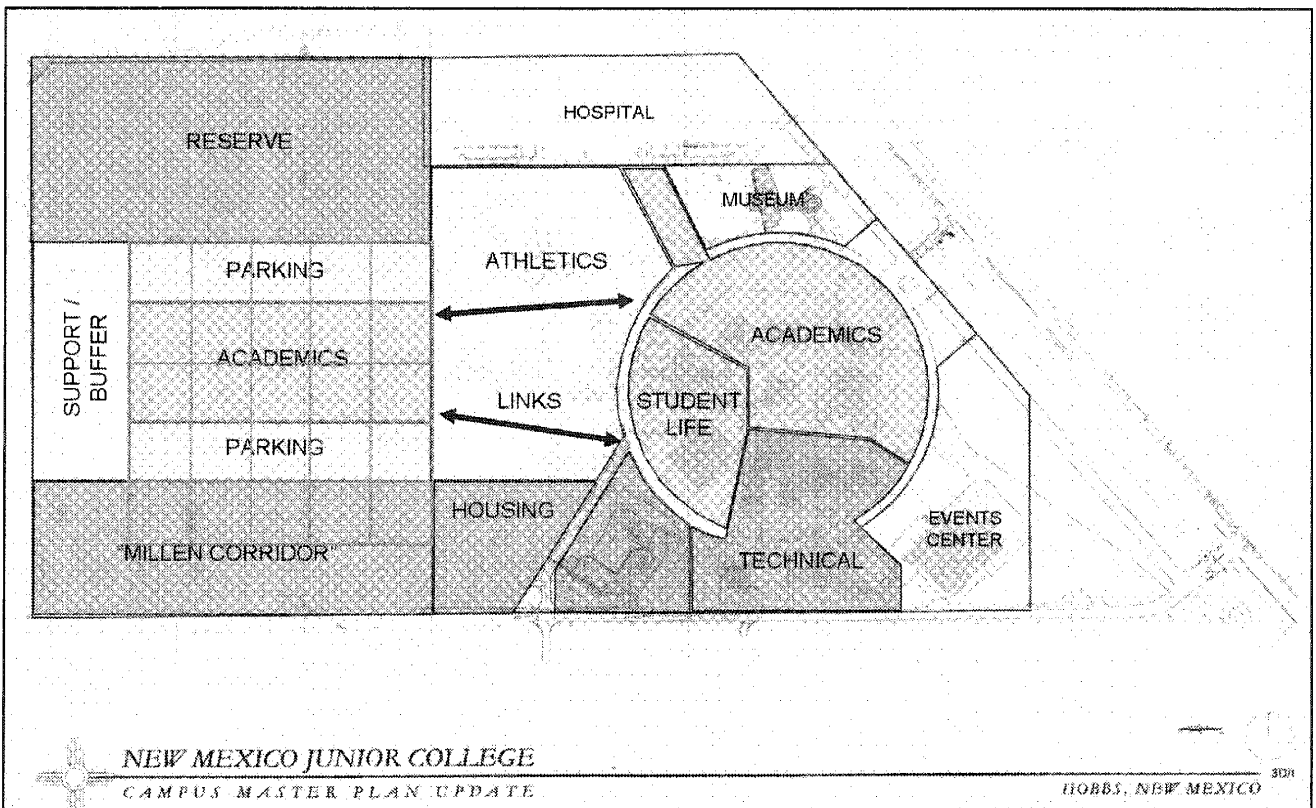
Mall and to the Circle by pedestrian linkages and the entrance that connects directly to the parking lot to the north or south of it.

MILLEN DRIVE CORRIDOR

The construction of Millen Drive on the south edge of the NMJC property has radically altered the NMJC campus. It is no longer an island floating by itself in the "way out yonder" visible and accessible only from the highway. It now has a major thoroughfare on its southern boundary and is being influenced accordingly. This means that the most readily available access for the expansion of the campus westward is from and along Millen Drive. This immediate development can use the first row of parking in the southern edge of the square and thereby set the stage for development of the Mall by and for functions not yet imagined.



3.11 Planner's sketch analyzing the morphing of circle to square as the basis for expanding westward.



3.12 Functional Zones proposed for organizing development in the square of the West Campus.



FRAMEWORK FOR DEVELOPMENT

The assembly of the organizing principles can be used to expand the functional zones of the NMJC mission. Refer to *ILLUSTRATION 3.12*.

The Square connected to the Circle with functional zones described provides a "Framework for Development". Refer to *ILLUSTRATION 3.13*. For the sake of envisioning a maximum potential size for the West Campus the following Program of Future Buildings is projected:

1 Facilities Management Center	20,000 gsf (ultimate)
1 Workforce Training Center	40,000 gsf (ultimate)
1 Theme Building	70,000 gsf
12 Academic (3 floors at 20,000 gsf each) or Instructional (one-story) Buildings at 60,000 gsf	720,000 gsf
1 Field House at	100,000 gsf
3 Residential "Quads" at (120,000 gsf / 600 beds)	360,000 gsf (ultimate)
1 Equestrian Center	120,000 gsf
TOTAL	<u>1,430,000 gsf</u>

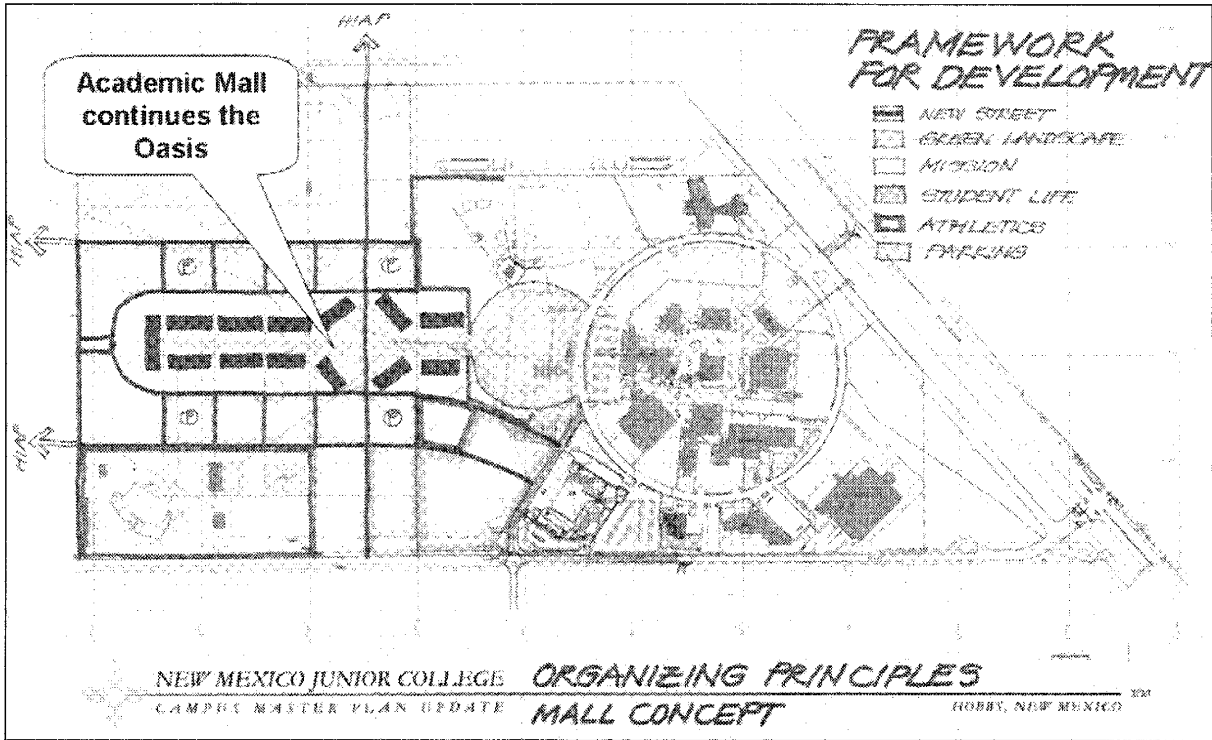
A BIGGER PICTURE

There is a confluence of forces occurring at the NMJC. This confluence suggests that the entire vision of NMJC be focused on the theme of sustainability and how to teach it. NMJC is well suited to lead the way in water conservation, energy conservation, and both oil and alternative energy production knowledge and technology. Every decision in both enhancing the Original Campus and developing the new West Campus should be made within the philosophy of this "bigger picture" of future life in the county, the state, and the nation. Refer to *ILLUSTRATION 3.14*.

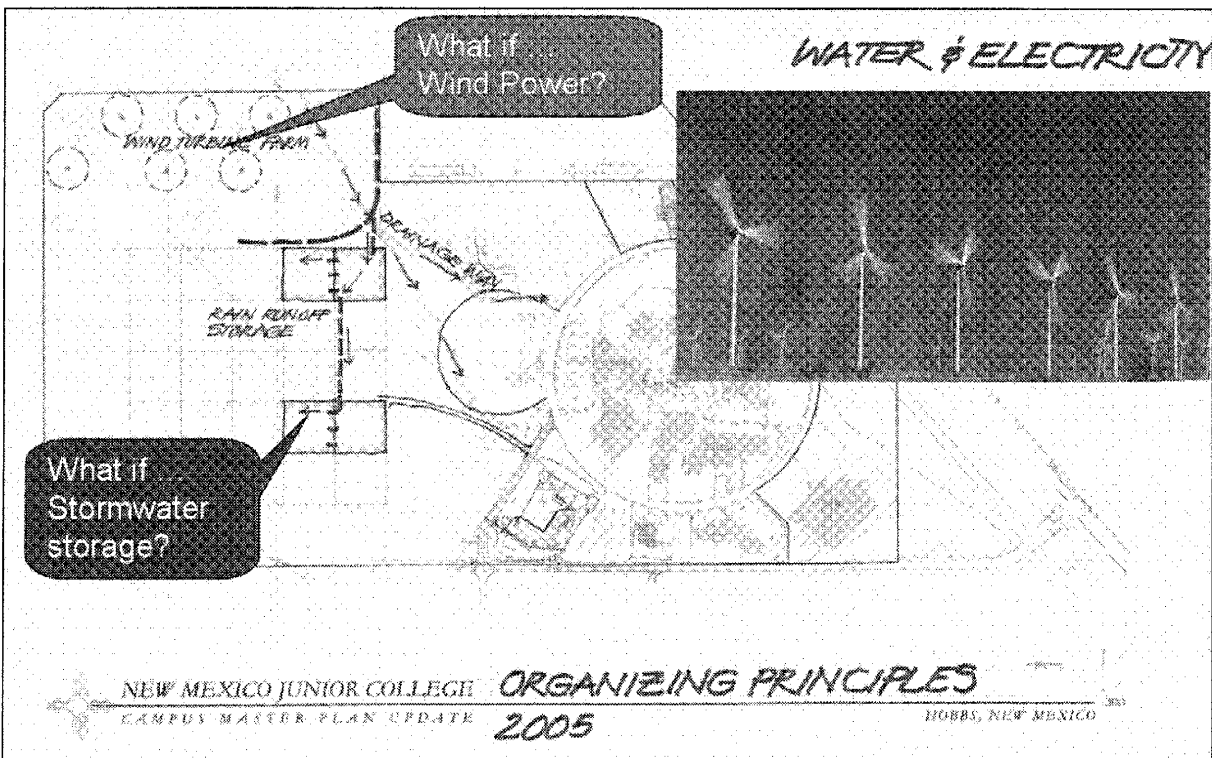
SUMMARY

The site development of the NMJC campus consists of five main parts:

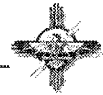
- Preservation, enhancement, and expansion of the Original Campus – the Circle – to increase academic capacity and community-oriented functions.
- Development of a West Campus in a Square as close in size and proximity to the original Circle as possible.
- Connection of the Circle with the Square by pedestrian linkages and streets.
- Provision for development along the Millen Corridor just south of the Square as a strategy for beginning the West Campus, providing sites for imminent projects of a public-oriented nature, and creating a prominent image along Millen.
- Development of the West Campus and expansion of the Original Campus in ways to emphasize water conservation, energy conservation, and oil and alternative energy production and to use this development as a major theme in education, technology, and technology transfer for sustainability for Lea County and the State of New Mexico.



3.13 Sketch Site Plan illustrating the Mall ultimate build-out concept with flanking parking lots and roads. Pedestrian linkages to the Circle Campus and to the residential areas are important.



3.14 Such environmentally friendly ideas as wind-generation of electrical power and conservation of storm water in cisterns are two of many ideas that NMJC should consider while developing the expanded campus.



4. SUSTAINABILITY

INTRODUCTION

The State of New Mexico promotes sustainable buildings and xeriscape for all new construction. The State and New Mexico Junior College are poised to be in the vanguard of this type of design. Certainly, the existing NMJC buildings were built to be sustainable from the standpoint of the quality of construction.

The NMJC is poised to be the local leader in all areas of sustainability and is in the position to educate and train the community and industries in the techniques and technologies thereof.

QUALITY CONSTRUCTION

NMJC has a long-term and consistent tradition of building quality structures. This has facilitated an institutional skill of adding on to these older buildings very successfully. An improvement on this tradition might be to continue to build "100-year exteriors and 5-year interiors" in order to maximize the flexibility of the buildings over time. Such an approach promotes durable, maintainable exteriors but recognizes the periodic changing of interior space uses and configurations as pedagogy and programs change.

NATURAL LIGHT (WINDOWS) FOR ALL

Careful design of windows for a maximum amount of natural lighting would improve the sustainability of future NMJC buildings. Windows should also be used to provide common lighting and views rather than being limited to individuals with private perimeter offices.

WATER CONSERVATION

Water conservation comes easily and naturally to people who live in the desert. Building design can contribute to conservation. Waterless urinals and "gray water" - treated waste water - reuse systems could be installed in new buildings and in major remodelings. All of the old toilet facilities need to be rebuilt; this is an excellent opportunity to retrofit them.

New buildings could include underground cisterns to store the rain water off of roofs. The new West Campus could be engineered to retain all precipitation that falls on it. It could also be engineered to retain much of the storm drainage that comes across the campus from the large drainage area to the north. This stored rain water could be used to "endow" the campus with irrigation water.

NMJC could revitalize its agriculture program with courses on dry farming and drip irrigation and on horticulture and landscaping related to xeriscape.

GRAY WATER

Use of gray water from treated sewage for irrigation is a possibility. But such a system requires planning far beyond the borders of NMJC and far beyond the present time. The City must first develop the distribution system and policies. But NMJC could be a proponent in the development of the concept to benefit the region as well as itself.

XERISCAPE

With growing public acceptance of xeriscape style landscaping, there is knowledge and training to be provided to the constituents concerning this type of horticulture and gardening.

The already existing tradition at NMJC for morphing the "green oasis" of the past tradition with the xeriscape of the future positions the college to be a leader in this area by both doing and teaching.



ENERGY

FOSSIL FUEL ENERGY

Hobbs and Lea County have long been part of the petroleum industry—largely in the extraction of crude oil. The advent of “peak oil” may generate a new mini-boom for the industry that does not “bust”. If so, there may be new as well as traditional knowledge and technology for the NMJC to share with its constituents.

ALTERNATIVE ENERGY

The geographic location and natural environment of Hobbs and Lea County makes this a natural place for the development of alternative energy. Indeed, the development of nuclear fuel enrichment for energy production is already nearing reality for the NMJC District.

NUCLEAR ENERGY

There is also huge potential for NMJC to become the home base for educational programs relating to nuclear enrichment technology related to the development of the National Enrichment Facility proposed in Eunice to the south of Hobbs.

SOLAR (PHOTOVOLTAIC) ELECTRICITY

There is much bright sunlight in the Hobbs area all year around. Real roofs (sloping roofs) of photovoltaic cells could be used on new buildings to capture this sun energy and convert it to electricity. Or rows of PV cells could be installed on all flat roofs, existing or new.

WIND TURBINE ELECTRICITY

The wind blows steadily in the Hobbs area. Wind turbines could be constructed on campus to produce electricity.

SUMMARY

Geographic location, natural environment, traditions, and new happenings both nationally and locally combine at this moment in time to suggest a niche theme for NMJC, especially for the development of the New West Campus. That theme – knowledge and training for sustainable living – could set the NMJC on a course of prominence.



5. REAL ESTATE

The Original Campus of New Mexico Junior College was built on the eastern end of a tract of land of approximately 227 acres carved from the World War II US Army Air Corps bomber training field north of Hobbs, New Mexico. The only Army facility built on the tract acquired by NMJC was the ammunition and ordnance depot in the northwest corner of the tract.

From the Original Tract NMJC later provided a right of way for the Industrial Drive project, a site for the Lea County Medical Center, a site for the Lea County Events Center, and two street right of ways. NMJC also owns a right of way across the railroad that is 190 feet wide between the eastern campus boundary and the New Mexico Highway 18 right of way.

College Tract	161.137+/- ac.
Ammunition Depot Tract	23.000+/- ac.
Lea County Tract	15.250+/- ac.
Millen Drive R of W	7.313 ac.
Medical Center Tract	20.050+/- ac.
Medical Center R of W	0.250+/- ac.
TOTAL / Original Tract	<u>226.959 ac.</u>

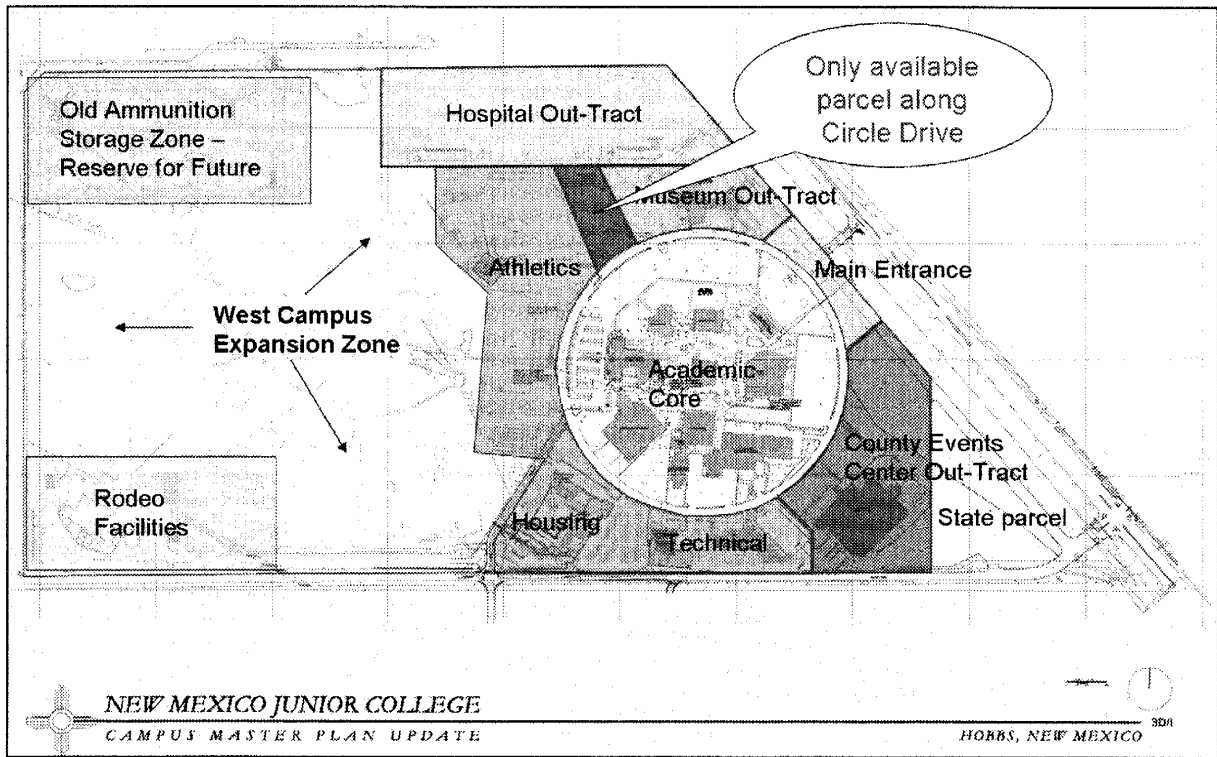
Refer to *ILLUSRATION 5.1*.

The present campus is some 60 acres. NMJC also owns the off-site Del Norte fitness center and the Literacy Center.

Of the present approximately 160 acres of the Original Tract still retained by NMJC approximately 100 acres are undeveloped.

The Plan recommends continued development of the Original Tract with only the use of storefront leases, as may be required by sporadic needs, in other towns and at other locations.

The Plan recommends that the approximately 23 acres of the old ammunition and ordnance depot portion of the NMJC Tract be held as a reserve tract in anticipation of long-term developments in the Hobbs Industrial Air Park.



5.1 Map showing parcels transferred to others and those areas remaining for NMJC.



6. UTILITIES AND INFRASTRUCTURE

INTRODUCTION

Utilities and infrastructure systems are largely “out of sight and out of mind”. They are, however, absolutely critical for the functioning and expansion of the campus.

Utilities are typically systems of energy provided by other entities (private or public) by way of distribution systems that interface with the campus through meters at locations close to the edge of the campus. Electricity, natural gas, telecommunications, chilled and hot water, steam.

Infrastructure is the set of functional systems usually associated with public health and safety: potable water, waste water, storm water, and solid waste disposal.

ORIGINAL CAMPUS (THE “CIRCLE”)

UTILITIES

Presently, it is believed that the utilities that are in place can be utilized for expansion projects within the Original Campus. Given the magnitude of proposed expansions within the Circle of the Original Campus, these capacities should be verified by the NMJC’s consulting engineers.

ELECTRICITY

Electricity is provided to NMJC by Excel Energy. The interface is at a meter at the main entrance to the campus. The NMJC lines radiate from the meter in several branching circuits housed in subterranean ducts.

NATURAL GAS

Natural gas is supplied to NMJC by Zia Natural Gas. The feed to the campus terminates in a meter at the main entrance.

TELECOMMUNICATIONS

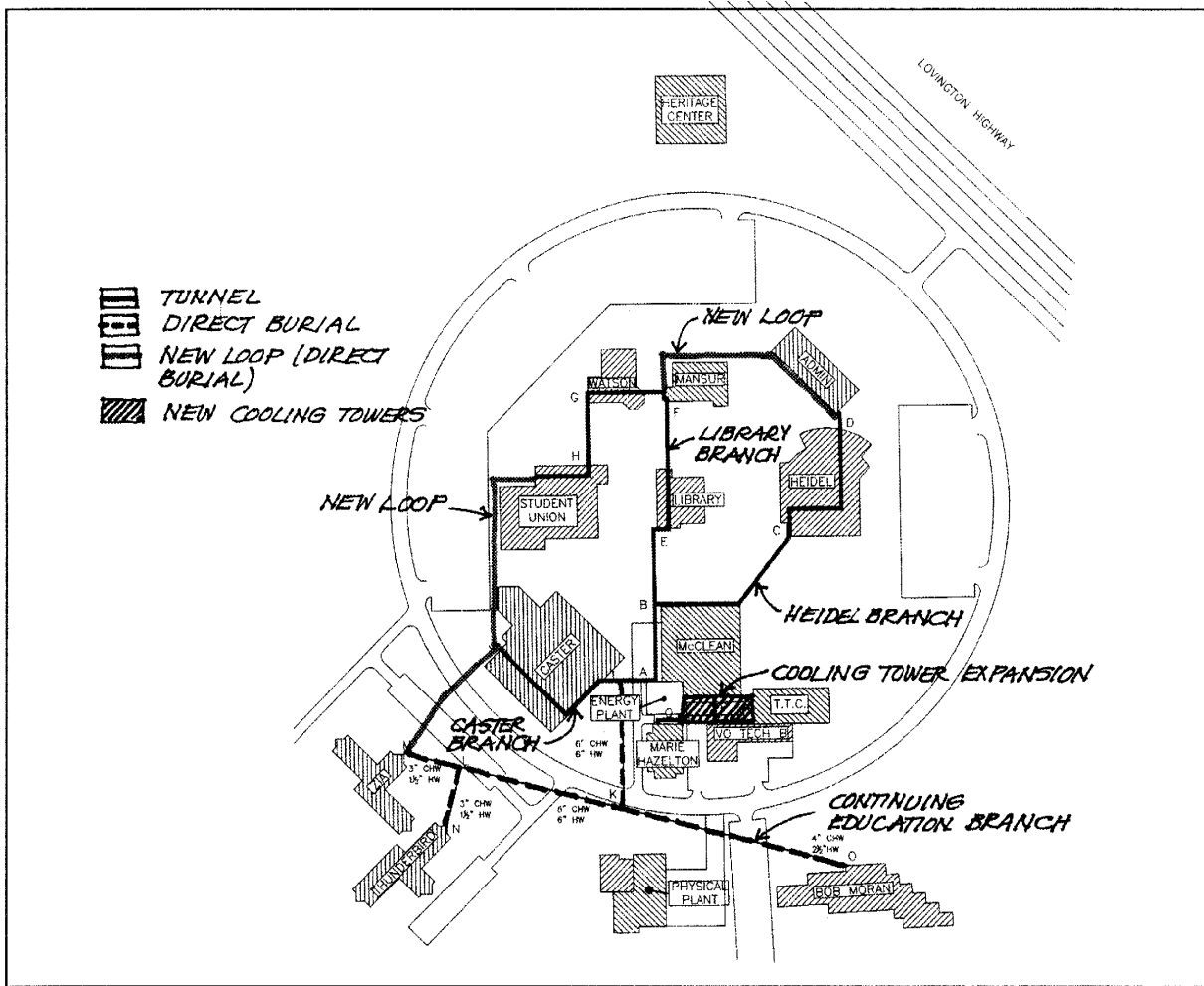
Telephone service is provided to the campus by Valor. The Valor line terminates at the demarcation room in the south side of the Administrative center. From there NMJC lines run to each building through the utility tunnel system.

THERMAL PRODUCTS

From its establishment in 1965 NMJC has produced its own chilled water and steam and distributed these products from the Central Plant to each building through lines housed in subterranean tunnels. Refer to *ILLUSTRATION 6.1*.

The long-term consultants to NMJC for the Central Plant report that *“The concept of a central energy plant containing electric driven water chillers and gas fired steam boilers remains a sound system to serve the NMJC Campus within the circle and in the near proximity of the exterior of the circle. Centralized maintenance and load diversification being the principle advantages of the central energy plant system.*

CENTRAL PLANT The Central Plant is located adjacent to the southwest corner of McClean Hall. Refer to *ILLUSTRATION 6.1*. Preparations are being made to increase the cooling capacity of the Central Plant in order to supply the existing new projects. The consultants report that *“The chilled water plant is currently planned to expand to 800 tons capacity in 2006. This cooling plant expansion will serve the load created by the recent student union expansion and the new dormitories.”*



6.1 Diagram of the utilities from the Central Plant serving the Circle and adjacent facilities to the south. Proposed additions to serve building expansions and create loops are shown in red.

The chilled water plant will have to be expanded to handle projects from 2006 to 2010.

“In the near future, 2010 or before, and concurrent with the next major building program it will be necessary to add more chiller capacity. Additional cooling capacity, unlike the current planned expansion, will require new cooling towers. The present central plant building is not structured to support roof mounted cooling towers. The current building must be structurally modified for this new load or as an alternative the cooling towers might be integrated into the planned expansion of Vo-Tech B – Mary Hagelstein, perhaps as a single project.”

The ideal situation for cooling tower expansion would be for the remodeling and expansion of Vocational Building B and Hagelstein Hall to be enlarged so as to connect Hagelstein to McClean Hall. At minimal cost this connection could be structured so as to carry the new cooling towers on its roof.

The steam plant is relatively new and the consultants report that it *“has adequate capacity to serve the planned expansion of the campus through 2015.”*



DISTRIBUTION SYSTEM

The distribution lines for the thermal products are branches housed in subterranean tunnels. Refer to *ILLUSTRATION 6.1*

The consultants evaluate the distribution piping as follows:

"The utility piping systems appear to have adequate capacity with two exceptions. One exception [to this is] the piping to Bob Moran which will not support the planned expansion of this facility. In addition the piping in the tunnel from the Library to Mansur and Watson will be undersized if the 2015 planning is fully developed. The viability of the piping systems assumes the piping is in serviceable condition. As the piping systems age there is greater concern for their physical condition which makes a case for looping the piping systems so that a line failure can be by-passed by feeding in an alternate direction around the loop. Currently looped distribution does not exist on the campus and is a recommended improvement to add reliability to the energy delivery system."

There are four main branches: one to Heidel Hall and the Administrative Center (the "Heidel Branch"); one to the Library, Mansur Hall, Watson Hall, and the Student Center (the "Library Branch"); one to Caster Hall (the "Caster Branch"); and one that crosses the Circle Drive to Continuing Education, Moran Hall, and the dormitories (the Continuing Education Branch). Refer to *ILLUSTRATION 6.1*.

NEW LOOPS

Two major loops can be created inside the Circle by tying the Library Branch to the Caster Branch and by tying the Library Branch to the Heidel Branch. A third major loop can be created by connecting the Caster branch to the Continuing Education Branch. Refer to *ILLUSTRATION 6.1*.

Consideration for a linkage to the new West Campus Thermal products system from the new Caster / Continuing Education Loop should be given in the design of this loop. Sufficient pipe size and a blank flange would allow the connection of the two systems to be made in the future, thereby improving the efficiency and redundancy of the entire campus in the future.

These branches **must** be fitted with the necessary valves when the loops are created in order to be able to take maximum advantage of the loops.

The Caster / Continuing Education loop will probably allow for the expansion of Moran Hall.

There will probably be significant upgrading of the Library Caster loop required when all of the potential expansions of Watson Hall are executed along with the Theater / Auditorium project. The Theater / Auditorium project is planned for the period beyond 2015 to 2030.

Tunnels for the new loops will probably not be affordable. The technology of materials used for direct burial of thermal product lines makes this method quite acceptable for construction of the new loops.

INFRASTRUCTURE

Presently, it is believed that the existing infrastructure systems can be utilized for the planned expansions in the Original Campus.

WATER

Water is provided to NMJC from two sources. Potable water and water for irrigating the Circle is provided by the City of Hobbs. Potable water is distributed in lines within the utility tunnels. Water for irrigating the athletic fields is provided from a well owned by NMJC.



WASTE WATER

Waste water is collected and treated by the City of Hobbs. The main trunk line goes northwest from the Circle to a lift station and continues on to the northwest to the HIAP.

STORM WATER

Storm water from some 25 square miles flows southeast across the existing campus. Most of it parts and flows around the Circle Drive and on to the ditch along State Highway 18. However, some low areas of the Circle temporarily flood on these occasions.

There is another drainage course running southeast that crosses the rodeo grounds and flows on down to the highway ditch.

WEST CAMPUS (THE "SQUARE")

UTILITIES

Utilities and infrastructure systems for the West campus will have to be "grown" over time from either Millen Drive or the western edge of the Original Campus. These utilities should be sized in accord with Program of Future Buildings in the FRAMEWORK FOR DEVELOPMENT. See SECTION 3. SITE DEVELOPMENT.

ELECTRICITY

Electricity will be provided to NMJC by Excel Energy. The interface will be at a meter at the Facilities Management Center. The NMJC lines will extend from the meter in underground ducts to form an eventual loop around the Mall. This duct bank should parallel the chilled water side of the thermal distribution lines. Refer to *ILLUSTRATION 6.2*.

NATURAL GAS

Natural gas will be supplied to the West Campus by Zia Natural Gas. The feed to the campus will terminate in a meter at the Facilities Management Center. This line should be sized for the new Central Plant boilers.

TELECOMMUNICATIONS

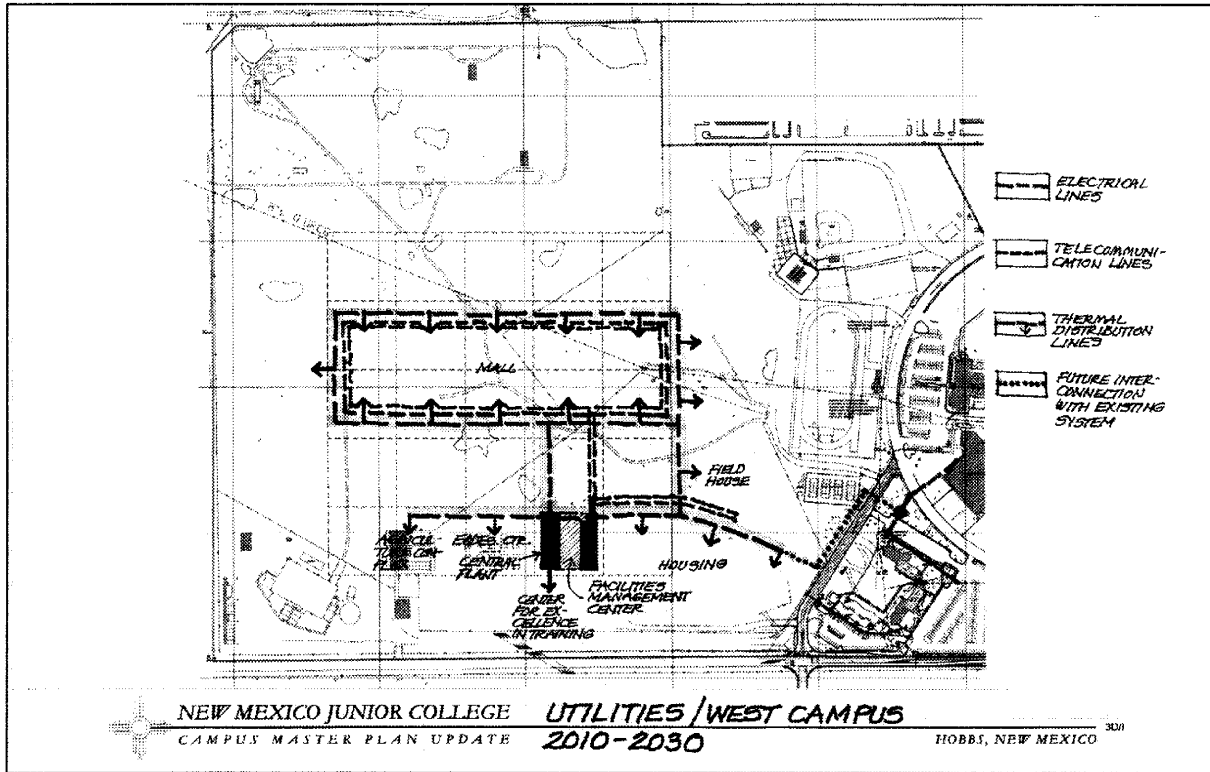
Telephone service will be provided to the West Campus by Valor. The Valor line will terminate at the demarcation room in the Center for Training Excellence. From there NMJC lines will extend to each building in underground ducts. The route of these lines should be parallel to the thermal distribution lines and outside of the electricity ducts. Refer to *ILLUSTRATION 6.2*.

THERMAL PRODUCTS

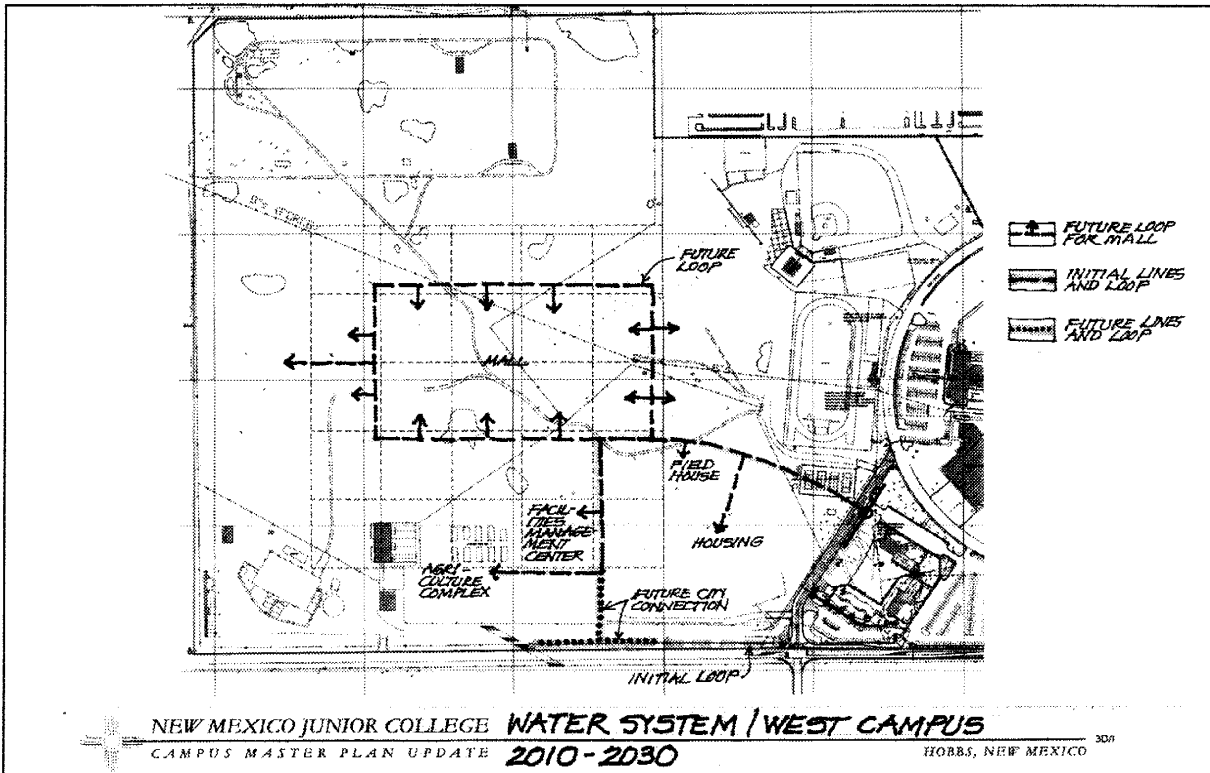
The consultants suggest that a new Central Plant will be necessary for the West Campus: "*Planned development outside of the circle, such as the proposed Academic Mall [West Campus] appear to be beyond the practical limits of the current Central Plant. This expansion of the campus might well be served by a future Central Plant containing elements similar to the current facility*".

CENTRAL PLANT The Central Plant is proposed to be in the south east corner of the West Campus on the site of the new Facilities Management Center. This location makes it readily available to all of the near term projects on the West Campus which are to be located adjacent to Millen Drive. Refer to *ILLUSTRATION 6.2*. This Central Plant would need to be master planned so as to be able to grow in phases to supply the entire West Campus as it is planned for the future, including the fully developed Mall.

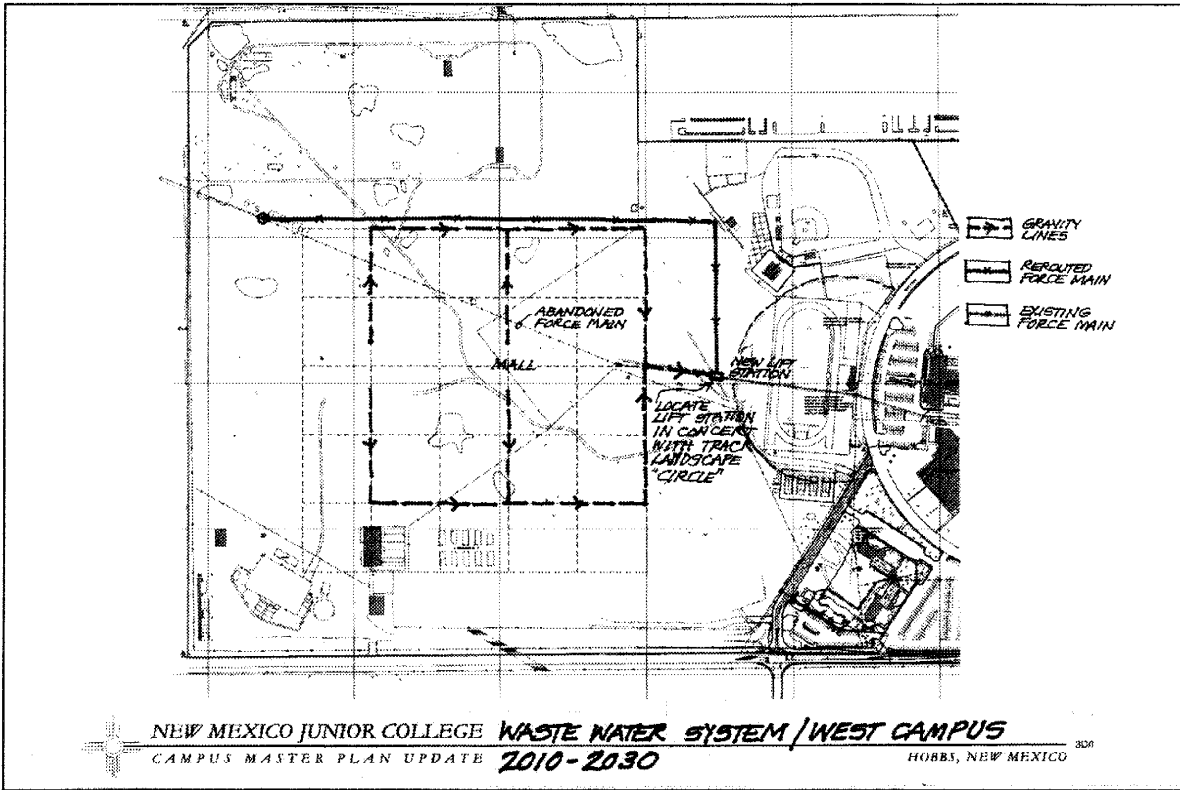
DISTRIBUTION LINES The distribution lines for the thermal products will be installed by direct burial and will grow to the west and the north so as to create two loops around the Mall. Refer to *ILLUSTRATION 6.2*. Initial pipe sizes must be oversized in anticipation of the future campus or the long-term service will be compromised and much greater costs and service shutdowns will be incurred.



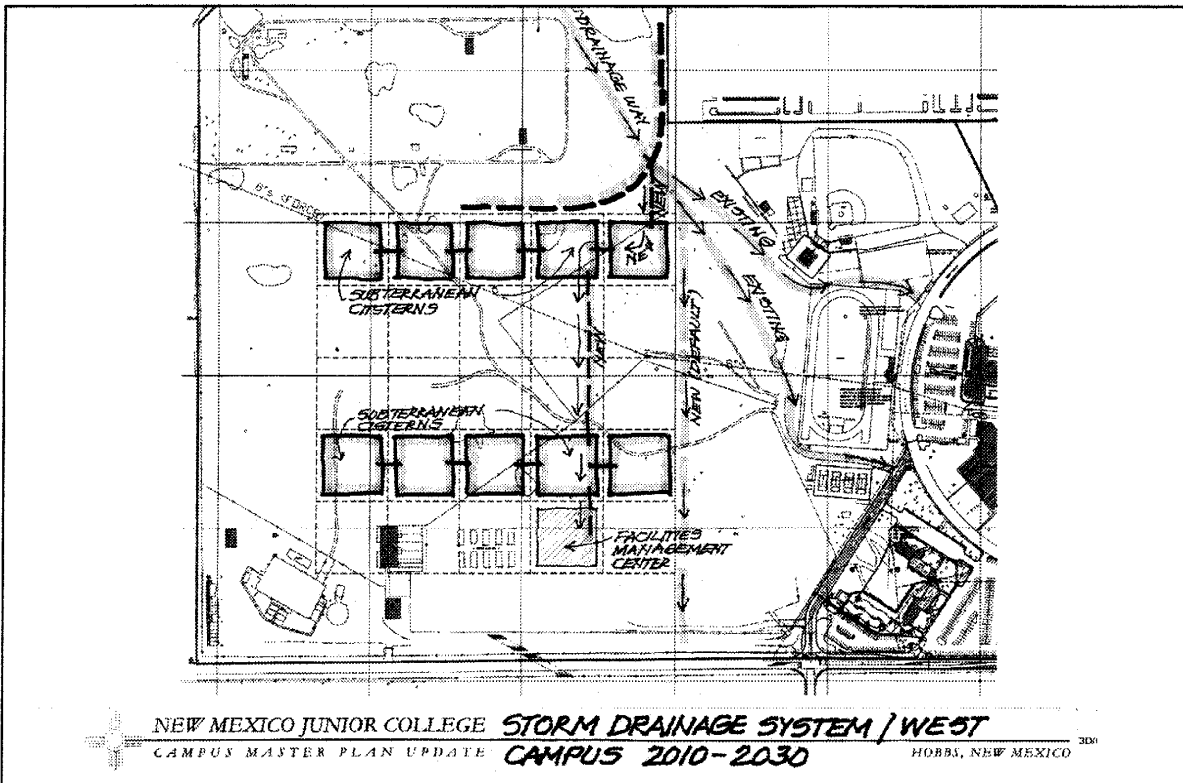
6.2 Diagram of the proposed utility corridors serving the West Campus from the Central Plant to be located in the Facilities Management Center. Links to the Circle systems are proposed.



6.3 Diagram of the proposed Potable Water mains to serve the West Campus.



6.4 Diagram of the Sanitary Sewer or Wastewater mains to serve the West Campus. A new lift station and trunk line to the northwest will be required to clear the building zones of the Mall.



6.5 Diagram of the proposed Storm Drainage system to serve the West Campus. A cistern system for collecting rain runoff is included for irrigation and sustainability.



INFRASTRUCTURE

The infrastructure systems are proposed to be located under the half of the parking lots closest to the new campus mall and buildings (across the street from the utilities).

WATER

Water will be provided to the West Campus from three sources. Potable water will be provided by the City of Hobbs. Water for irrigating the athletic fields will continue to be from the well owned by NMJC. Additional and replacement water will be provided by the capture and storage of all precipitation that falls on the West campus. It may well be that much of the runoff that comes across the campus in the two drainage ways can be captured and stored as well. A system for retaining this water would be an "endowment" for the green oasis that the NMJC is now and will be in the future. Refer to *ILLUSTRATION 6.3*.

WASTE WATER

Waste water will be collected and treated by the City of Hobbs. The proposed West Campus layout will require the relocation and reconstruction of the lift station and the rerouting of the line flowing northwest from the lift station. Refer to *ILLUSTRATION 6.4*.

GRAY WATER

A gray water system for supplying irrigation water to the NMJC campus would have to be developed by the City of Hobbs. This is not feasible in the near future, but might be in the longer range, as the HIAP/Casino/Education Health districts intensify.

STORM WATER

Engineering for the storm drainage for the West Campus will be the first work necessary for development to begin. This system should be conceived so that all precipitation that falls on the West Campus can be retained, as well as significant amounts of the storm runoff from north and west of the NMJC tract which flows across the tract. Refer to *ILLUSTRATION 6.5*. This system can be designed with a default system that uses the existing drainage ways in the beginning, but which eventually reroutes the drainage to storage.

Large subterranean cisterns for storage of the storm water drainage could be constructed beneath the parking areas on both sides of the Mall. These cisterns would be interconnected and would all flow to a sump and pump station at the Facilities Management Center from which the irrigation distribution system would originate.

SUMMARY

All utilities and infrastructure systems should be designed as complete systems with loops and should be developed over time evolving from branches to loops. The capacity of the complete systems should be sufficient for the entire West Campus as envisioned in the Program of Future Buildings in the "*FRAMEWORK FOR DEVELOPMENT*". See SECTION 3, SITE DEVELOPMENT.

Specific utilities and infrastructure "corridors" should be established and preserved for the West Campus development over time.

The Plan Update recommends three steps that NMJC needs to undertake to "get ready to grow".

1. Commission its civil engineers to map and document capacity of all utilities and infrastructure systems, including those coming to the campus from other providers;
2. Develop a master plan for the expansion of the existing Central Plant and Distribution System to enable the construction of the planned phases of development; and
3. Develop a master plan for the Facilities Management Center on the West Campus that includes a master plan for the Central Plant for the West Campus.



The initial phases of the new Facilities Management Center and Central Plant should be constructed on the West campus as soon as possible, perhaps in conjunction with the proposed Center for Training Excellence.

NMJC is in the position of demonstrating cutting-edge technologies of sustainable development through storm water management practices. The Plan Update recommends a conceptual drainage plan to capture and store all precipitation that falls on the West Campus, as well as much of the drainage flowing across both campuses from the drainage area north of the NMJC tract. In addition, rain water capture for irrigation and conservation in other uses should be a significant part of all facilities planning.

Alternative energy production and energy conservation should be a significant part of all facilities planning.



7. TRANSPORTATION

INTRODUCTION

Transportation to the New Mexico Junior College campus was envisioned as being by automobile from the beginning and the campus was planned accordingly. This was because the campus was post Interstate Defense Highway Act of 1957. The United States had committed to the automobile as never before. The campus in 1965 was also “way out there” outside of town.

The Original Plan wisely placed the loop drive that described the Circle of the campus shape and the related parking lots on the periphery of a pedestrian campus. An egalitarian plan, it created parking spaces that were all equally proximate to the theoretical, symbolic, and geometric center of the campus.

VEHICULAR ACCESS (TRAFFIC)

In the Original Plan for NMJC there was one main entrance. The entrance was on a radius to the circle created by the loop road (NMJC Circle Drive) and went northeast to intersect New Mexico State Highway 18 at a right angle, crossing the Texas & New Mexico Railroad first. The agreement with the railroad was for inbound and outbound rights-of-way (ROW) each of 45 feet in width. These lanes were separated by a 100-foot wide esplanade. Only the northern lane was built; it was utilized for both inbound and outbound traffic. This is why the main entrance is not on the axis of the campus Circle.

There was a minor road called Rodeo Road along the south edge of the NMJC property; it also intersected Highway 18. The City of Hobbs has recently replaced it with Millen Drive extension.

After the campus was begun, Industrial Drive was constructed parallel to and southwest of the railroad. This new drive served to take local traffic off of the state highway. It also drastically reduced the stack space of the Original Plan — approximately one city block between the public right of way and Circle Drive.

In the forty years since the founding of NMJC, it has built out its Original Plan and has spilled outside the loop road with four new buildings and major athletic and game fields.

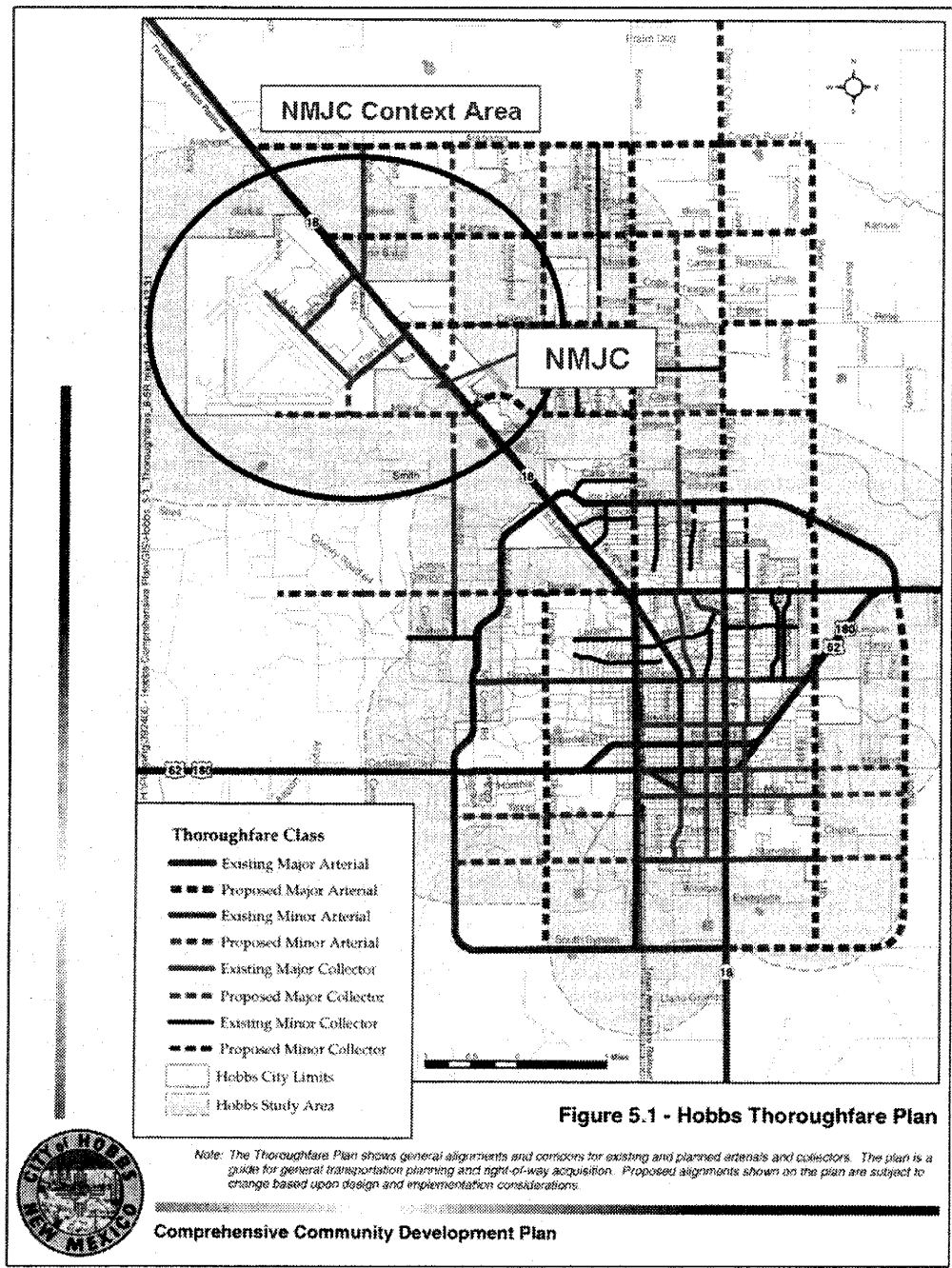
Much has happened recently that will have a significant impact on vehicular access to and traffic flow around the campus.

- The *Lea Regional Medical Center* has been built to the north of the NMJC campus with access from Industrial Drive. A traffic signal is presently being installed at the Highway 18 intersection with the HIAP Entrance Road just north of the medical center.
- The *Lea County Events Center* has been constructed adjacent to and south of the campus. It is north of the much improved Rodeo Road now renamed Millen Drive. This large facility has parking for 500 cars.
- The new Millen Drive intersection with Highway 18 is now signalized, and the NMJC has built a new southwest entrance from Millen Drive to the loop road, Circle Drive.
- The *Western Heritage Museum* has been constructed adjacent to and north of the Circle. The museum has its own entrance from Industrial Drive with a drive connecting to NMJC Circle Drive. It has parking for 29 cars on its site.
- The *Black Gold Zia Park Casino and Race Track* has been built directly across Millen Drive from the NMJC campus. This facility has parking for 600 cars.



- The State has constructed a major prison facility on Millen Drive about a mile and a half due west of the NMJC campus.

No one knows for sure what all of this will mean until the casino and race track become operational in the fall. In the meantime, the State has limited access at the original entrance to NMJC to right turn into the campus (coming from the northwest toward town) and right turn out of the campus (going towards town). The full entrance as originally planned should be completed with synchronized signals installed along NM 18. The highway is no longer just a highway. It has become a major thoroughfare of Hobbs and the backbone of the major economic development districts of the City. Refer to *ILLUSTRATION 7.1*.



7.1 Hobbs Thoroughfare Plan, excerpt from City's Comprehensive Plan.



A possible street connection from Circle Drive to Hospital Drive would be a valuable street. So, too, would potential connection from the West Campus to the north and then west to connect with future HIAP streets.

WAYFINDING

The buildings at NMJC are well marked with their names in large letters on the facades. The wayfinding system should focus on information for visitors around the Circle Drive. Later it should focus on the connection to the West Campus. The pedestrian subsystem will become more important at that point.

At each sidewalk entering the campus core from the parking lots or bus stops/drop-offs install "You Are Here" maps to help visitors locate their destinations and plot the best route.

FUTURE RAIL ACCESS

Here is a true long-range idea. It is an accident of history and geography that the Texas & New Mexico Railroad tracks run beside the NMJC campus. These tracks run through Lea County from Jal on the south, through Eunice, through Hobbs, to Lovington on the north, passing right in front of the original entrance to the campus. In a time of "peak oil" this "oil boom" may not bust. [While work was in progress on this update, gasoline/diesel prices went beyond \$ 3.00 per gallon in large areas of the nation. Few expect prices to fall much below this level in the future.] In the twenty-five year period of this plan it is conceivable that a heavy rail train might connect the larger towns of Lea County to the NMJC Campus. The area between the Western Heritage Museum and Industrial Drive might become a station and commuting student center. This station would also make the Regional Medical Center and the County Events Center easily available.

The ownership of the railroad is reportedly interested in additional use. There are also numerous railroad clubs around the country who preserve rolling stock (including locomotives) and that might be interested in leasing equipment, at least to begin such a system. It is not hard to imagine a yellow diesel electric locomotive painted yellow and bearing the Santa Fe Railroad "zia-esque" logo in red. Existing railroads are often reasonable about allowing the use of the old logos of railroads that have been acquired out of existence.

Handsome residential and shop developments might evolve around the stations if they were in the old downtown areas of each town. Such a rail connection would certainly connect the majority of the Lea County populace to the NMJC, the Western Heritage Museum, the Medical Center, and the Events Center.

SUMMARY

An automobile campus from the beginning, the NMJC is fortuitously located to also be a superior rail commuter campus should the cost of fuel for automobiles continue to rise dramatically. In the meantime wise placement of streets and parking should continue, emulating the wisdom of the original Plan.

NMJC should continue petitioning the State to provide left turn lanes and traffic signal on Highway 18 at the original entrance to the NMJC campus. It is desirable to complete the original plan for a boulevard configuration at this entrance when the signalization of the intersection is designed.

The College should work with the City to develop a signalized intersection of the new southwest entrance at New Street on Millen Drive. This location is shared with a major entrance to the casino's parking facilities. In conjunction with the signalization plan construct a boulevard entrance for New Street at Millen Drive.

The Plan recommends two interior streets to intersect New Street on the west side, providing access to the approximately 100 acres of undeveloped campus land west of the Circle and its immediate surrounds. These streets would curve to take up an east-to-west orientation parallel with Millen Drive.



The College should plan for an intersection along Millen Drive at the site of the new Center for Training Excellence and serving the Facility Management Center just to the north. This would begin a north-south road that eventually will link Millen Drive to the Mall and north past the hospital road connection to HIAP.

The College should instigate long-range planning with the City for future connection of the west and north edges of the West Campus with the future streets in the HIAP.

Shade shelters should be provided on the north and south sides of the Circle adjacent to Circle Drive for students who are dropped off and picked up by others.

An updated and extensive wayfinding system should be developed for the campus, especially as the "West Campus" develops.

The College should look for opportunities to initiate discussions concerning eventual development of a rail connection from Eunice on the south to Lovington on the north with a stop provided for NMJC.



8. PARKING

INTRODUCTION

The Original Plan provided for a pedestrian campus core by locating the parking lots at the edge of the Circle on each compass point. The parking lots began at the inside of the peripheral sidewalks. The parking rows were 90° to the long axis of the lots. This design basically provided uniform convenience for every parker. The goal of the Plan Update is to provide similar convenience.

The parking in the Original Plan was built one time; i.e., the lots have remained for parking with no intention of converting them to building sites. This is because parking was put in the right place the first time. The goal of the Plan Update is to also put the proposed new parking in the right place so it, too, is built once.

EXISTING PARKING

The NMJC campus parking is entirely on a first arrived-first served basis for students, faculty, staff, and visitors. Parking permits are sold to students, faculty, and staff. There are 1,546 parking spaces in fourteen lots. Of the existing 1,546 spaces some 177 or 11% (4 lots shown in *Italics* in the following table) are temporary and expedient spaces that are in the way and will have to be rebuilt or they are reserved for a specific user group.

E1	Administration, Mansur, Watson Lot.....	351 spaces
E2	Automotive Training Center Lot.....	14 spaces
T1	<i>Baseball Field Lot</i>	<i>93 spaces</i>
E3	Ben Alexander Student Center Lot.....	171 spaces
E4	Bob Moran Lot	165 spaces
E5	Continuing Education Lot.....	178 spaces
T2	<i>Driving Range Lot</i>	<i>40 spaces</i>
T3	<i>Field House Lot</i>	<i>4 spaces</i>
E6	Heidel Lot.....	251 spaces
E7	Hagelstein / McLean Lot	115 spaces
T4	<i>Rodeo Grounds Lot</i>	<i>20 spaces</i>
E8	Thunderbird Lot	60 spaces
E9	Western Heritage Center Lot.....	29 spaces
E10	Zia Lot	55 spaces
TOTAL (2005).....		1,546 spaces

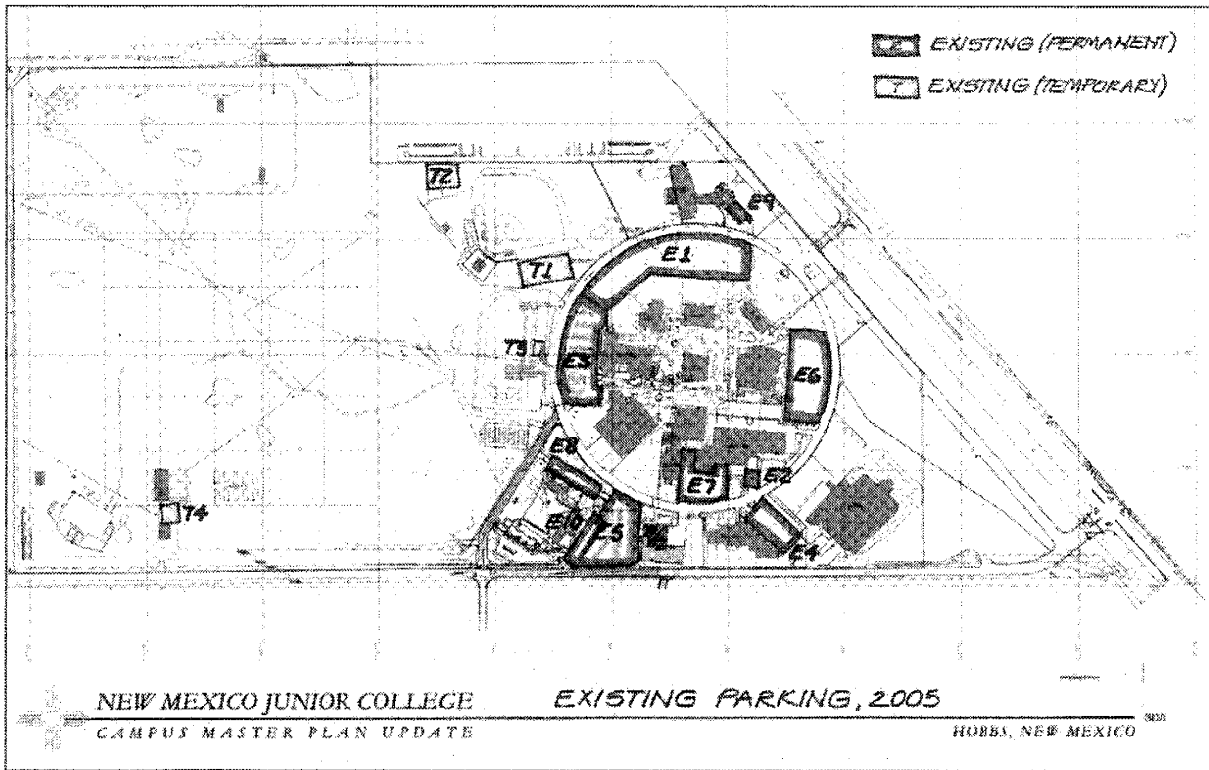
Refer to *ILLUSTRATION 8.1*.

The parking ratio for 2005 is the headcount enrollment divided by the number of spaces.

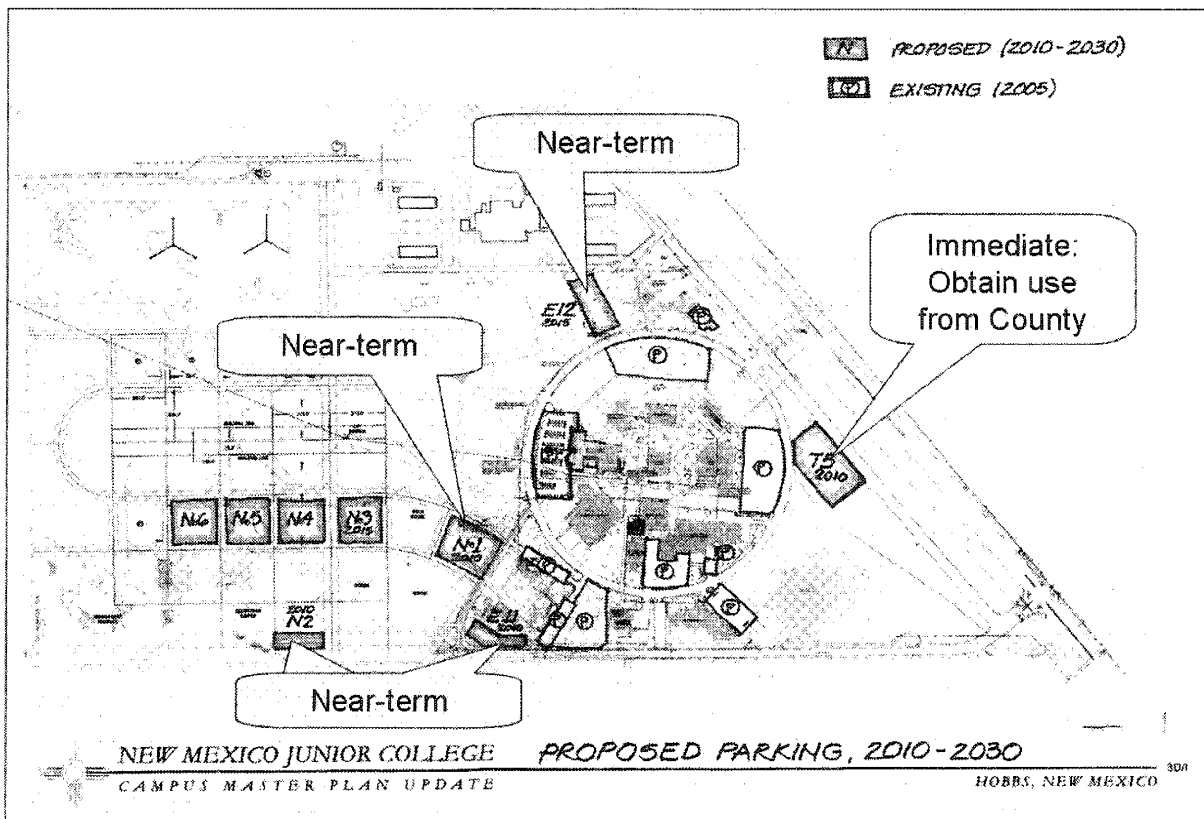
$$\text{Parking Ratio} = \text{F2005 Headcount} / \text{Number of Spaces}$$

$$\text{Parking Ratio} = 3,054 / 1546 = 2.0$$

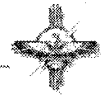
The existing parking ratio of 2.0 is working. There is enough parking, even if it is no longer all in the right place (meaning “convenient”) — namely at the edge of the Circle and thereby not far from the destinations. This ratio is also within the range usually found at largely commuter institutions. The original parking was located well and the institutional culture assumes this convenience.



8.1 Existing parking facilities.



8.2 Proposed Parking Plan showing new lots and immediate use of adjacent Events Center lot.



PROPOSED PARKING

Continued growth at NMJC will require a gradual change in the institution's culture which is used to having sufficient and well located parking since the establishment of the campus.

The proposed parking plan provides a way to maintain the existing parking ratio and to once again build the parking in the right place the first time. It also suggests an interim plan for changing the culture. Refer to *ILLUSTRATION 8.2*.

2010

The projected enrollment for 2010 is approximately 3,500. The additional parking required for maintaining the parking ratio of 2.0 is approximately 204 spaces for a total of 1,750 spaces.

The third student housing project, when completed, will include some 100 new spaces.

Parking for the Center for Excellence in Training will need its own adjacent parking off of Millen Drive. It's parking needs are unknown, but are assumed to be 100 for this model.

The Plan Update calls for arranging with the Lea County Events Center for the use of its north easterly parking. This would make approximately 100 spaces available right across Circle Drive. The use of these spaces would be temporary and would be contingent on the schedule of events at the Events Center. This means there might be times when they would not be available to NMJC.

The Plan Update, therefore, calls for simultaneous construction of the first new parking lot for the West Campus, directly west of the student housing and south of the running track. This lot of approximately 300 spaces would be used for the future new housing and as a location for those who are displaced by the Events Center schedule when necessary. At the end of 2010 the plan provides for 2,053 spaces plus 100 temporary and transitional spaces which will be retired as soon after 2010 as possible.

Just before final publication of this document, the College updated the Equestrian Center project. Additional parking is shown on the rendered site plans that is not included in the tabulations here because that parking is expected to be used only for special events, not daily parking for classes.

2015

The enrollment for 2015 is projected to be 3,900 headcount. Maintaining the parking ratio requires the addition of 1,850 spaces.

There is a portion of the largest lot on campus that is adjacent to Watson Hall on the northwest. This lot was not in the original plan. It was built to connect the original north and west lots. The Plan Update calls for relocating these approximately 100 spaces to the north of Mansur Hall and across the Circle Drive. This proposed location is on the far west side of the Western Heritage Museum tract. At some time in the distant future this lot might have to be relocated depending on how the museum grows.

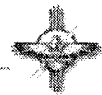
The second parking lot of approximately 200 spaces in the West Campus plan would also be built in the time frame of 2011 to 2015.

2030

Projected enrollment for 2030 is 5,100 students. Some 600 additional spaces would be required to maintain the parking ratio. This would be a total of 2,571 spaces.

In this period the Watson portion of the existing parking Lot E1 would be demolished.

In the time frame of 2016-2030 additional parking lots in the West Campus plan would be built to maintain the parking ratio. At least three more lots would probably be needed for a total of 2,689 spaces.



SUMMARY OF PROPOSED PARKING

<u>2010 Parking Plan</u>	
Existing Inventory (2005)	1,546 spaces
E11 New Housing Lot on Original Campus	100 spaces
<i>T5 Contingent Events Center Lot (2010)</i>	100 spaces
N1 New West Campus Lot near Housing (2010)	300 spaces
N2 New West Campus Lot for Excellence in Training Center(2010)	100
<u><i>T1 Demolition of temporary lot</i></u>	<u>- 93 spaces</u>
TOTAL 2010	2,053 spaces

<u>2015 Parking Plan</u>	
Existing Inventory (2010)	2,053 spaces
<i>T2 Demolition of temporary lot</i>	-- 40 spaces
<i>T3 Demolition of temporary lot</i>	-- 4 spaces
<i>T4 Demolition of temporary lot</i>	- 20 spaces
N3 [BLK D5] New West Campus Lot (2015)	200 spaces
E12 Relocated Watson Lot (2015)	100 spaces
<u><i>T5 Relinquish Events Center Lot (2015)</i></u>	<u>- 100 spaces</u>
TOTAL (2015)	2,189 spaces

<u>2030 Parking Plan</u>	
Existing Inventory (2015)	2,189 spaces
N4-N6 [BLKS D2-4] New West Campus Lots (2030)	600 spaces
<u>Demolished Watson Lot[Partial E1] (2030)</u>	<u>- 100 spaces</u>
TOTAL (2030)	2,689 spaces

It is highly likely that the Center for Excellence in Training will require a separate parking lot. But all other facilities on the West Campus should be able to use the parking lots as provided by the Plan Update.

If feasible in implementation of the new parking lots on Blocks D1-4, The infrastructure lines planned for the north side of these blocks should be extended prior to paving the parking lots. The feasibility will depend on whether through time the parking ratio must be maintained or can be relaxed. This will be known through monitoring of demand.

MONITORING DEMAND

Maintaining the parking ratio assumes a status quo pattern of individual driving and course taking. The increasing cost of fuel may strongly influence the demand for parking in the time frame of the Plan Update. Monitoring the true demand for parking will be more important than ever, if the cost of energy does continue to increase dramatically. Of course, the availability of alternate transportation, changes in car ownership, and changes in drop-off patterns will affect parking demand.

Using the parking lots as rain catchers is another related concept. See SECTION 6. UTILITIES AND INFRASTRUCTURE.

PARKING DESIGN

Consider re-striping the existing lots inside the Circle at 90° to the existing pattern so as to be concentric and parallel to the ring road. This maneuver might net as much as a ten percent increase in the number of parking spaces on existing paving. Each situation is unique but this pattern change in other instances has resulted in up to 10% net gain in spaces.



Parking bays in both the Original and West Campus should be separated by a row of trees for shade.

PEDESTRIAN LINKAGES

EXISTING LINKAGES

The pedestrian linkages of the Original Plan consisted of a sidewalk at the edge of the ring road, sidewalks leading from the edges and ends of the parking lots to the Core Plaza. The Core Plaza is the open space that surrounds the Library (originally referred to as four separate terraces at each side of the library), and the Core Plaza itself. The only shade for these walkways is the random pattern of trees in the spaces between buildings and on the Core Plaza.

Through time some of the walkways from the parking lots have been adjusted as required by this or that building project.

There were no walkways outside the Circle. Considerable development has occurred along Circle Drive, but the only pedestrian walkways are those leading across Circle Drive and into the Circle of the original campus.

PROPOSED LINKAGES

Proposed linkages are of one generic type and three locational types. The generic type is a sidewalk with trees along it for shade whenever and wherever these walkways occur—existing or new. The locational types are: those for enhancing the original campus; those connecting the Original Campus to the new West Campus; and those of the new West Campus itself.

The proposed linkages for the Original Campus are described in SECTION 9. OPEN SPACE and LANDSCAPE. The most important new concept for linkage is a colonnade or arcade leading (in two places approximately 180° apart) from the Core Plaza to Circle Drive where there is a shaded pavilion for pedestrians who are picked up by family or friends in cars. This concept is also referred to in SECTION 7. TRANSPORTATION.

The proposed Linkages from the Original Campus around the track to the Mall of the West Campus are of the generic type – sidewalks with trees along them for shade. Providing shade is an important attribute to promote usage.

The linkages proposed for the Mall of the West Campus are colonnades or arcades that connect one building to the next with each building having a gallery, loggia, colonnade, or arcade that is its own facing the Mall. This is also discussed in SECTION 11 ARCHITECTURE. At the spaces between buildings along the Mall there would be generic walkways connecting the Mall to the perimeter parking lots. At least two of these walkways (one north and one south) should be covered and lead to a shaded pavilion for pick-up and drop-off transportation as on the Original Campus.

Essentially, the Plan Update calls for careful and constant attention to shade for pedestrian walkways. This is especially important for those linkages between the Original Campus and West Campus and for the new buildings along the Mall in the West Campus.

SUMMARY

Parking should be provided in approximately the same ratio of spaces to users as has been utilized in the past. However, this ratio should be carefully monitored as the cost of fuel for automobiles climbs and if any course taking and scheduling patterns change.

The campus should remain pedestrian oriented – both the Original campus and the proposed new West Campus. Parking should remain at the perimeter of the campus whether Original Campus or West Campus.



The Plan recommends arranging for shared use of some parking at the Lea County Events Center, at least on a temporary basis, while the campus culture gets use to the shift of parking to the West Campus.

Temporary lots should be replaced with permanent parking lots to achieve maximum space counts and to protect from erosion and random parking.

The Plan recommends possibly constructing the south half of lots W3 through W5 until such time as buildings are begun on the mall of the West Campus.

The College should improve the shaded pedestrian connections between parking and buildings and between buildings.

The Plan especially recommends development of tree shaded walkways wrapping around the track and connecting the Original Campus to the West Campus.



9. OPEN SPACE AND LANDSCAPE

INTRODUCTION

The general appearance of the New Mexico Junior College campus is described by most people familiar with it as a “green oasis” in the surrounding “Great American Desert”. The lush green of the grass in the baseball field and the infield of the track replicate this oasis feel in a smaller scale outside the Circle.

EXISTING OPEN SPACE

There is limited open space inside the Circle and much outside and to the west of the Circle.

The open space inside the Circle is primarily two large lawn areas—one in front of the Shepard Administrative Center which is part of the Original Entrance ensemble and the other beside and in front of the Caster Student Activity Center. In addition there are two smaller lawn areas between the Watson and Mansur Halls and the main parking area.

EXISTING LANDSCAPE

The landscape is largely within a Core Plaza of concrete paving that surrounds the Pannell Library. This visually continuous plaza is punctuated in a seemingly random pattern with rectilinear openings for plantings. The Core Plaza is comprised of four “terraces” in the Original Plan: the Liberal Arts Terrace with its Spanish colonial fountain, the Science Terrace, the Vocational Terrace, and the Student Center Terrace.

This plaza also incorporates four unnamed “Special Places”: (1) the Sunken Study Garden (the “Pit”) west of Heidell Hall; (2) the Art In Public Places “Amphitheater for Prairie Dogs”; (3) the Desert Landscape planting between Mansur Hall and Shepard Center which survives from the Original Plan; and (4) the Trees and Bench Area favored by students which is between the Library and Heidell Hall. A storm earlier in the year claimed sixteen trees in the Core Plaza area—a significant loss. The concrete plaza is relieved by a small lawn in front of the Caster Student Activity Center and a larger lawn between the Automotive Technology Center and Heidell Hall. The Core Plaza transitions to interstitial spaces between buildings that in turn adjoin the parking areas or the lawns on the outer edge of the Circle.

There is an interior courtyard at Heidell Hall created by the expansion of that building. It has the potential of being an excellent landscaped study area.

A third element of the landscape is largely missing. This missing element is the edge of the circle which does not exist for half of the circumference and is not accentuated along the other half.

IRRIGATION

The green oasis of the Circle is kept green by irrigation using potable water from the City of Hobbs. NMJC has a water-rights well for irrigating the athletic fields.

Water is a serious matter in the desert environment of Lea County. Water for irrigation other than City of Hobbs potable water should be found for irrigation of all landscaped areas. Refer to SECTION 6. UTILITIES and INFRASTRUCTURE.

XERISCAPE

“Xeriscape” is landscaping with drought resistant native plants that require little or no water. This is especially important in arid areas. The State of New Mexico is largely desert, and the State has called for xeriscape landscaping using native plants and little or no irrigation for all public buildings. Extraordinary landscapes are being created using this style of design. The City of Hobbs calls for this kind of landscaping in the City and has begun using it in public areas. [For more information about xeriscape theory and practices in New Mexico contact Xeriscape Council of New Mexico at www.xeriscapenm.com.]



The entirety of the NMJC property should be xeriscape landscape except for those areas comprising the "oasis" specified above. Refer to *ILLUSTRATION 9.1*.

NMJC has already developed a sophisticated ability to morph the green into the xeriscape. This can be seen at the Continuing Education Building and at Moran Hall where the green landscape faces the Circle and morphs into xeriscape along the sides of the buildings. This morphing of green to xeriscape will be useful in the areas between the buildings located along the Mall of the West Campus.

PROPOSED OPEN SPACE

The Plan Update proposes an open space on the west end of the West Campus similar to the one at the main east entrance (in front of the Administrative Center). The western open space would be of xeriscape design. A large circle of green open space is also proposed to surround the track and to connect the Circle of the Original Campus with the Square of the West Campus. The plan also proposes a reserve tract in the northwest corner of the NMJC property, the former ammunition and ordnance storage area. This space would remain open and undeveloped, unless used as a wind turbine farm, at least until 2030.

PROPOSED LANDSCAPE

The proposed landscape is of two types: the existing "green oasis" and the xeriscape. The existing green landscape of the Circle should be perpetuated and intensified. Lost trees should be replanted and trees should be planted to shade all pedestrian walkways. Care should be taken to replant and plant only drought resistant and native trees and plants.

GREEN OASIS

The Plan Update proposes that the green oasis be perpetuated in the Circle and in the areas adjacent to the Circle on the southwest side where it is already established. The green is proposed for the circle that encloses the track and for the Mall of the West Campus. The athletic fields existing and future should of course be green oases in and of themselves.

Some of the paving in the Core Plaza should be taken up and replaced with grass and ground cover to intensify the green oasis.

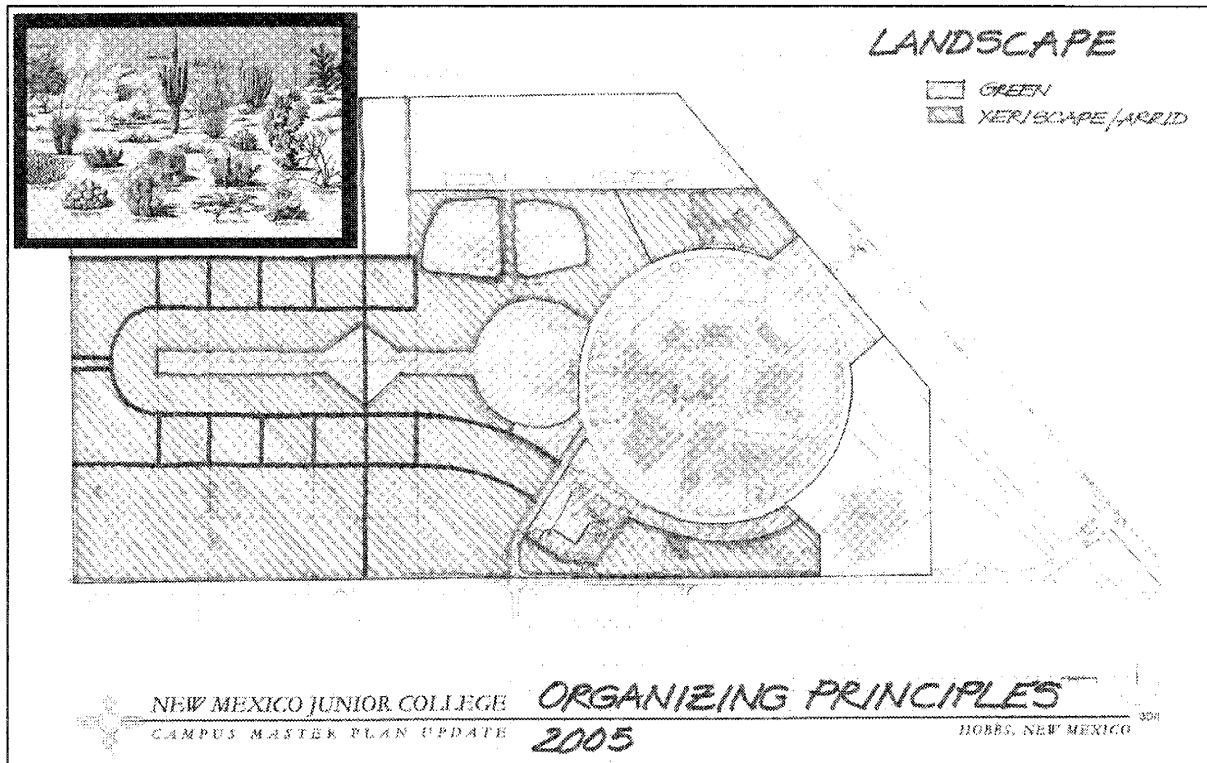
Trees and grass strips should be constructed to separate Circle Drive from the parking areas to accentuate and continue the line of the Circle.

A full fledged landscape master plan should be commissioned to help resolve the issue of shade in the Core Plaza.

SHADE

In the 1982 campus plan update prepared by Morrow & Worley, Landscape Architects, much of the concrete paving of the Core Plaza was to be removed and replaced with trees for the purpose of shade and glare reduction. This was in a time when water, though precious, was not as important an issue as it is now.

Removal of some of the concrete paving and the installation of more water-wise plantings is still a good idea. However, the Core Plaza is typically 150 feet wide on each side of the Library. An architectural, covered walkway could be constructed around the outside edge of the plaza that would provide a shaded connection between all of the buildings except the Library. Given the square geometry of the plaza one version could be circular and one could be square.



9.1 Sketch depicting the Green Oasis of the lush Mall and Circle surrounded by the xeriscape.

CIRCULAR WALKWAY

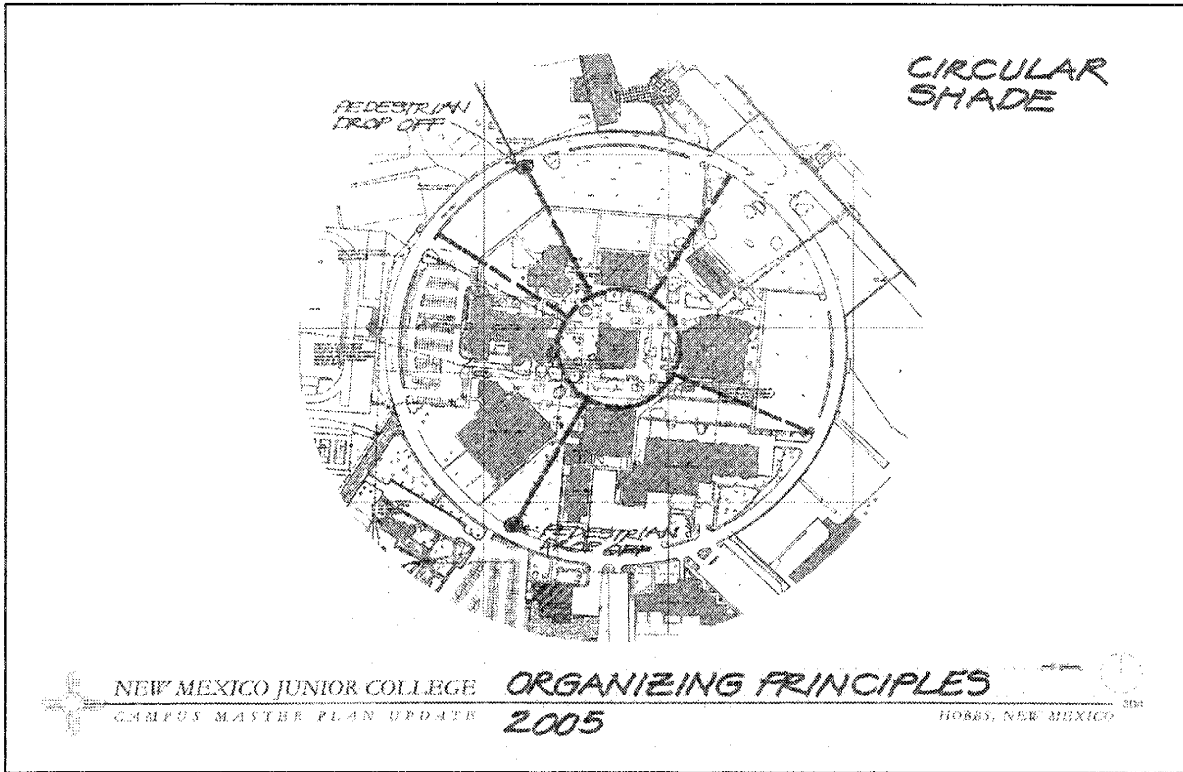
The circular walkway could visually relieve some of the orthogonal sameness of the Core Plaza and might reflect the geometry of the Zia of the state flag. Finding a radial path for the shaded walkways out to Circle Drive and the drop-off pavilions is a challenge at this point in the history of the campus. Refer to *ILLUSTRATION 9.2*.

SQUARE WALKWAY

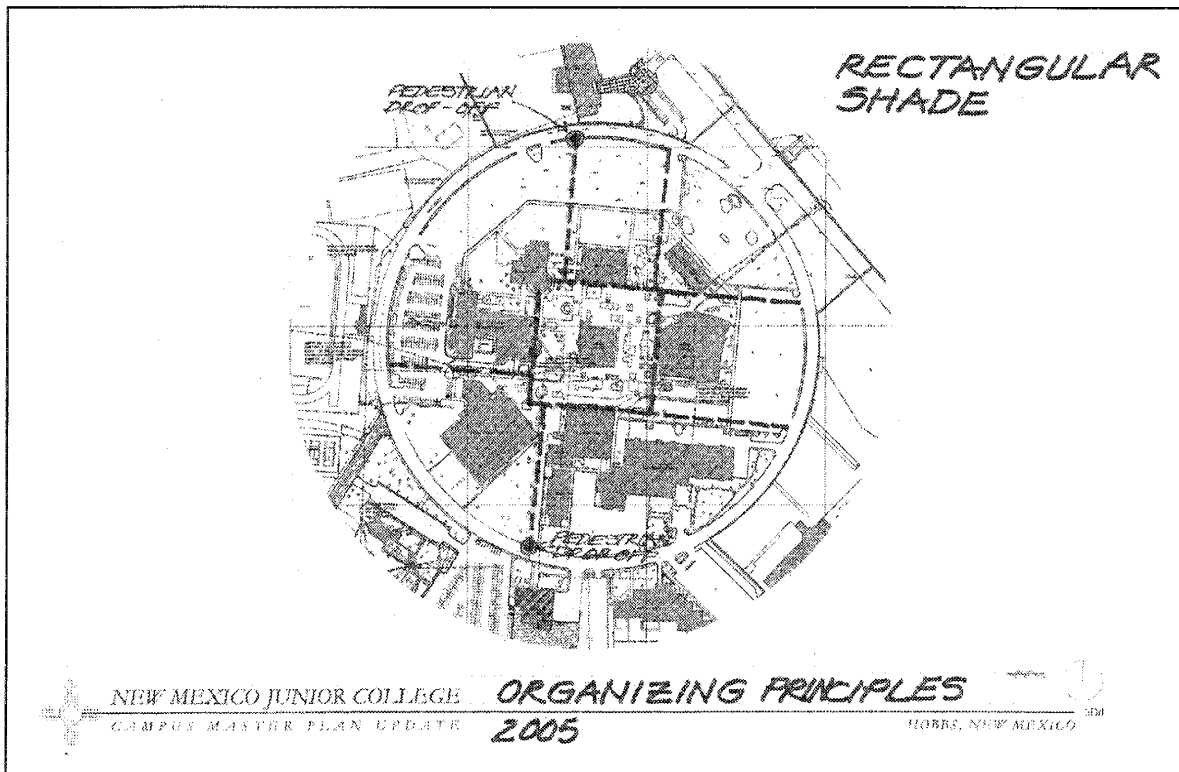
A square walkway on the outer edge of the Core Plaza could reflect the architecture of the Spanish Colonial hacienda with its interior courtyard and vine shaded pergola edges. It is easier to design and construct and easier to connect the most buildings. The design style of the walkway would probably be the same with either the circular or square concept. Refer to *ILLUSTRATION 9.3*.

TENSILE STRUCTURE

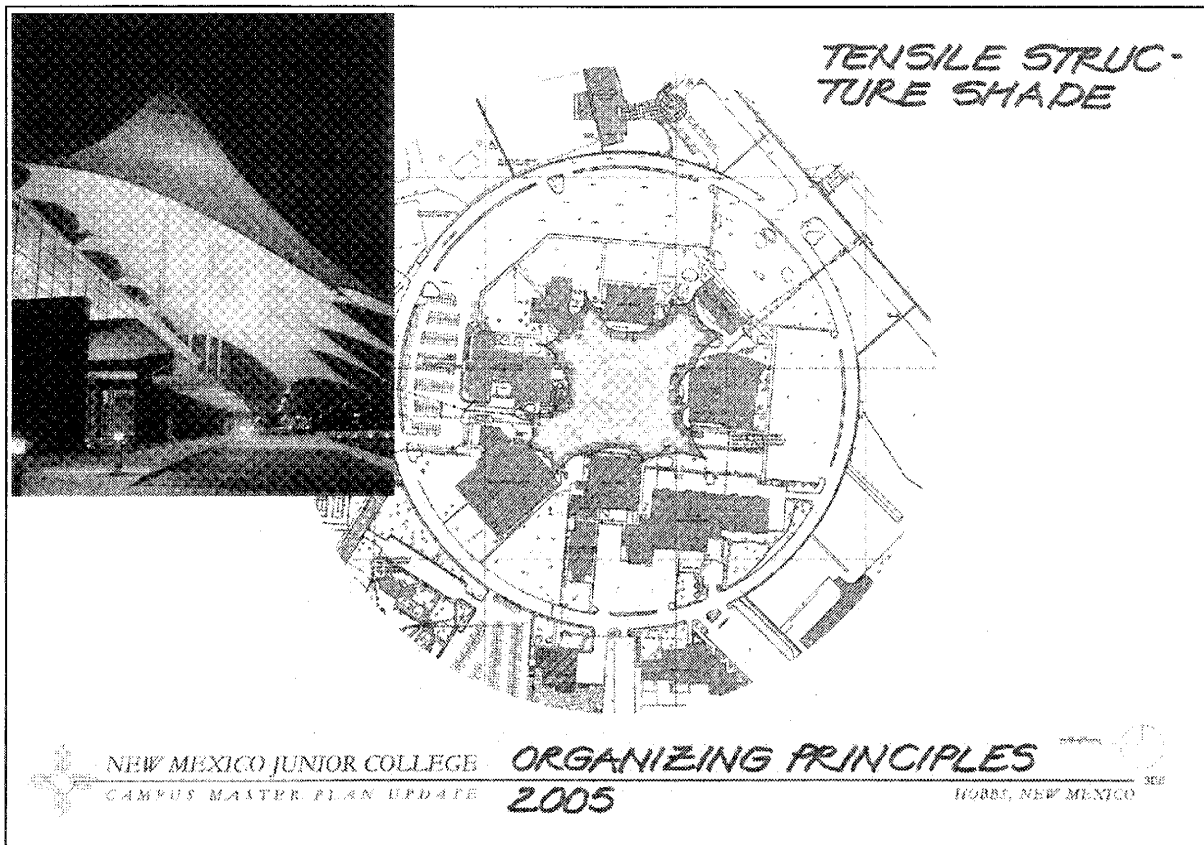
A translucent tensile fabric structure such as the one at the Orlando Airport could be constructed so as to shade the entirety of the Core Plaza. Refer to *ILLUSTRATION 9.4*. Such a tent would cause breezes and minimize irrigation of the plants and trees beneath. The visual architectural impact of the tent on the campus would be very strong. It would most certainly provide visual prominence from the highway.



9.2 Circular shade structure concept for Core with radial shaded walkways leading to bus shelters.



9.3 Courthouse Square shade structure concept for Core with shaded "pinwheel" walkways leading to bus shelters.



- 9.4 What a dramatic and comfortable outdoor room would be created using modern tensile-fabric "tents" to shade the Core.

DESIGN GUIDELINES

NMJC should commission a landscape master plan for the entire NMJC tract (the "greater NMJC campus"). This plan should concentrate on the principles of the landscape and open space as discussed here and only present a general or conceptual design. Once these concepts have been better defined and accepted, then detailed design projects can be initiated as funds are available.

The landscape master plan should produce a formal set of general design guidelines for the NMJC. Some of the guidelines may be as follows:

1. *Accentuate the Circle so as to emphasize the "Green Oasis" that has become the theme of the NMJC campus.*
2. *Limit the Green Oasis areas in the new West Campus and adopt xeriscape as the landscape theme for the greater NMJC campus*
3. *Preserve and enhance the "special places" that exist; create new special places wherever and whenever possible.*
4. *Practice rigorous water conservation in all landscape activities.*
5. *Develop a "water endowment" for irrigation use.*
6. *Provide continuous shade throughout the campus by including loggias in new buildings and adding covered walkways between existing buildings.*
7. *Plant only native and other arid region plants. Gradually replace all plants that are not of this type.*
8. *Pay close attention to the "morph zone" where the traditional theme of Green Oasis transforms into the natural xeriscape theme of the greater campus.*

**SUMMARY**

The tradition of the "green oasis" should be strengthened in the Circle of the Original Campus where it is the main theme. This tradition should be extended into the new West Campus in the form of a Mall between two linear arrays of buildings. The Circle should be connected to the Mall by a smaller circle of green that wraps around the track.

The larger theme for the greater NMJC campus (i.e. the entire NMJC tract) should be the contrast of the "green oasis" with the xeriscape landscape and any remaining natural landscape that is the natural theme of New Mexico and Lea County.

Shade is an important condition in the natural environment of Lea County. Shade should be provided on purpose by the site development of the new campus, by the architecture of the buildings, by architectural pedestrian linkages and other types of structures, as well as by trees where possible.

Water is precious and is becoming more so. Every effort should be made to retain and store rain water and storm water runoff to produce an "endowment for the green oasis" and to reduce the use of potable water provided by the City of Hobbs or from wells.

NMJC can easily become the center for knowledge, technology, and training in the capture, conservation, and careful use of water by developing its new West Campus as a laboratory and display of how it is done.

A landscape master plan should be commissioned for the greater NMJC campus.

The provision of shade should be a priority in all major architectural and landscape planning and design.



10. BUILDINGS

INTRODUCTION

New Mexico Junior College has a tradition of building high quality buildings and of building or using very few temporary structures. The high quality of existing buildings has facilitated expansion of the buildings when necessary over time.

NMJC also has a tradition of a high level of maintenance of its capital facilities. This, too, facilitates expansion of existing buildings.

EXISTING BUILDINGS

Virtually the entire complex of buildings within the Circle was constructed between 1966 and 1969. Several of these buildings have been remodeled and expanded.

Shepard Administrative Center	1966	12,241 gsf
Heidell Hall and Addition	1966	42,045 gsf
McClellan Hall	1966	27,468 gsf
Central Plant and Addition	1966	9,226 gsf
Whitaker Automotive Center and Addition	1966	65,075 gsf
Caster Activity Center and Addition	1967	65,700 gsf
Watson Hall	1967	14,909 gsf
Mansur Hall	1967	17,328 gsf
Pannell Library and Addition	1967	29,033 gsf
Alexander Student Center And Addition	1969	18,635 gsf
<hr/> Hegelstein Instructional Arts Center	<hr/> 1977	<hr/> 11,672 gsf
Total of Original Construction		247,632 gsf
Additions to original buildings (details not available)		65,700 gsf
Total for Inside the Circle		313,332 gsf

A number of buildings have been constructed "outside" the Circle in later years

Continuing Education / Warehouse	1966	12,300 gsf
Moran Hall	1989	32,700 gsf
Thunderbird Hall	1991	18,160 gsf
Zia Hall	1991	18,160 gsf
<hr/> Western Heritage Museum	<hr/> 2005	<hr/> 30,000 gsf
Total		111,320 gsf



Several smaller buildings and facilities have also been built outside and “beyond” the Circle.

Track and Soccer Complex	1966	n/a
Security Building	1970	2,370 gsf
Greenhouse	1971	461 gsf
Rodeo Complex	1976	422 gsf
Baseball Complex	1989	2,034 gsf
Driving Range Building	1995	739 gsf
<u>Agricultural Pavilion</u>	1997	<u>4,800 gsf</u>
Total		10,826 gsf
Grand Total Existing		435,478 gsf

ADDITIONS TO EXISTING BUILDINGS

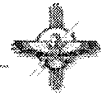
NMJC has developed an institutional skill set for adding on to existing buildings. The additions have been made over the years such that there is a satisfying harmony overall. The remarkably good condition of the buildings helps make these expansions successful.

Additions to buildings have been done with continuity of plan and consistency of style and materials that are excellent. Examples are the phased development of Caster Hall, the additions to Heide! Hall and to the Whitaker Automotive Center, and the most recent addition of the Student Center. This tradition reflects the high quality of maintenance of existing buildings and a high level of design concern with the process and product of adding to existing buildings both on the part of the Board and Administration and their architects.

CONDITION OF EXISTING FACILITIES

Capital preservation has been a tradition at NMJC since the original campus and buildings were designed. Initial plans even called for a Resident Maintenance Engineer’s House south of the Circle where the Continuing Education / Warehouse Building is located. How seriously this tradition was taken from the beginning is also indicated by the central plant and tunnel system that was built in the initial construction.

The results of this institutional commitment to capital preservation and renewal is born out by the condition of the facilities as documented in the state-wide audit of educational facilities made in 2003-4. The findings of the audit as summarized in the Facility Condition Index report (refer to *ILLUSTRATION 10.1*) indicate that NMJC has been taking excellent care of its facilities. However, all things age and the long-term life cycle analysis must be recognized as priorities for new construction versus capital renewal of existing structures are determined. Consequently, renovation projects are interspersed with new construction in SECTION 12 IMPLEMENTATION. These projects will accommodate capital renewal and good stewardship while at the same time allowing redistribution of programs to locations better suited for growth and operations.



Facility Name	FCI %	Gross Area(Sq.Ft.)	Year Built	Last Renov'n	Total Current Repair Cost	Replacement Value
New Mexico Junior College	12.34%	423,931			\$9,166,136	\$74,291,205
Agriculture Pavilion	1.39%	4,800	1997		\$4,691	\$336,336
ATC-Automotive	16.57%	41,485	1966		\$719,897	\$4,344,309
Baseball Complex	16.16%	2,034	1989		\$25,367	\$157,004
Ben Alexander Student Ctr.	26.67%	18,635	1969		\$738,778	\$2,769,720
Bob Moran Hall	2.66%	32,700	1989		\$129,059	\$4,860,201
Caster Activity Ctr.	17.57%	65,700	1967		\$1,715,687	\$9,764,991
Central Mechanical	4.32%	9,226	1966	1999	\$59,204	\$1,371,260
Continuing Ed.	18.30%	7,200	1986		\$195,834	\$1,070,136
Del Norte Center (off-campus)	18.57%	16,033	1979		\$325,049	\$1,750,162
Eunice Bldg. (off-campus)	19.89%	2,400	1990		\$28,262	\$142,080
Field House/ Security	31.22%	2,370	1970		\$109,973	\$352,253
Greenhouse	41.71%	481	1971		\$8,764	\$21,010
Heidel Hall	9.06%	42,045	1966	1995	\$565,906	\$6,249,148
Issue/Driving Range	68.53%	739	1995		\$39,094	\$57,043
John Shepherd Administrative C	14.64%	12,241	1966	1970	\$266,376	\$1,819,380
Mansur Hall	13.54%	17,328	1967		\$348,610	\$2,575,461
Mary Hagelstein Inst. Arts Ctr	15.98%	11,672	1977		\$277,265	\$1,734,809
McLean Hall	12.84%	27,468	1966	1977	\$524,401	\$4,082,569
Pannell Library & IRC	14.33%	29,033	1967	1981	\$618,552	\$4,315,175
Rodeo Complex	0.00%	422	1976		\$0	\$18,433
Rodeo Site		108,899	1976		\$0	\$0
Site/Infrastructure	8.83%				\$1,365,865	\$15,459,991
Thunderbird Hall (Men's Dorm)	7.26%	18,160	1998		\$165,610	\$2,279,806
Vocational Technical B	7.11%	23,590	1966	1999	\$249,295	\$3,506,182
Warehouse	25.25%	5,100	1966	1986	\$191,428	\$758,013
Watson Hall	14.74%	14,909	1967	1994	\$326,659	\$2,215,925
Zia Hall (Women's Dorm)	7.30%	18,160	1991		\$166,512	\$2,279,806

10.1 Summary table of the Facility Condition Index for each existing building at NMJC. Taken from 2003-4 audit for the State Commission for Higher Education conducted by 3D/I.

POTENTIAL NEW BUILDING SITES

The Plan Update identifies eighteen sites for building additions within the Circle and three just to the south of the Circle. Refer to *ILLUSTRATION 10.2*. These sites cumulatively allow for some 275,200 gross square feet to be added within the Circle. Significant thermal utility system improvements would be required to make these additions possible. Refer to SECTION 6. UTILITIES AND INFRASTRUCTURE.

The Plan Update also calls for two new building sites just north of the Circle and at least five sites on the new West Campus. Refer to *ILLUSTRATION 10.3*. The five new sites on the West Campus are only those to be utilized for projects within the time frame of the Plan Update. The Plan Update provides for a minimum of nineteen additional major building sites on the West Campus. Refer to *ILLUSTRATION 10.4*. These sites when built out would provide approximately 1,110,000 gross square feet of future facilities:

PROPOSED NEAR-TERM BUILDING PROJECTS

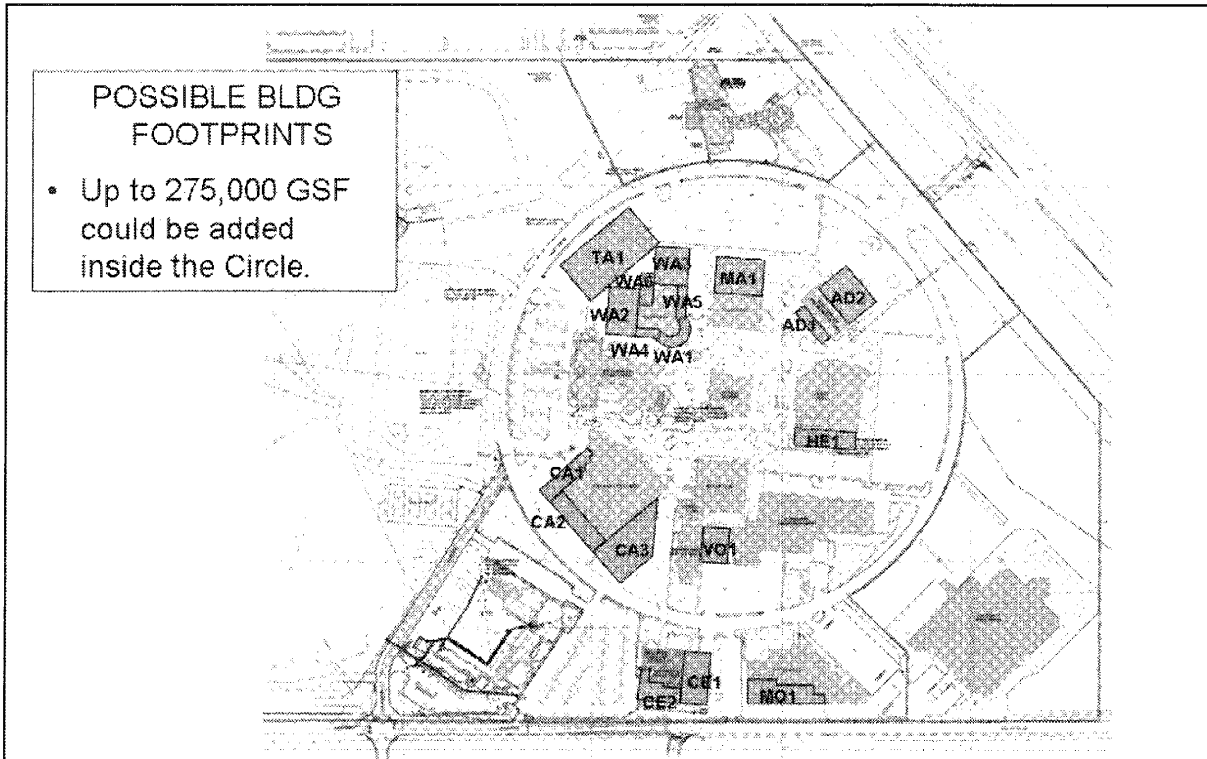
Student Housing A	40,000 gsf
Student Housing B	40,000 gsf
BLK E4 Facilities Management Center	20,000 gsf
BLK E4 Central Plant (included in Fac. Man. Center)	---



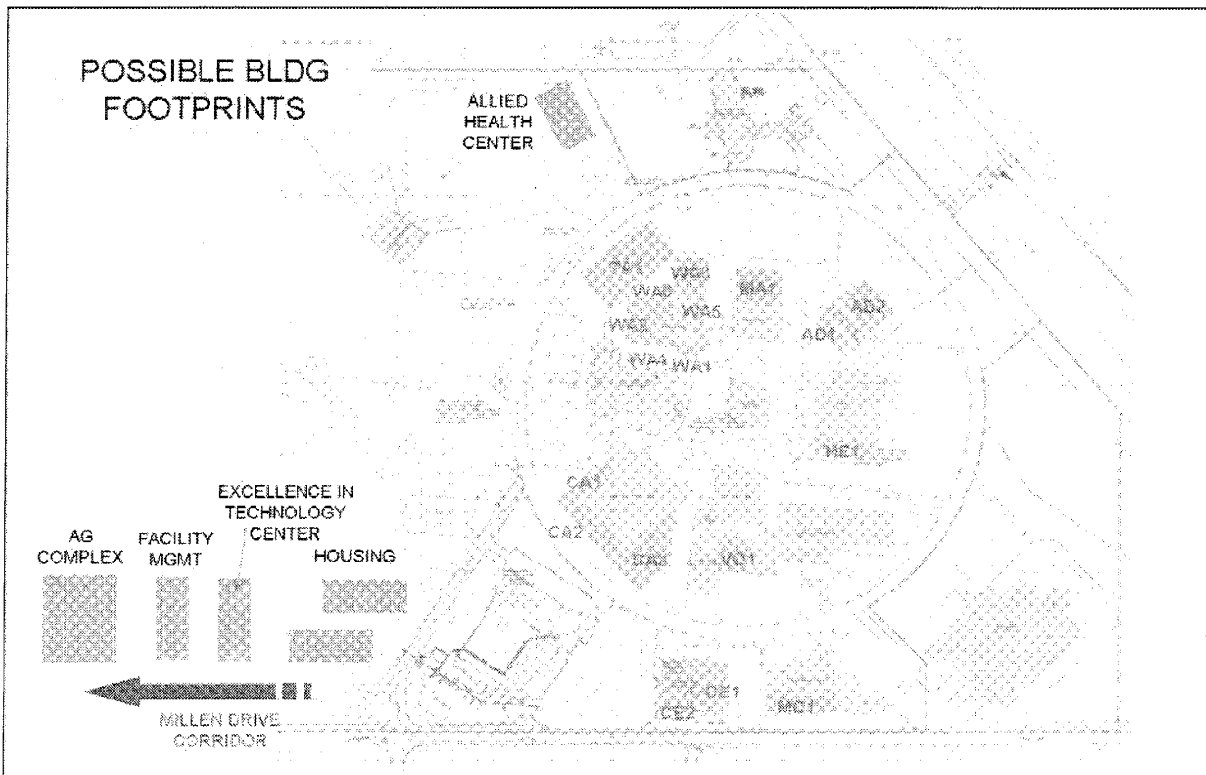
BLK F4 Center for Excellence in Training	40,000 gsf
BLK E3 Equestrian Center	120,000 gsf
<u>University Center (at east end of the Mall)</u>	<u>60,000 gsf</u>
Total Proposed Projects on West Campus	320,000 gsf

LONG-TERM BUILDING SITES ON WEST CAMPUS

Student Housing C	80,000 gsf
Student Housing D	50,000 gsf
Student Housing E	50,000 gsf
Student Housing F	50,000 gsf
Student Housing G	50,000 gsf
Field House	100,000 gsf
Theme Building (at west end of the Mall)	70,000 gsf
BLK B1 Instructional / Academic Building (on the Mall)	60,000 gsf
BLK B2 Instructional / Academic Building (on the Mall)	60,000 gsf
BLK B3 Instructional / Academic Building (on the Mall)	60,000 gsf
BLK B4 Instructional / Academic Building (on the Mall)	60,000 gsf
BLK B5 Instructional / Academic Building (on the Mall)	60,000 gsf
Instructional / Academic Building (at east end of the Mall)	60,000 gsf
BLK C1 Instructional / Academic Building (on the Mall)	60,000 gsf
BLK C2 Instructional / Academic Building (on the Mall)	60,000 gsf
BLK C3 Instructional / Academic Building (on the Mall)	60,000 gsf
BLK C4 Instructional / Academic Building (on the Mall)	60,000 gsf
<u>BLK C5 Instructional / Academic Building (on the Mall)</u>	<u>60,000 gsf</u>
Total of Available Sites on West Campus	1,110,000 gsf
GRAND TOTAL ON WEST CAMPUS	1,430,000 gsf



10.2 Diagram of possible additions to buildings inside the Circle to dramatically increase capacity.



10.3 Diagram of proposed facilities outside the circle included in the 2030 vision.



Building	(N)ew (A)dd	Approx. Dimens	1-story	2-story	3-story	Assumed GSF
Continuing Education						48,000
CE1 East Addition	A	100x100	10,000	20,000	30,000	
CE2 South Addition	A	100x190	19,000	38,000	57,000	
Moran MO1	A	60x250	15,000	30,000	45,000	15,000
Caster						54,000
CA1 West Addition	A	50x190	9,500	19,000	28,500	
CA2 South Addition	A	50x200	10,000	20,000	30,000	
CA3 East Addition	A	125x200	25,000	50,000	75,000	
Heidel HE1	A	50x200	10,000	20,000	30,000	10,000
Watson						37,950
WA1 South Addition (circ.)	A	35x150	5,250	10,500	15,750	
WA2 West Addition	A	100x150	15,000	30,000	45,000	
WA3 North Addition	A	100x125	12,500	25,000	37,500	
WA4 South Link	A	20x40	800	1,600	2,400	
WA5 East Link	A	20x70	1,400	2,800	4,200	
WA6 Center Link	A	40x75	3,000	6,000	9,000	
Theater/Auditorium TA1	N	150x300	45,000	90,000	135,000	45,000
Mansur						
MA1 North Addition	A	120x150	18,000	36,000	54,000	36,000
Administration						21,250
AD1 South Addition	A	50x125	6250	12,500	18,750	
AD2 North Addition	A	100x150	15000	30,000	45,000	
Voc B Addition	N	80x100	8000	16,000	24,000	8000
						275,200

10.4 Table of footprint studies for possible building expansions within the Circle – related to the “pink” boxes in Illus. 10.2.

PROPOSED NEW BUILDINGS

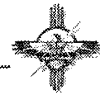
A number of new buildings and facilities are proposed by the Plan Update to provide for the growth and change on the NMJC campus over the next twenty-five years. These projects will occupy all of the potential sites within the Circle except for HE1, the southerly expansion of Heidel Hall. Refer to *ILLUSTRATION 10.2*. The sites shown in *ILLUSTRATION 10.3* would also be used—two north of the Circle and five on the new West Campus. These projects are arrayed by phases in SECTION 11, IMPLEMENTATION.

SUMMARY

The Plan Update provides for approximately 275,200 gross square feet of new space within the circle and adjacent to it on the south for a total of some 750,000 gross square feet in the Original Campus. It also provides for some 320,000 gross square feet of additional construction on the new West



campus (out of a total potential 1,430,000 gross square feet. At the end of the expansion proposed in the Plan Update the NMJC campus could still double. Given the growth of the NMJC in its first forty years, it is not hard to imagine that it might double its size in the next forty years.



11. ARCHITECTURE

INTRODUCTION

The existing architectural style has three very important parts: (1) the original white brick buildings; (2) built with high quality (sustainable); and floating in an island or oasis of green.

ARCHITECTURAL STYLE

The architectural style of the NMJC buildings has been called "International Style". Probably, the existing building are of the comfortable, competent, contemporary style. They were originally all of the same materials, the same orthogonal orientation, and of one story in height.

EXISTING STYLE

WHITE BRICK (WITH BLUE TRIM)

Every building on the NMJC campus constructed before 2003 is of a buff modular brick masonry construction with blue trim. Before the recent construction of the Automotive Technology Center there was an institutional restriction on any building material for the exterior walls other than a light buff (referred to as "white" on campus) modular brick. The blue may have gotten over used in reaction to the monotony of the buff or "white" brick.

The blue trim was actually determined by the NMJC's original Board of Directors and made an official requirement by board as action recorded in the minutes. The Sherwin Williams store in Hobbs has created a color formula for "NMJC Blue". This blue is used as accent on window and door frames, tile, enamel panels, painted gutters and downspouts, etc.

It is interesting that the founders wanted this true blue color for accent of the architecture. The school colors are the red and yellow of the state flag and always have been. The red and yellow in return were borrowed from the flag of Spain carried to New Mexico by the conquistadores. Red and yellow are both colors with extreme fading problems due to sun exposure. They are also colors for which "a little goes a long way". They do not connote serenity and calm. They are known as "warm colors". Warm is not a feeling one seeks out in the desert.

On the other hand, blue is a cool color and is suggestive of water in a drab desert environment. It could also symbolize the limitless and beautiful sky of New Mexico.

However, even blue fades in the New Mexico sunlight. The faded blue and the overly exuberant use of blue have brought reaction to it.

RECENT DEVELOPMENTS

With the design and construction of the Automotive Technology Center some new architectural elements came in to play on the campus. Split face concrete masonry units (CMU) were used in lieu of the traditional buff brick. The color of the CMU was a buff that was slightly darker than the brick but very harmonious with it. NMJC Blue was used at window and door openings to accent the clear natural aluminum of the actual doors and windows. The effect was striking.

More recently, the expansion of the Student Center is nearing completion with an entire wall sheathed in clear natural aluminum and another in real split-face tan limestone. Tan CMU has been used again along with clear natural aluminum doors and windows.

There has apparently been thought given to completely abandoning the use of NMJC Blue in the name of efficient maintenance – no more painting of the faded blue trim, etc. There is even talk of removing the existing blue from buildings. The recent developments of tan CMU, limestone, tan paint, and clear natural aluminum are to be applauded. The campus will take on a newer, more sophisticated, and more interesting look over time. However, the blue should not be abandoned or removed.



HONORING THE BLUE

The early use of blue is part of the architectural heritage of NMJC. It is literally incorporated in the architectural materials in many cases—not just painted on. It would be a loss to remove the blue from the existing buildings and to not use even an accent of it on new buildings—erasing it in effect from the visual history of the campus. Rather, the blue should be preserved and honored as part of the architectural heritage. This is not an either-or situation. Release from the tight architectural constraints will help relieve the “blue reaction”. A course of action concerning the blue might be as follows:

- Research the original thinking about the choice of blue by the founders.
- If nothing is learned about this thinking process, invent a symbolism for it—water and / or sky for example. Water or the lack of it has always been an important issue in New Mexico and in Hobbs. It looms as an even greater problem in the near future. The City of Hobbs used red and yellow plus blue in its gateway signs and as the color theme for its most recent comprehensive plan document.
- Adopt a palette of four blues beginning with the “true blue” of NMJC Blue and adding Prussian blue for a darker version, a lighter shade of the NMJC Blue, and a lighter shade beyond that. Use the blues with clear natural aluminum whenever appropriate such as at entrances, etc. The contrast is striking. The Prussian blue has already been used successfully on the Caster Center. The architects for the Continuing Education Building have already used very successfully a palette of NMJC Blue and two lighter shades.
- Leave the tile and other permanent accents that are faded as part of the palette described above. Paint only very important and relatively small features the true NMJC Blue.
- Paint the pergola-like high roof of the Student Center expansion Blue, and don’t worry about painting it again for a long time. It looks like it is supposed to be Blue.
- To bring the school colors into the architecture, a tile mandala of the Zia from the state flag might be developed and used over doorways, etc. The University of Texas at El Paso has a unique style of architecture featuring materials and colors that are native. They have such a mandala that is descended from the architecture of the first buildings on campus. (red, yellow, and “Blue” are the primary colors and much could be done with that keeping in mind always that the Blue is the predominant color.

Blue is an important part of the architectural heritage of the NMJC campus. It should not be abandoned. Given the new architectural freedom on the campus it can be used carefully as a sign of belonging to the tradition—of being a member of the family—of projecting a slight whimsy from the past into the future—all the while playing a much less obvious role.

EVOLVING STYLE

DESIGN GUIDELINES

The existing buildings are of two related styles. The first is the original style. These buildings are simple and rectilinear shape and generally single story height and volume. By and large they have front façades that face inward towards the core plaza and Library and away from the Circle Drive. They are trimmed in blue.

The second style is a derivative one that adds some curving facades, uses a concrete masonry unit that is harmonious with the original white brick, and utilizes natural aluminum trim and panels. Some buff-colored natural stone has also been used. This style has eliminated any reference to the NMJC blue trim. These second style buildings are actually major additions to existing buildings.



1. QUALITY

NMJC has a tradition of building with quality. There have been no throw-away buildings. Because of this the NMJC has developed a skill set for expanding these buildings with similar quality. This tradition should be maintained with one modification and one expansion.

The new additions and buildings should maintain the highest degree of quality (and permanence) in the structure and shells with much less permanent interiors to allow the buildings to be easily remodeled for changes in the future. This has been called "100-year exteriors and five-year interiors".

The tradition of sustainable design should be expanded from quality construction to one that focuses on energy and water conservation. The existence of the Central Plant and the limited green of the "Oasis" tell us that even this is expansion of definition is really an extension or modification of existing traditions brought forward into the twenty-first century.

2. MATERIALS

- **MASONRY
BRICK**

The masonry on all buildings until very recently has been a uniform light buff modular brick.

CONCRETE MASONRY UNITS

The two most recent additions to existing buildings have utilized split face concrete masonry units of a hue very close to the original brick

STONE

Limestone masonry in the same palette as the brick and CMUs has been used recently also.

- **ALUMINUM
WINDOW AND DOOR FRAMES**

Aluminum door and window frames have been used adjacent to NMJC blue features with striking visual results.

WALL PANELS

The building addition presently under construction has also used clear, natural aluminum wall panels for accent.

- **GLASS**

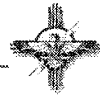
Glass was used very sparingly on all exterior walls.

Natural lighting by means of glass should be extensive with the glass protected from direct sunlight by orientation or screening.

3. SHAPE OF BUILDINGS

Until recently all buildings were rectilinear and orthogonal with the exception of the mosaic clad octagonal theater that is part of Watson Hall. Early campus plan drawings show an intention to grow the buildings outward to the Circle Drive with a curved façade on a circle that is concentric within the Circle Drive.

Curved facades and cylindrical forms could relieve some of the sameness of the past architecture.



4. ROOFS

For the most part NMJC has used "flat" roofs on its buildings. Consideration should be given to sloped roofs for new buildings, especially those of the new West Campus. These east-west buildings could have roofs that carried solar panel arrays as part of their architectural design.

Sloped roofs could be used as part of the rain collecting system of the campus, too.

5. BASEMENT CISTERNS

Consideration should be given to constructing basement cisterns beneath new buildings as part of the foundation construction. Water from the sloped roofs could be directly stored in the cisterns to be used for adjacent irrigation needs.

6. PHOTOVOLTAIC PANELS

Photovoltaic solar panels are being used as the roof system in new buildings, which helps make them more affordable. Institutional building should use much longer payback schedules to help with economic justification for solar panel roofs.

7. SCALE OF BUILDINGS

Buildings were originally one-story. Now they are two-story. Three-story buildings are very efficient in the use of the land remaining. Three-story buildings, especially in the Circle and along the Mall of the West Campus will make considerable shade on their north side.

8. ORIENTATION OF BUILDINGS

New buildings with long axis east to west and three stories tall provide much shade. This orientation also maximizes the solar panel potential and minimizes heat load from the sun.

Buildings facing the Mall on the West Campus should be begun adjacent to the Mall with future expansions to the north or to the south. The Mall façade should include a full length loggia or gallery that connects the building to its neighboring buildings. These connecting loggias or colonnades could also carry the thermal product lines between buildings.

9. SHADE DEVICES

The shading of glass exposed to direct sunlight is a necessity in the bright and continuous sunlight of eastern New Mexico.

Shade devices for outdoor spaces and for pedestrian connections between buildings are important. They should be an integral part of all new buildings and retrofitted to the existing buildings of the Original Campus.

10. PEDESTRIAN LINKAGE CONNECTIONS

It is traditional in arid architecture to have shade structures and shade linkages between related buildings. To a large extent this has been absent in NMJC architectural design. It should become a required element in all new buildings.

MILLEN DRIVE CORRIDOR

The Original Campus plan provided for a campus with its own edges created by the Circle Drive. The campus had an insular quality about it. Later the campus expanded to the other side of the ring road and the backs of these later buildings sort of provided an edge. The extension and improvement of Millen Drive has given the campus an edge that is pure automobile oriented geography. Millen Drive will be the image NMJC for a large number of community and many visitors to other functions located on Millen Drive. This exposure will only become greater as the HIAP and other development occurs along Millen Drive, especially as other streets are connected to it to the west of NMJC.



NMJC has recognized this edge and acted to design and construct a substantial fence and landscaping along the Millen Corridor edge where there are backsides of buildings—from the Events Center to the new South Entrance. The edge project will include appropriate xeriscape landscaping and sidewalks for wise demarcation of the campus while blending with the city.

The two main “backside buildings are the Continuing Education Building and the Moran Hall, both of which have expansions toward Millen Drive called for in the Plan Update. Careful attention should be paid to these projects and how the new facades will present NMJC to the community as it drives by. This is a different “style” than the pedestrian and insular style of the Original Campus. Even so, the harmony of style, seeking a unity and diversity, will be maintained by adherence to the Design Guidelines. For efficiency and economy, these expanded buildings should continue their lives with access and service from the inside and resist the temptation to convert to “drive-through” status from Millen Drive. In effect these completed projects will be buildings with two faces—two facades—the original one facing the Circle and the new one designed to be seen from a car driving by at 35 miles per hour.

The attitude towards this edge should change at the new South Entrance which is where the West Campus development begins. The Plan Update provides a theoretically insular extension of the Original Campus with a purposeful edge along Millen Drive for the development of facilities heavily oriented towards the Community’s access habits of drive-to-park-and-go-in. This edge will feature a full-fledged new Entrance Drive and several individual entrance drives to facilities. The wisely chosen fence for the Millen Drive edge is a “kit of parts” that allows for the pylons to be used as gateway markers along that edge as well as supports for panels of fence that can be of an open style in lieu of the initial solid ones. The West Campus edge will evolve more typically than the Original Campus edge and will therefore be built to address Millen Drive from their beginning.

These new West Campus edge facilities will need to have two facades since they will also face the future extension of the Original Campus by way of the Mall. The park-and-enter-the-Mall organization of this extension is another functional form the Community will recognize.

SUMMARY

The architectural style of NMJC has been so harmonious as to be noted as boring, especially the use of NMJC Blue in more and more exaggerated displays of rebellion against the boredom of white brick square buildings. Much less blue should be used, but it should not be abandoned or erased. A palette of four blues beginning with the “true blue” of NMJC. The blue is an architectural tradition that can link all buildings through time, if used sparingly and wisely.

The use of an array of harmonious tans blended to the original buff brick will also relieve the boredom of too much uniformity. These desert tans will work well to convey the aesthetics of an arid environment, blending well with the predominant theme of native plant xeriscape landscaping.

The introduction of curves to the exterior facades within the Circle, whenever appropriate, to soften the existing orthogonal uniformity will relieve the perceived sameness, also.

Carefully designed buildings designed to be even more sustainable than those of the original campus should be constructed. Buildings should be close and connected with shade structures. Rain collection and storage should be an integral part of the designs, as well as photovoltaic solar panels as part of the roof designs. As much shaded glass as possible should be used so as to provide as much natural light throughout the buildings as is possible.



12. IMPLEMENTATION

INTRODUCTION

The New Mexico Junior College ("NMJC") prepared an elegant campus master plan for the Original Campus when it was founded in 1965. This plan even called for a central plant with utility tunnels connecting to the buildings. In fifteen years NMJC had implemented the plan as designed and had begun to grow beyond its Circle Drive boundary. The present view and vision of the future growth and change at NMJC requires a campus master plan update. This Plan Update expands and changes the Original Campus (the Circle) and adds a new West Campus (the Square).

This view and vision of the future of NMJC is presented in the Plan Update in three phases of time. Each phase contains an ambitious set of facilities projects to accommodate the envisioned growth and change.

GENERAL

Develop a Green and Sustainable Campus

- *Rain Water Retention*
- *Water Conservation*
- *Xeriscape*
- *Wind Turbine Electricity*
- *Photovoltaic Electricity*
- *Shade*

Develop the West Campus as a center for energy technology and water conservation

Extend New Utilities and Infrastructure into the West Campus

PHASE 1 / 2006-2010

Buildings

Remodel Existing Space Vacated for Student Center Expansion for Classrooms and Offices

- *Cowboy Hall of Fame*
- *Caster Center*
- *Second Floor of Library*

Prepare a Master Plan for a New Facilities Management Center on the West Campus. Build the First Phase (include entrance and road from Millen Drive or road from the new South Entrance Drive)

Build New Workforce Training Center

Build New Housing on the West Campus (use new parking lot)

Expand and Remodel McClean Hall, Hegelstein Hall, and Vocational Building B Complex (include structure for new cooling towers on roof)

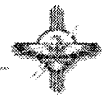
Expand and Remodel Continuing Education Building

Facilities

Build New Parking on the West Campus (for Facilities Management Center and New Apartments)

Complete Original Entrance

- *Traffic signal at highway*



- *Left turn lanes at highway*
- *Landscape on north and south sides outside of circle*

Build New Street(s) (West Campus) for New Apartments and New Facilities Management Center (include demolition of Tennis Courts)

Infrastructure

Expand Central Plant

Install New Fiber Optic Connection to Lovington Highway Cable

Extend Water, Electricity, and Natural Gas into West Campus

Landscape

Prepare Landscape and Wayfinding Master Plan

Install New Wayfinding System

Complete Heidel Hall Courtyard as study court

Accentuate the Circle / Revise Parking Bays

Install New Trees around Track (include sidewalks)

Construct Millen Drive Entrance and Campus Edge

PHASE 2 / 2011-2015

Buildings

Expand and Remodel Mansur Hall

Expand and Remodel Caster Hall for Wellness and Fitness Center (include Natatorium as an addition)

Prepare a Master Plan for the Agricultural Complex

- *New Entrance from Millen Drive*
- *New Parking Lots on North Side*
- *Judging Arena*
- *Stock Pens*
- *New Equestrian Center*
- *Dry Farming Laboratory*

Build New Equestrian Center

Build New Allied Health Building

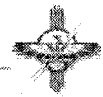
Expand and Remodel Administrative Center

Prepare a Master Plan for Expansion of Watson Hall and Auditorium / Theater

Expand and Remodel Watson Hall

Establish New University Center

- *Use 2nd Floor of Library*



- *Later Use Expanded Mansur Hall*
- *Later Build New Building on the West Campus*

Expand and Remodel Moran Hall

Facilities

Build Replacement Tennis Courts

Remodel Agricultural Complex

Build New Street between Medical Center and Circle Drive (for Allied Health Building)

Build New Street on the West Campus (for New Equestrian Center)

Build New Parking on Museum Tract (for Allied Health Building)

Build New Parking Lot(s) on the West Campus (for New Equestrian Center)

Landscape

Prepare master Plan for Remodeling of Core Plaza

- *Core Plaza Paving*
- *Original "Terraces"*
- *Amphitheater*
- *Art for Public Places Circle*
- *New Shade Structure*
- *Spanish Colonial Fountain*

Remodel Core Plaza Paving

Install New Trees Around "Art for Public Places" Circle (include creating circle in existing paving)

Build New Shade Structure for Core Plaza

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Buildings

Build New University Center on the West Campus

Build New Child Development Center North of the Circle

Build New Auditorium / Theater Adjacent to Watson Hall

Build New Field House on the West Campus

Facilities

Build New Street on the West Campus for Parking

Build New Amphitheater in Circle

Landscape

Build New Entrance to the West Campus off Millen Drive

**SCHEDULE**

As was the case when the Original Campus was begun, there are some required "getting ready to grow" projects that must come first. These are the Expansion of the Central Plant in the Circle and Extension of Utilities and Infrastructure and some Construction of Streets in the West Campus.

The Construction of the New Facilities Management Center should also occur early on. This not only enables and enhances this important function, it also makes the Expansion of the Continuing Education Building and Moran Hall possible. Additionally, it makes possible the creation of the Central Plant for the West Campus as the initial buildings are built on this campus.

Other than these initial projects most of the projects can happen in accord with the dictum, "Form follows funding."

SUMMARY

The moment in time and the situation of the NMJC puts it in a position of needing to replicate the wisdom and energy of its founding. As was true in the beginning, the present moment requires planning and expenditures on infrastructure and facilities that are needed to get "ready to grow" for the next forty years.