



2026



Greenville | Paris | Sulphur Springs



FACILITIES  
MASTER  
PLAN

March | 2026

## EXECUTIVE SUMMARY:

### PJC Mission, Vision & Values

The purpose of the Paris Junior College Campus Master Plan 2026 is to support Paris Junior College's 2025 Strategic Plan with updated Mission, Vision and Value statements. This Master Plan provides a ten-year framework to facilitate the development of the buildings, roads, infrastructure, and landscaping of the built environment that supports the College's mission and vision.

The Master Planning process goal is to align the campus(es) and buildings with needs of a growing and changing student body, workforce and community. Drivers of this plan include facility use and condition, changing student needs and pedagogies, the impact of technology on learning and the workforce, as well as strengthening its relationship with the community.

The College seeks a campus that celebrates centers of excellence, simplifies access to services, addresses aging buildings/ infrastructure and creates a strong, visible presence as a leader in education.

The six-step Master Planning process included:

- Guiding Principles established with expected outcomes for success.
- Existing building conditions documented through facility assessment reports.
- Pedestrian and vehicular site conditions documented.
- Program needs and opportunities are defined (present and future).
- Programs, facility and site concepts are proposed, tested, and reviewed.
- A phased timeline is set for the transformation of the Paris campus with cost models.

The recommendations set forth in this plan have been reviewed and approved by the Paris Junior College Board of Regents, and will be used to develop more detailed plans for campus improvements, renovations and new projects to meet the needs of the college.

#### MISSION

Through a culture of excellence and student support, Paris Junior College delivers affordable, high-quality education and workforce training that transforms lives, builds meaningful careers, and empowers students and communities to thrive.

#### VISION

Paris Junior College sets the standard for excellence in education and community impact, where every student succeeds and where every partnership strengthens our region.

#### CORE VALUES

At Paris Junior College, we are defined by six core values that guide our work and inspire our future.

Together, we can...

- act with **Integrity**, demonstrating honesty, accountability, and transparency in all we do.
- be **Mission-Driven**, placing student success at the heart of our work, empowering every student to achieve their goals and realize their potential.
- build strong **Partnerships**, strengthening our community by cultivating collaboration and mutual respect.
- strive for **Achievement**, committing to the highest standards of excellence in education, leadership, and service.
- embrace **Creativity**, fostering innovation and adaptability in a constantly changing world.
- foster **Trust**, building a culture of support and belonging where everyone contributes to shared success.

Together, we can make an IMPACT – creating a vibrant community rooted in these core values, where every individual thrives and contributes to our collective future.

# ACKNOWLEDGMENTS:

## Paris Junior College

### Executive Committee:

Dr. Stephen Benson	President
Dr. Michael Erny	VP Workforce Education
Dr. Lisa Elliott	VP Student Services
Rob Stanley	VP Academic Instruction
Keitha Carlton	VP Business Services
Sebastian Barron	VP Technology

### Steering Committee:

Jon Eubanks	Director of Physical Plant
Jody Todhunter	Director of Greenville Center
Lanny Mathews	Director of Sulphur Springs Center
Kenneth Webb	Director of Student Life
Clay Cox	Director of Athletics
Baleigh McCoin	Executive Director of Marketing and Advancement

## Facilities Master Plan Design Team

### Stantec Architecture:

Amy Holzle	Project Executive
Maurice Thames	Principal Architect
Tracy Eich	Principal Designer/Planner
Meredith Watassek	Education Planner
Scott Klaus	Sports Designer/Planner
Dan Fletcher	Lead Designer
Ryan Jensen	Graphics/Composition

### Consultant:

Crux Technology + Security Solutions

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This report summarizes the process for a ten-year forward focused Facilities Master Plan for Paris Junior College. It outlines the findings from Discovery Workshops and data analysis conducted by the Stantec Design Team in collaboration with the College’s Executive and Steering Committees.

The planning process focused on understanding the College’s current state, strategic aspirations, program needs, and existing conditions across all three campuses. Based on this work, the next steps should include detailed campus planning, bond planning, development of an implementation plan, and preparation of a capital plan.

Continued engagement with the Master Plan Steering committee – along with potential involvement of additional subject matter experts or community members – will help ensure a successful outcome.

A successful bond initiative will enable the College to advance the projects identified in the approved Facilities Master Plan.

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# VISION

# STRATEGIC PLAN:

Paris Junior College – Driven by Excellence, Defined by Impact. PJC defined a new Strategic Plan completed in September 2025 called **IMPACT 2036: Building the Future Together**. This strategic plan included goals and strategies which in turn informed the Facilities Master Plan.

## FIVE FOUNDATIONS FOR THE FUTURE

The Five Foundations for the Future serve as the strategic pillars that support Paris Junior College’s mission, vision, and core values to life. Each represents a critical area of focus and provides a clear framework for achieving lasting institutional impact:

### 1. Academic & Workforce Innovation and Expansion

Advance excellence in academic instruction and workforce programs by aligning offerings with regional economic and employment needs, future industry trends, and student aspirations.

### 2. Enrollment Growth & Student Success

Drive enrollment growth and student success by expanding outreach, removing barriers, and delivering comprehensive support services.

### 3. Facilities, Technology & Safety

Modernize and expand campus facilities and technology to support high-quality, future-ready academic, workforce, student life, and community experiences – while ensuring a safe and secure environment.

### 4. Community & Industry Engagement

Deepen PJC’s visibility, partnerships, and philanthropic relationships to strengthen its role as the region’s college of choice.

### 5. Institutional Identity & Culture

Create and foster a high-quality, affordable, and caring student-centered culture that reflects PJC’s mission, vision, and values; actively engages faculty and staff in promoting student success and institutional excellence; and positions the College as a valued partner in the community.

PJC’s 2025 Strategic Plan has Five Main goals with strategic themes each with supporting initiatives. The following goals and initiatives support the Facilities Master Plan:

### GOAL 3. FACILITIES, TECHNOLOGY & SAFETY:

Goal: Modernize and expand campus facilities and technology to support high-quality, future-ready academic, workforce, student life, and community experiences – while ensuring a safe and secure environment.

#### Strategy 1: Modernize Instructional Facilities to Support Program and Industry Needs

Renovate and expand instructional and workforce spaces to align with evolving academic programs, regional labor demands, and student enrollment trends.

Initiatives:

- Complete a Facilities Master Plan to assess current conditions and capacity as well as prioritize academic and workforce space facility needs through 2035.
- Construct, renovate and demolish buildings as defined by the Facilities Master Plan.
- Construct and/or renovate and modernize science labs, health career classrooms/labs, general classroom spaces, visual and performing arts spaces, public service spaces, and technical training spaces with industry/educational grade equipment and layouts.
- Construct and/or renovate and modernize support spaces for tutoring, library services, computer labs, etc.
- When possible, develop flexible-use spaces that can serve both multiple purposes.

#### Strategy 2: Upgrade Student Housing, Athletics, and Common Areas to Enrich the Campus Experience

Improve or replace residence halls, athletic facilities, and common areas to enhance student recruitment, retention, and engagement.

Initiatives:

- Complete a Facilities Master Plan to assess current conditions and capacity as well as prioritize student housing, athletics, and common area space facility needs through 2035.
- Replace or comprehensively renovate outdated student housing to increase safety, appeal, and functionality.
- Upgrade athletic facilities to support student-athlete performance and improve the fan experience.
- Redesign and expand student common spaces, such as lounges, dining areas, student center, fitness/recreation.
- Add outdoor gathering areas and social hubs to increase on-campus engagement.

#### Strategy 5: Ensure ADA Compliance in Physical and Digital Environments

Advance campus accessibility and inclusion by meeting ADA standards in all facilities, technology, and instructional platforms.

Initiatives:

- Conduct a full ADA audit of all facilities and digital platforms to identify physical and virtual accessibility gaps.
- Plan, prioritize, and implement facilities improvement such as ramps, elevators, signage, accessible restrooms, and automatic doors.
- Integrate ADA compliance requirements into procurement, construction, and renovation processes to ensure accessibility is built into all future projects.

#### Alignment with Mission, Vision, and Core Values:

- Mission: Supports quality education through modern, effective learning environments.
  - Vision: Reinforces institutional excellence.
  - Values: Embodies Creativity and Achievement via innovation and excellence in infrastructure.
- Strategic Reinforcement: Modernizing learning environments enhances student and faculty experiences, directly supporting success and excellence at every level of the institution.

# PURPOSE:

The 2026 Facilities Master Plan captures the ten-year vision for the college, with principles and plans to support that vision. As unforeseen opportunities may arise or priorities may evolve over time, this plan creates a flexible framework for decision making and is not intended to be overly prescriptive.

The Paris Campus plan recommends demolishing outdated or non-functional buildings, providing modern facilities for workforce and health sciences, investing in athletics, and replacing/expanding on-campus student housing. It also articulates a vision for centralized quad, zoning of similar building types, a renewed student life experience, connected and enhanced open spaces, and a balanced approach to pedestrian and vehicular circulation.

The Greenville and Sulphur Springs campuses are a conservative approach for a ten-year plan due to partnership with Greenville ISD and taxing districts.

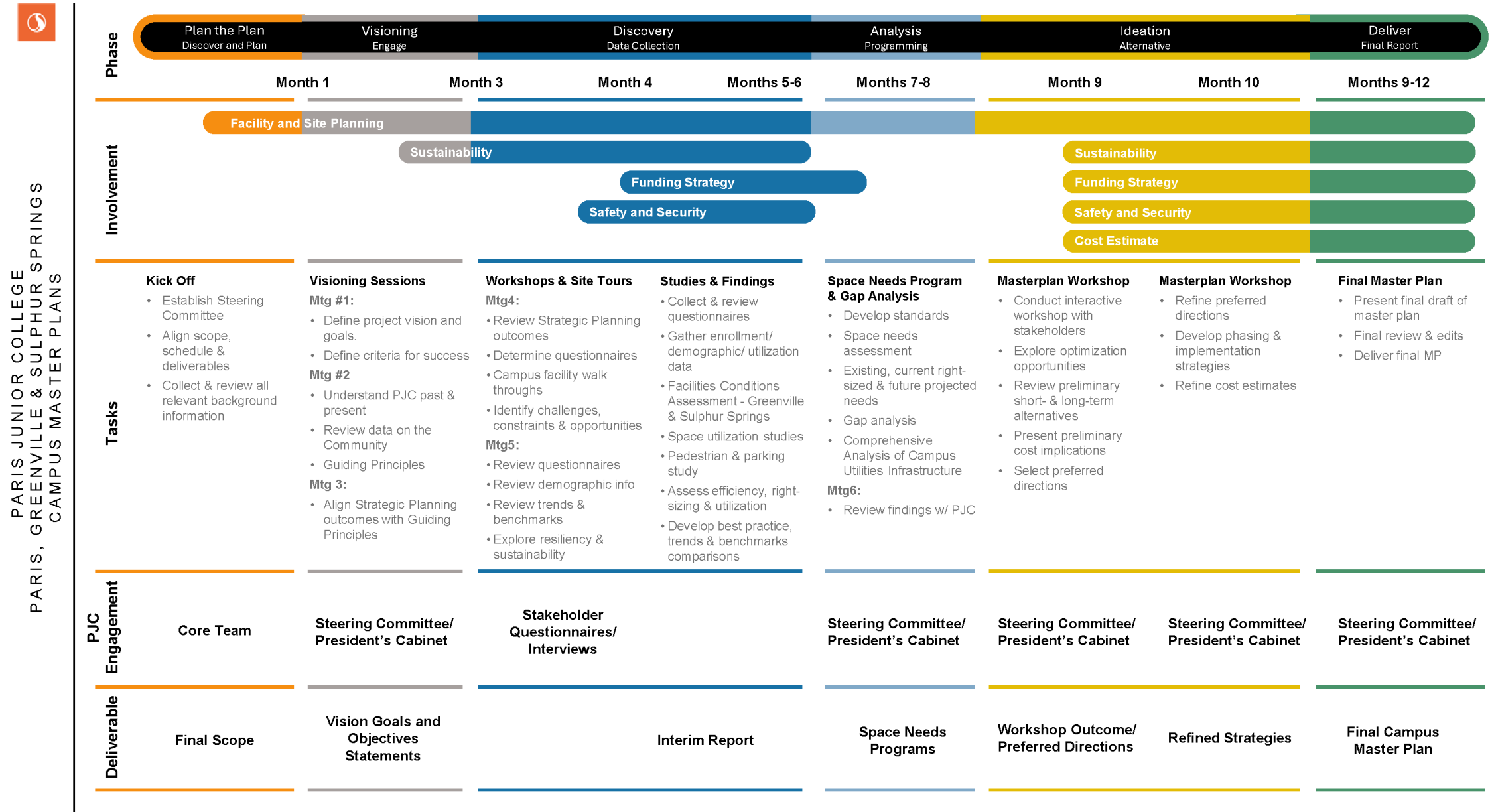
The plans respect the traditions of the Paris Junior College legacy while modernizing the campuses for tomorrow's students and continued community investment.



# PROCESS:

The development of the PJC Master Plan consisted of six phases.

- 1. Plan the Plan**, which was primarily setting up and aligning scope and expected outcomes.
- 2. The Visioning Phase** included workshops to define goals and criteria for success. Understanding past and present for each campus and setting guiding principles.
- 3. The Discovery Phase** consisted of data collection, building tours, and site analysis. Student and staff surveys were also sent out and received along with facility assessments.
- 4. The Analysis Phase** included assessment of existing space utilization, space needs, with review of existing, current projected needs for programs and buildings.
- 5. The Ideation Phase** explored alternative schemes for each campus which were reviewed and refined. Cost models were reviewed for the Paris Campus with phases determined for funding viability. A tour of the Temple College Campus further informed this process.
- 6. The Deliver Phase** involved the development and publication of the final Facilities Master Plan for all three campuses. The final step is distribution of a formal written document in print and PDF form.



PARIS JUNIOR COLLEGE  
PARIS, GREENVILLE & SULPHUR SPRINGS  
CAMPUS MASTER PLANS

## GUIDING PRINCIPLES:

The planning process began with a series of **structured leadership meetings** focused on establishing guiding principles for campus development over the next decade. These sessions aligned executive leadership, and senior administrators around **shared values** such as student success, workforce relevance, fiscal stewardship, equity across campuses, and long-term sustainability. The **PJC visioning document** was used as a basis for these discussions. These **principles** became the lens through which all subsequent decisions were evaluated.

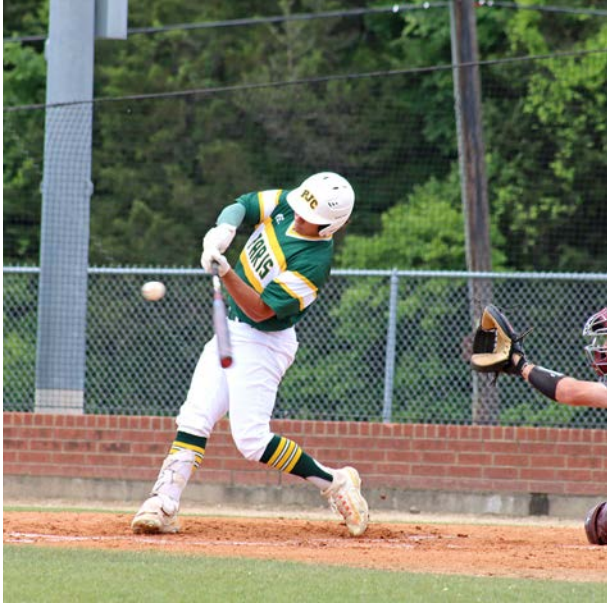
### We will be successful if the master plan...

- ✓ Champions a **transformative, high-quality** educational environment.
- ✓ Creates an education of choice through **state-of-the-art facilities**.
- ✓ Fosters a trusted and **inclusive family atmosphere**.
- ✓ Supports a **personal** and **engaging** student experience.
- ✓ Honors **tradition** while embracing **innovation**.
- ✓ Plans for long-term trust and stewardship through **thoughtful facilities plan**.

# GOALS AND OBJECTIVES:

## The process should...

Provide a detailed **roadmap** which creates **reliable, future-ready** infrastructure poised to meet growing student demands and enrollment through **instructional** and **communal** spaces.



## DESIGN PRINCIPLES:

- 1. Celebrate Legacy. Signal the Future.** Respect the campus's history while using new development to clearly express the institution's forward-looking academic vision and commitment to innovation.
- 2. Stewardship First. Invest Smart.** Guide facility decisions through a proactive, long-term framework that aligns immediate program needs with responsible lifecycle investment and future growth.
- 3. Clarity, Connectivity, and Access.** Organize the campus into clear zones and circulation networks that improve wayfinding, accessibility, and everyday usability for students, staff, and visitors.
- 4. Elevate Gateways + Edges.** Transform campus edges and arrival points into welcoming, connected places that strengthen identity and foster engagement with the surrounding community.
- 5. Campus Life at the Center.** Prioritize walkability, safety, and vibrant outdoor spaces by focusing campus life inward and shifting vehicles and parking to the perimeter.





# DISCOVERY

**LOCATIONS:**



**PARIS:**  
POPULATION - 24,500

**SULPHUR SPRINGS:**  
POPULATION - 16,000

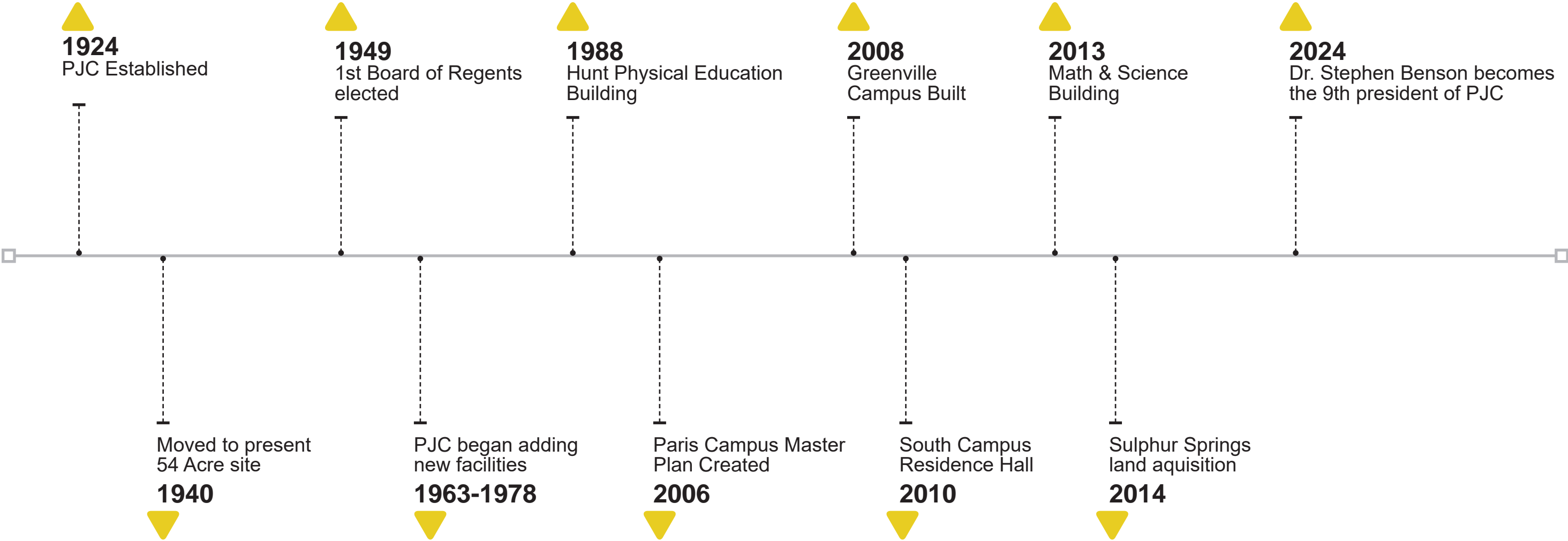
**GREENVILLE:**  
POPULATION - 33,000

**DFW METRO:**  
POPULATION - 8,300,000

**COLLEGE ENROLLMENT ACROSS ALL THREE CAMPUSES:**  
± 5,000  
**2025 SHOWS 15% INCREASE FROM 2024**

\*IMAGE CREDIT: GOOGLE MAPS

TIMELINE:

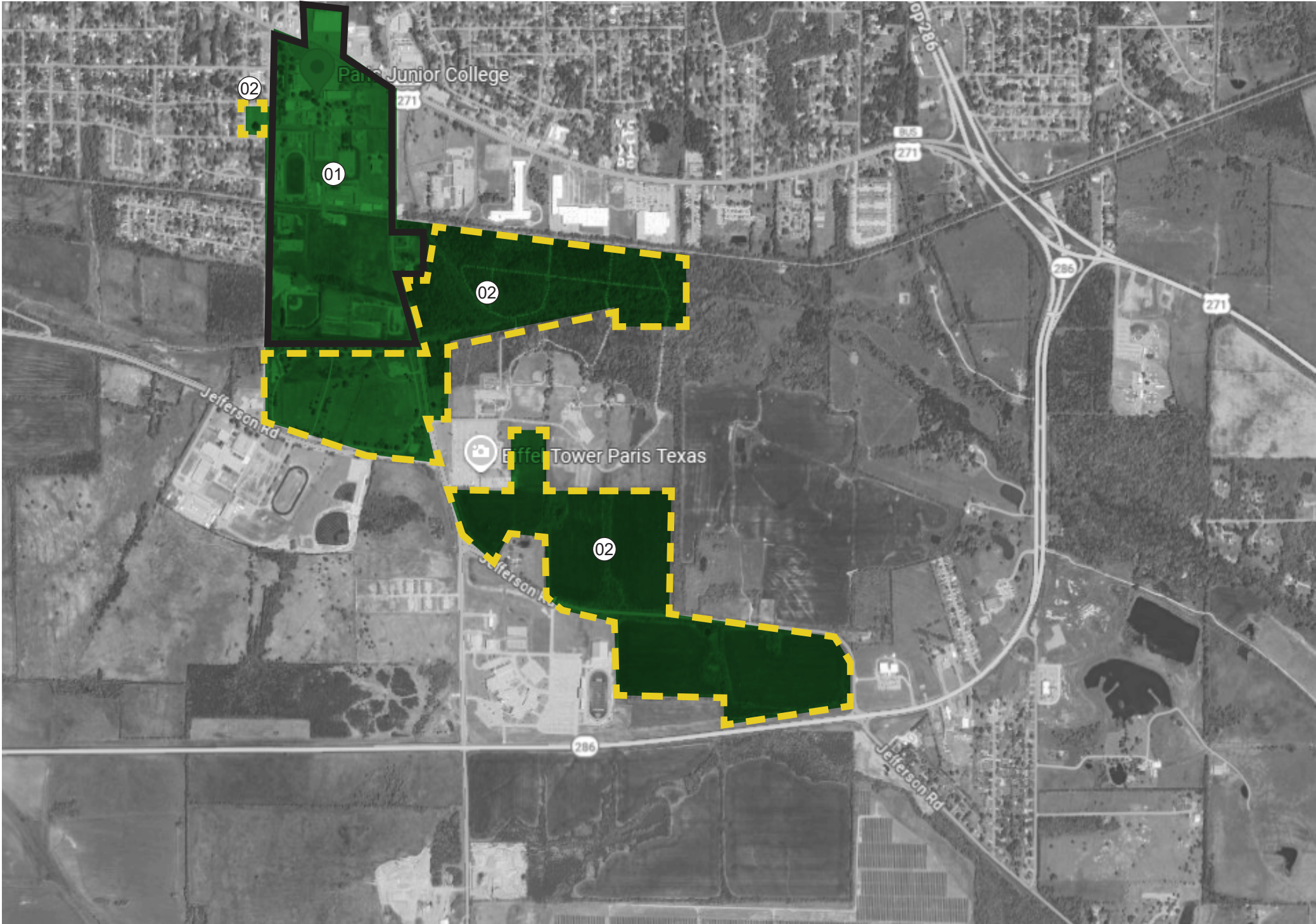


# PARIS CAMPUS LAND HOLDINGS:

TOTAL ± **404** ACRES  
VALUE: **\$44.5 M**

**LEGEND:**

- 1. CURRENT CAMPUS ———
- 2. ADDITIONAL LAND - - - - -



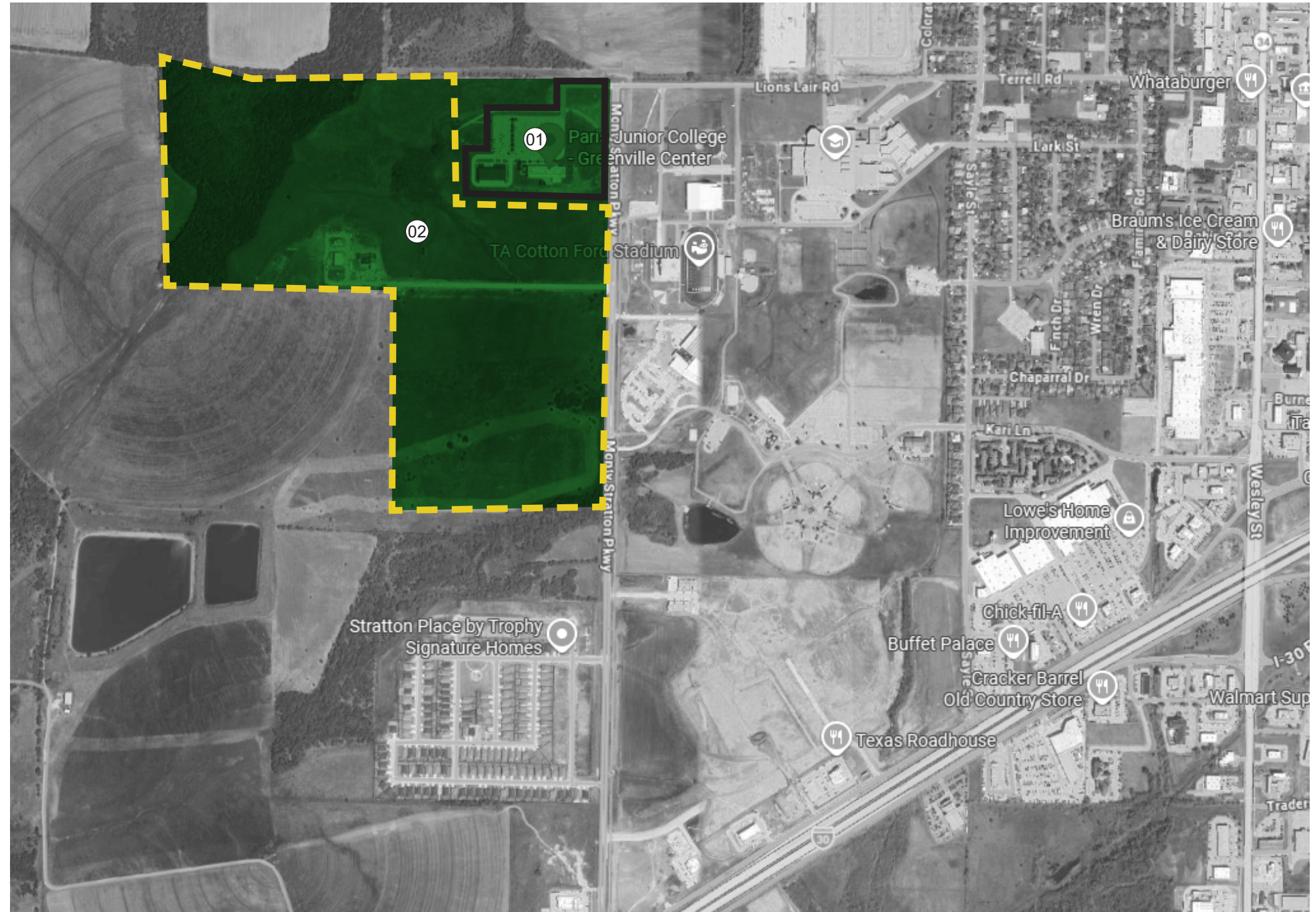
\*IMAGE CREDIT: GOOGLE MAPS (NTS)

# GREENVILLE CAMPUS LAND HOLDINGS:

TOTAL ± **170** ACRES  
 VALUE: **\$16.3 M**

## LEGEND:

- 1. CURRENT CAMPUS
- 2. ADDITIONAL LAND



\*IMAGE CREDIT: GOOGLE MAPS (NTS)

# SULPHUR SPRINGS CAMPUS LAND HOLDINGS:

TOTAL ± 55 ACRES  
VALUE: \$1.9 M

**LEGEND:**

1. CURRENT CAMPUS ———  
REFER TO PAGE 54 FOR FACILITIES  
ASSESSMENT AND PAGE 78 FOR SITE ANALYSIS

2. ADDITIONAL LAND - - - - -  
REFER TO PAGE 79-80 FOR MASTER PLAN  
VISION



\*IMAGE CREDIT: GOOGLE MAPS (NTS)

# COLLEGE OVERVIEW: CERTIFICATES & DEGREES



As part of the master planning process, the planning team conducted a detailed review of academic and workforce programs offered across each campus to better understand patterns of duplication, specialization, and opportunity. This deep dive evaluated where similar programs were being delivered in multiple locations, how facilities and equipment were being utilized, and whether delivery models aligned with enrollment demand and regional workforce needs. The analysis was not intended to diminish access, but rather to identify opportunities for greater efficiency, clarity of campus roles, and strengthened program quality. Findings from this review informed leadership discussions about strategic alignment, potential consolidation or differentiation of programs, and ways to optimize resources while maintaining student access and instructional effectiveness across the district.



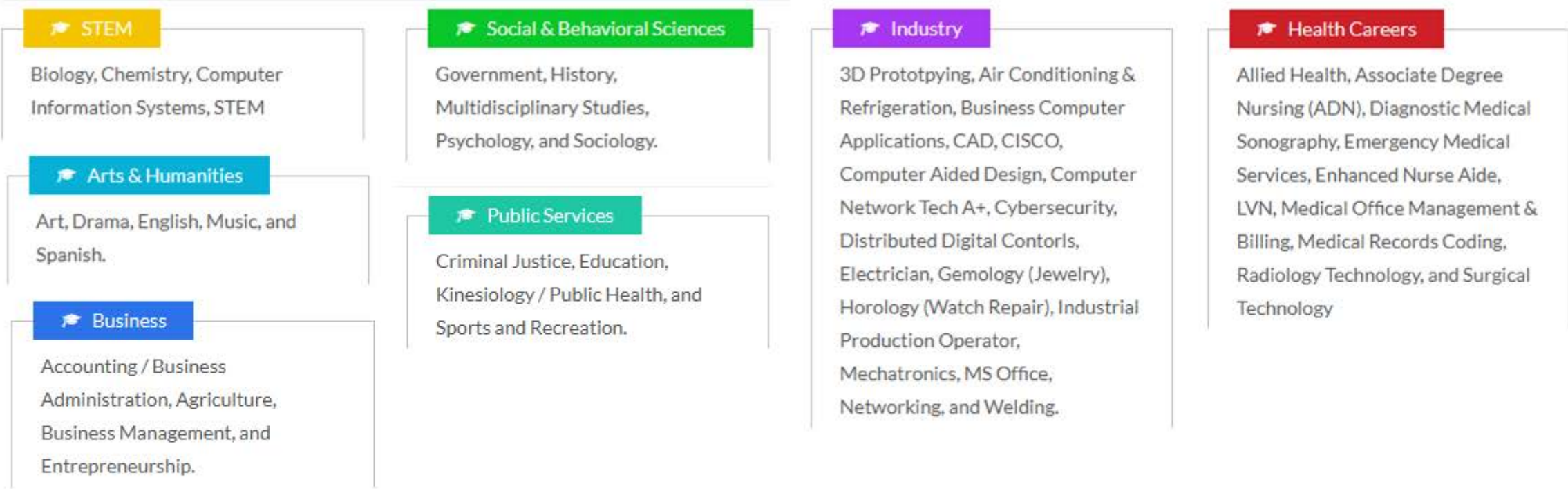
VISION

DISCOVERY

MASTER PLAN

# COLLEGE OVERVIEW: CERTIFICATES & DEGREES

Current Certificates and Degrees Offered By Paris Junior College (Fall 2025).



# PROGRAMS: PARIS CAMPUS

VISION

DISCOVERY

MASTER PLAN

General Academics/ Academic Transfer	Workforce	Health Science Center	Continuing Education
General Coursework	General Training Lab Workforce Continuing	Allied Health	N/A
Arts & Humanities: Arts, Drama, English, Music	Air Conditioning & Refrigeration (HVAC)	Nursing - Associate Degree, Aide, Vocation-	
Business: Accounting, Business Administration, Agriculture	Business Management	Diagnostic Medical Sonography	
Public Services: Criminal Justice, Education, Kinesiology/ Public Health	Network Technology	EMS Paramedic	
Social & Behavioral Sciences: Political Science, Multidisciplinary, Psychology, Sociology	Computer Aided Design	Health Information Technology	
STEM: Biology, Chemistry, Computer Science, Engineering, Math & Physics	Cybersecurity	Radiology Technology	
	Electrician	Surgery Technology	
	Horology Technology		
	Jewelry Technology		
	Mechatronics		
	Welding Technology		
<b>NEW</b>			
Paralegal	Artificial Intelligence	Computer Tomography	Police Academy
	Construction Management		

# PROGRAMS: GREENVILLE CAMPUS

General Academics/ Academic Transfer	Workforce	Health Science Center	Continuing Education
General Coursework	Electrician	EMS, EMT	N/A
Business Management	Air Conditioning & Refrigeration (HVAC)		
Office Occupations	Cybersecurity		
	CDL		
	Mechatronics		
	Aviation		
<b>NEW</b>			
Paralegal (TBD)	General Training Lab	Nursing, RN	Fire Academy
Education/Teaching Training	Construction Management (Online) CNC Machining	Physical Therapy Asst.	Culinary Arts
	Artificial Intelligence (TBD)	Nursing LVN	
	Cosmetology		
	Welding		
	Computer Aided Design		

# PROGRAMS: SULPHUR SPRINGS CAMPUS

General Academics/ Academic Transfer	Workforce	Health Science Center	Continuing Education
General Coursework	Welding	N/A	N/A
Business	Auto		

## NEW

Paralegal (TBD)	Artificial Intelligence		
	Construction Management (Online)		
	General Training Lab		
	Auto Diesel Mechanics (or Greenville)		
	CNA		
	Electrician		
	HVAC		
	Networking		
	Artificial Intelligence (TBD)		

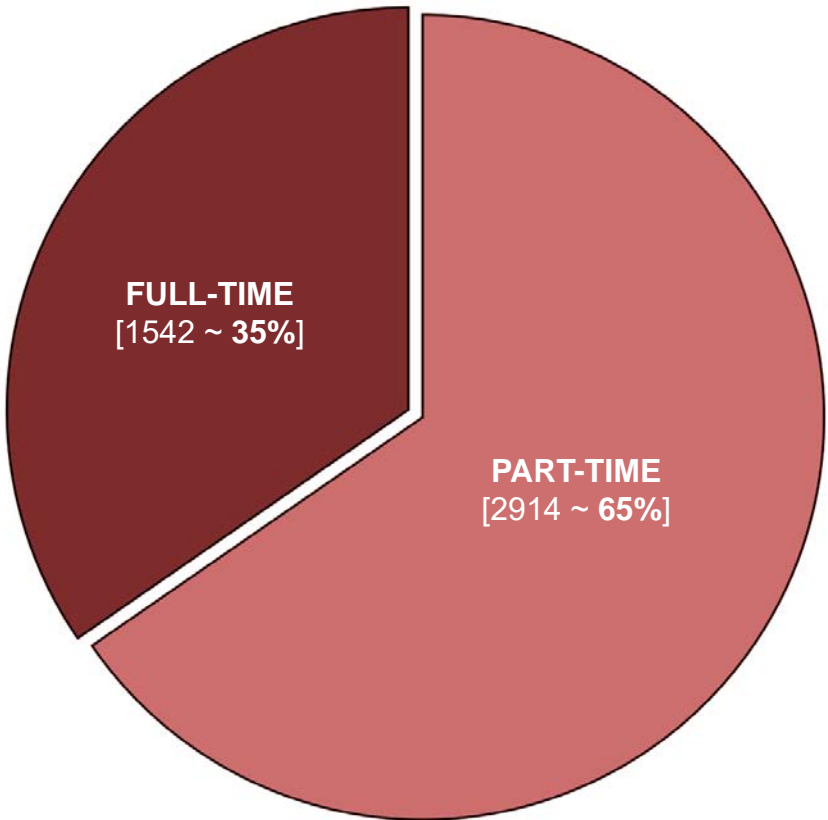
# ENROLLMENT: PARIS CAMPUS



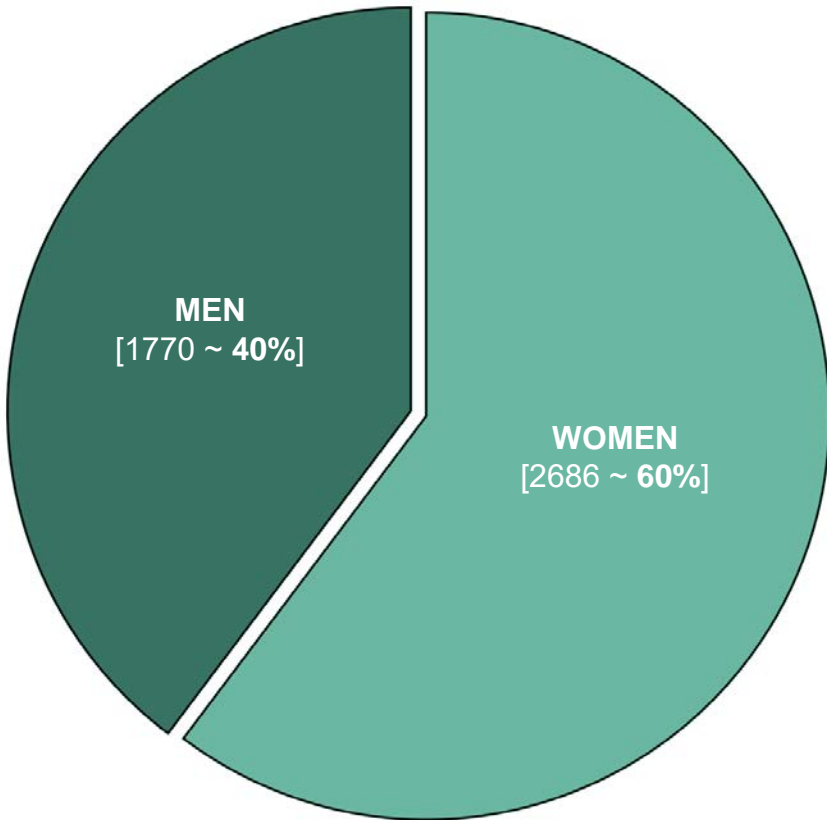
Space utilization reviews were conducted and discussed with leadership to evaluate how existing facilities are currently used and where inefficiencies exist. These analyses helped identify opportunities to better align space with program needs, reduce underutilization, and support future flexibility. Leadership used these insights to test assumptions about growth, consolidation, and repurposing of space. To do this work, student enrollment by campus, class, space, and time of day were all considered.



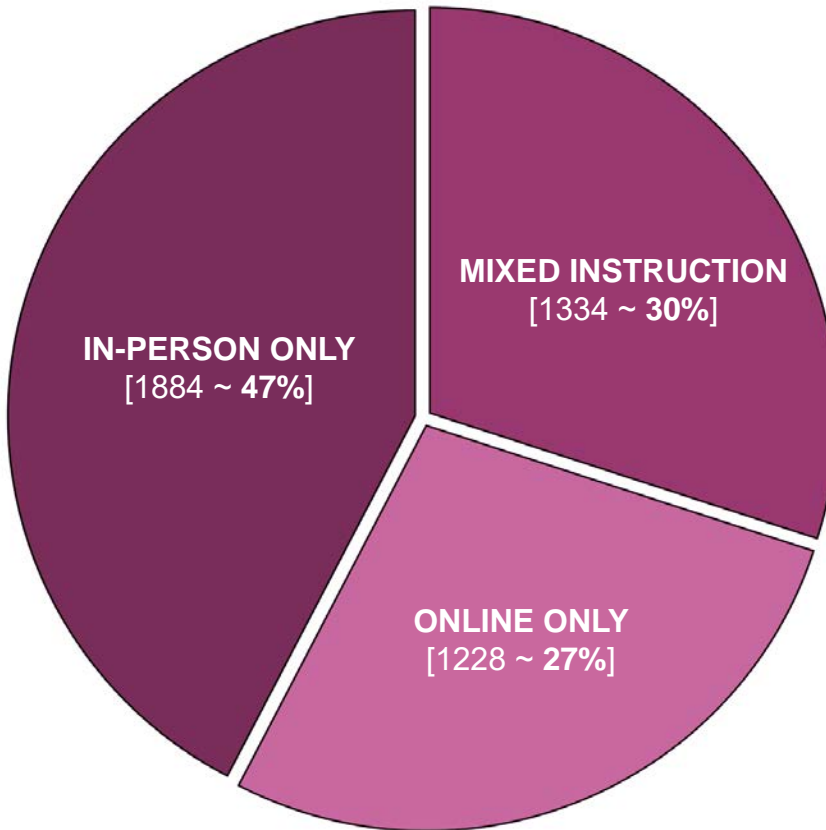
**DATA:**  
CURRENT ENROLLMENT ALL CAMPUSES 2025



**FULL-TIME vs PART-TIME STUDENTS**  
[TOTAL: 4,456]



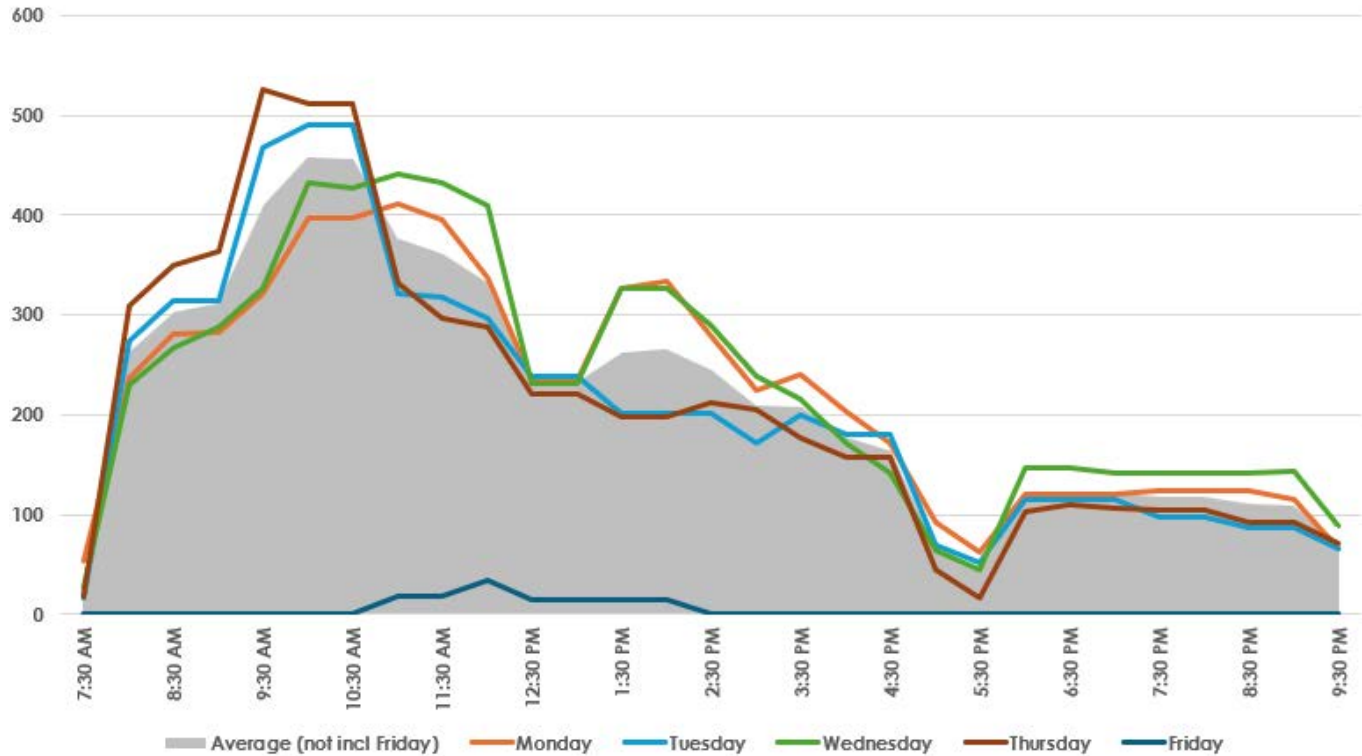
**STUDENT GENDER DISTRIBUTION**  
[TOTAL: 4,456]



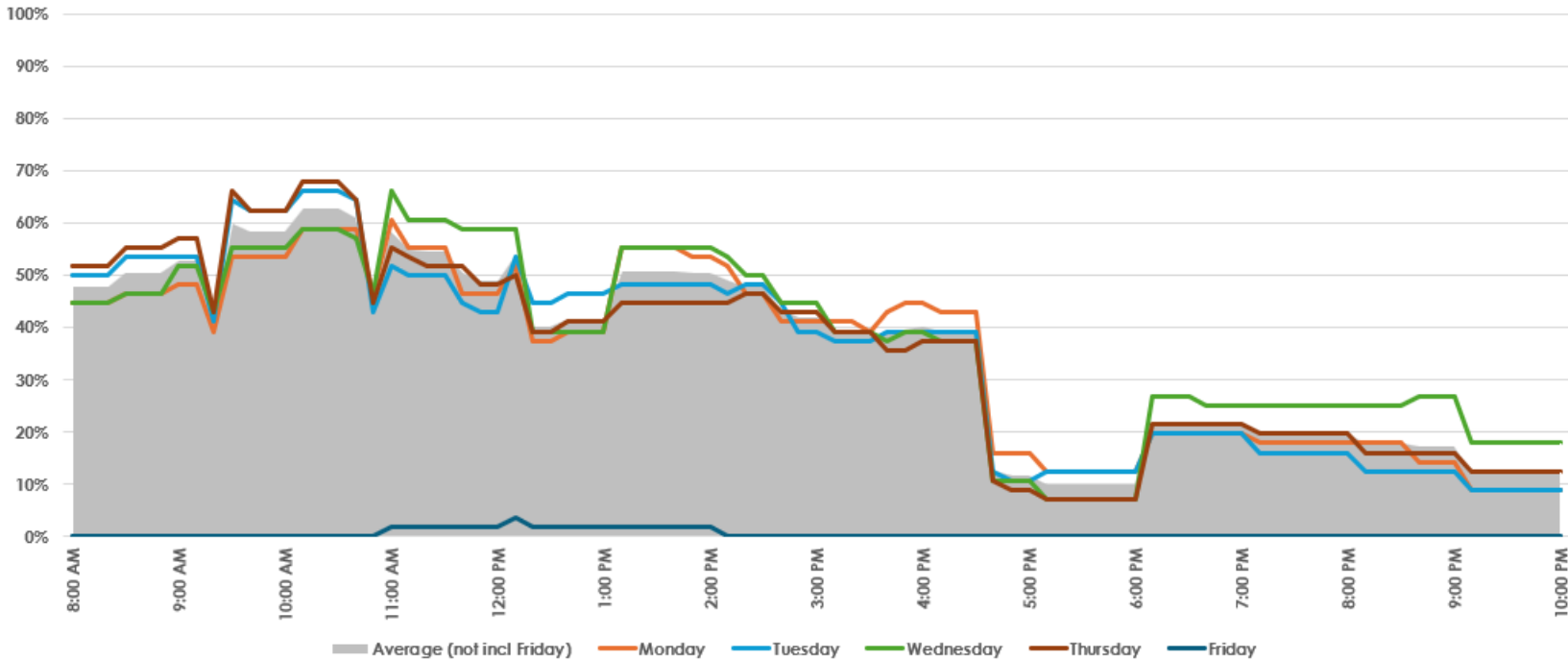
**INSTRUCTION MODALITY DISTRIBUTION**  
[TOTAL: 4,456]

# ENROLLMENT: PARIS CAMPUS

Total Enrollment by Day and Time - Fall 2025

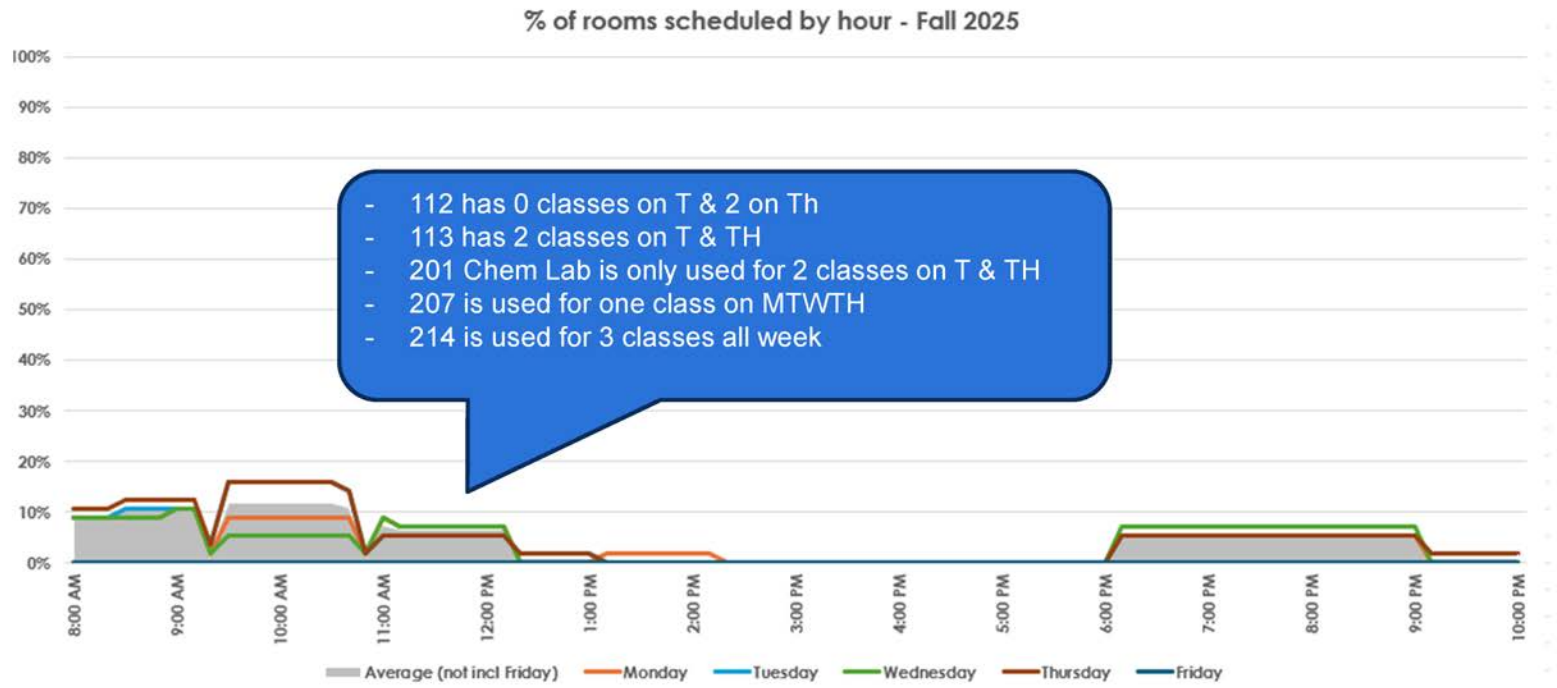


% of Rooms Scheduled by Hour - Fall 2025



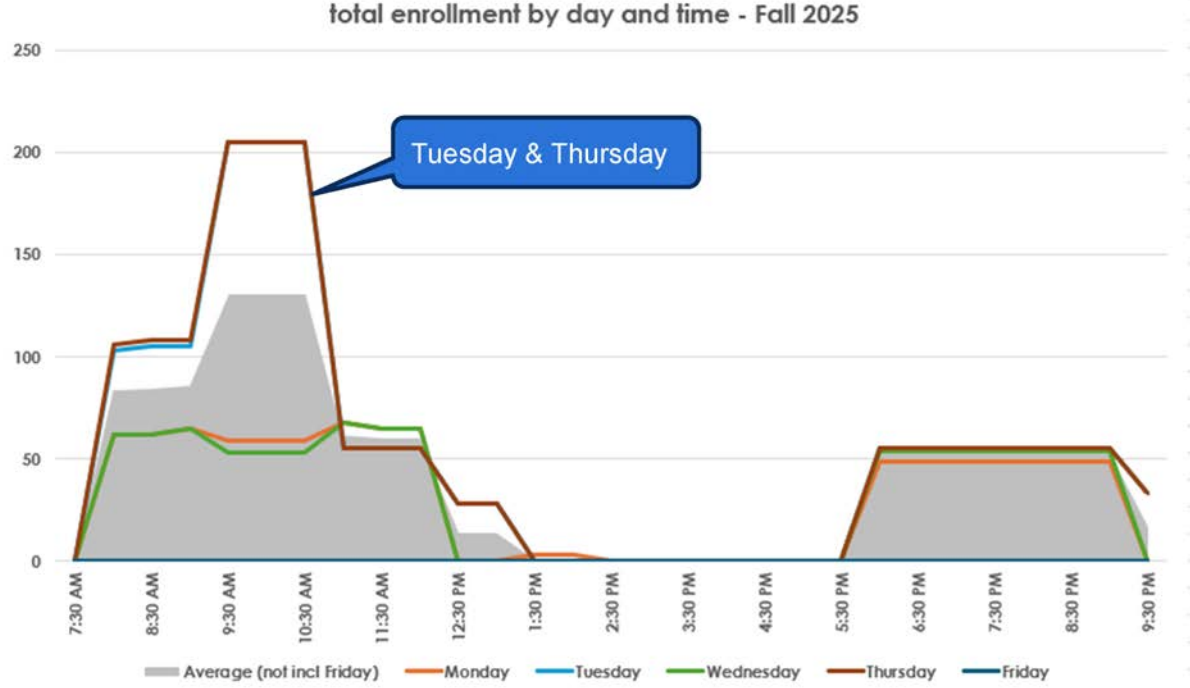
# ENROLLMENT: PARIS CAMPUS

## Math & Science Building



PARIS JUNIOR COLLEGE MASTER PLAN - WORKSHOP #1

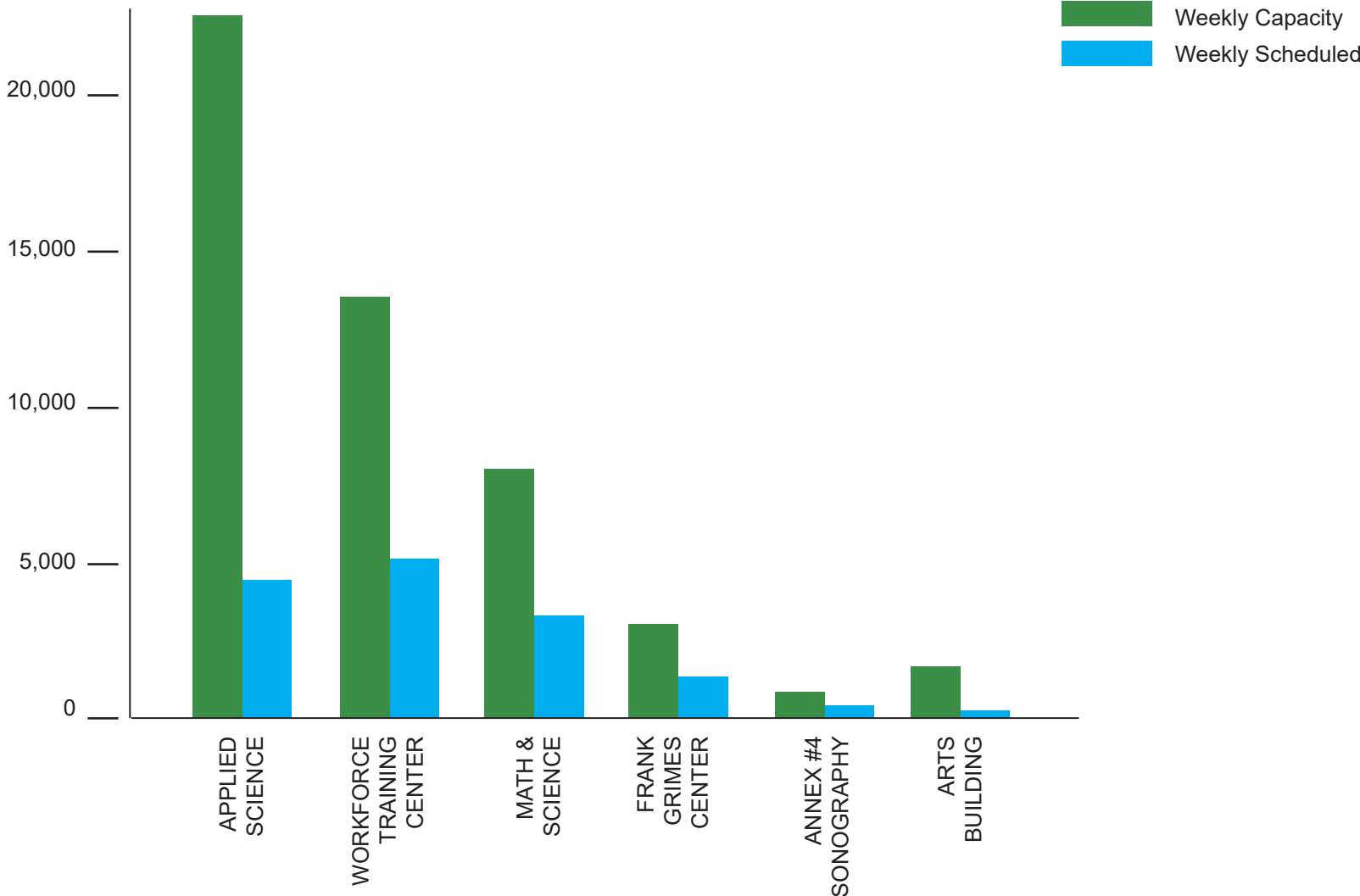
## Math & Science Building



# BUILDINGS: PARIS CAMPUS - UTILIZATION

### PARIS CAMPUS

WEEKLY CAPACITY VS. WEEKLY SCHEDULED HOURS



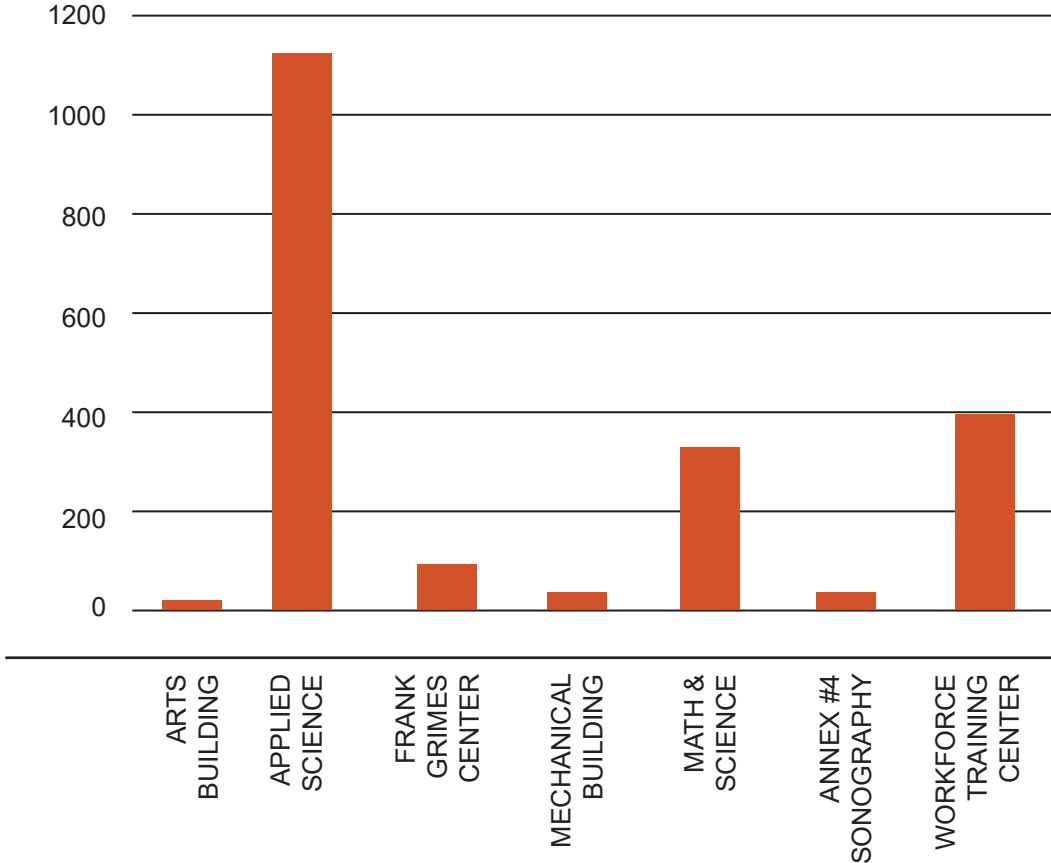
# SPACE UTILIZATION: PARIS CAMPUS

VISION

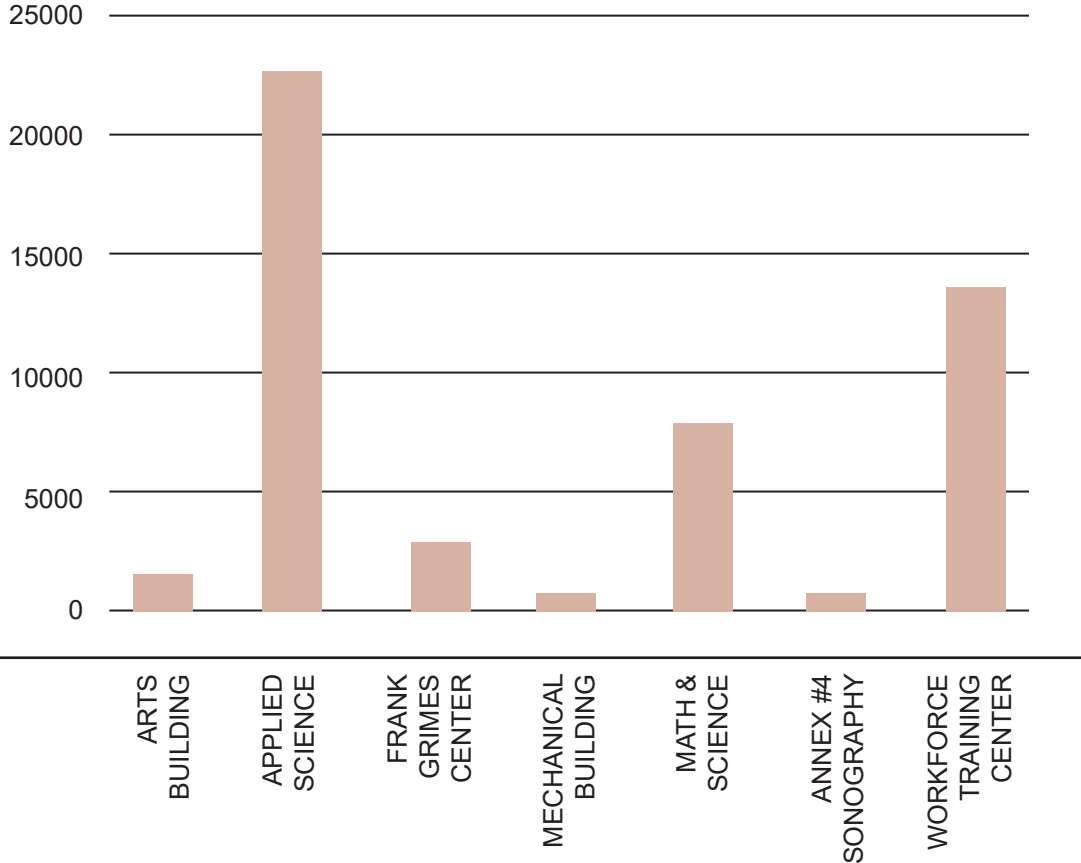
DISCOVERY

MASTER PLAN

Daily Room Hours by Building

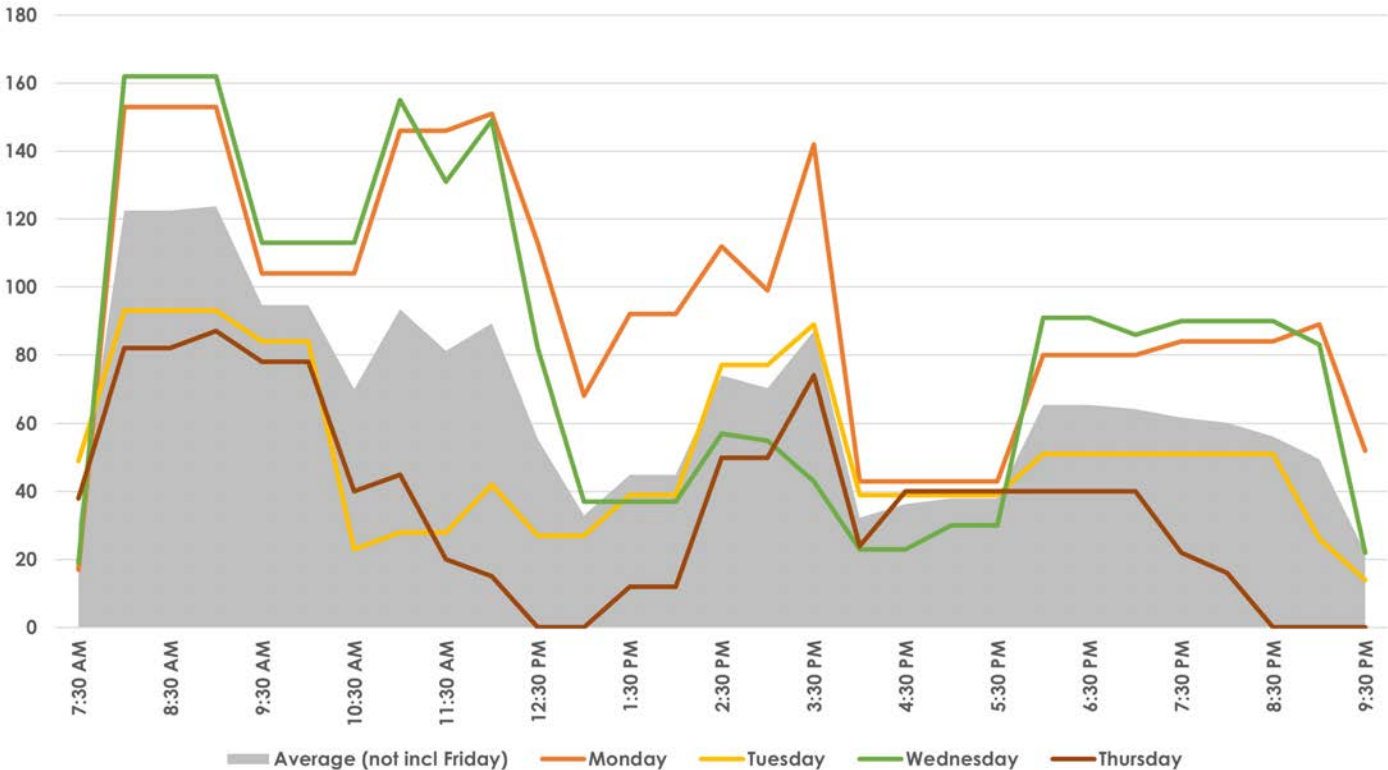


Sum of Weekly Schedule Capacity by Building

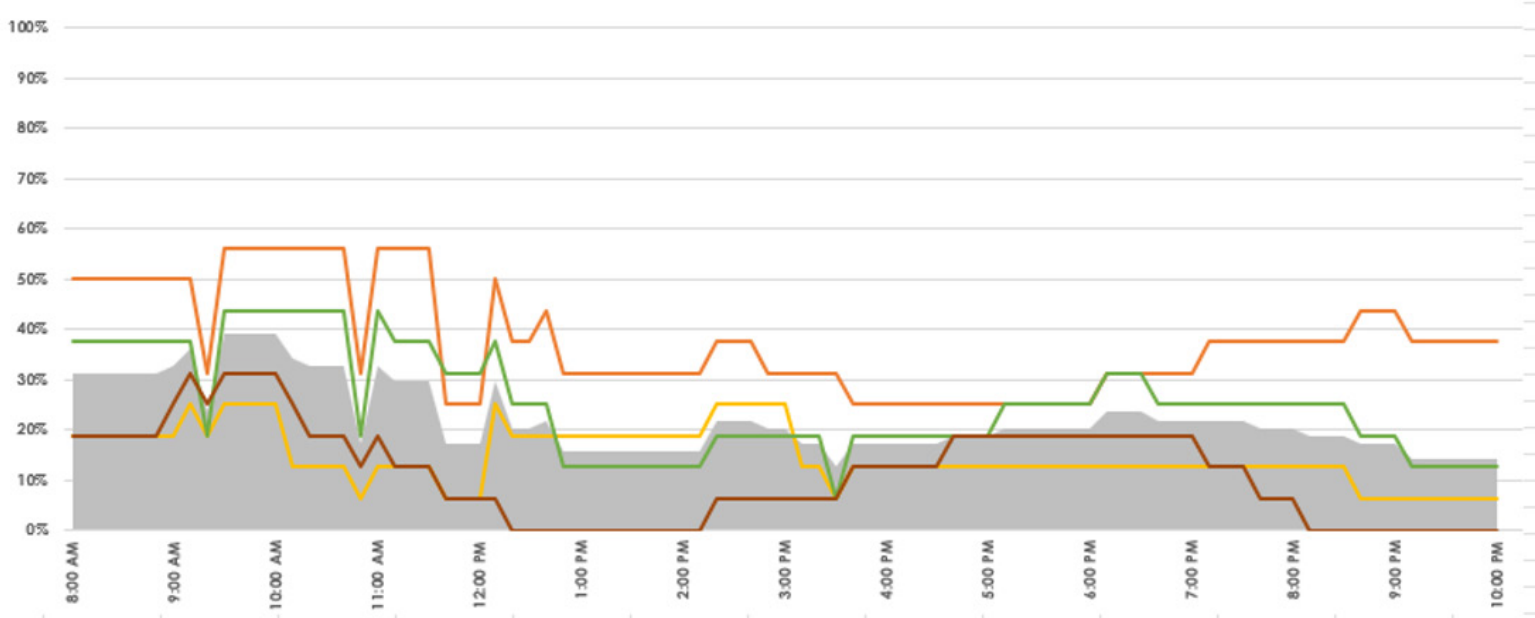


# ENROLLMENT: GREENVILLE CAMPUS

Total Enrollment by Day and Time - Fall 2025



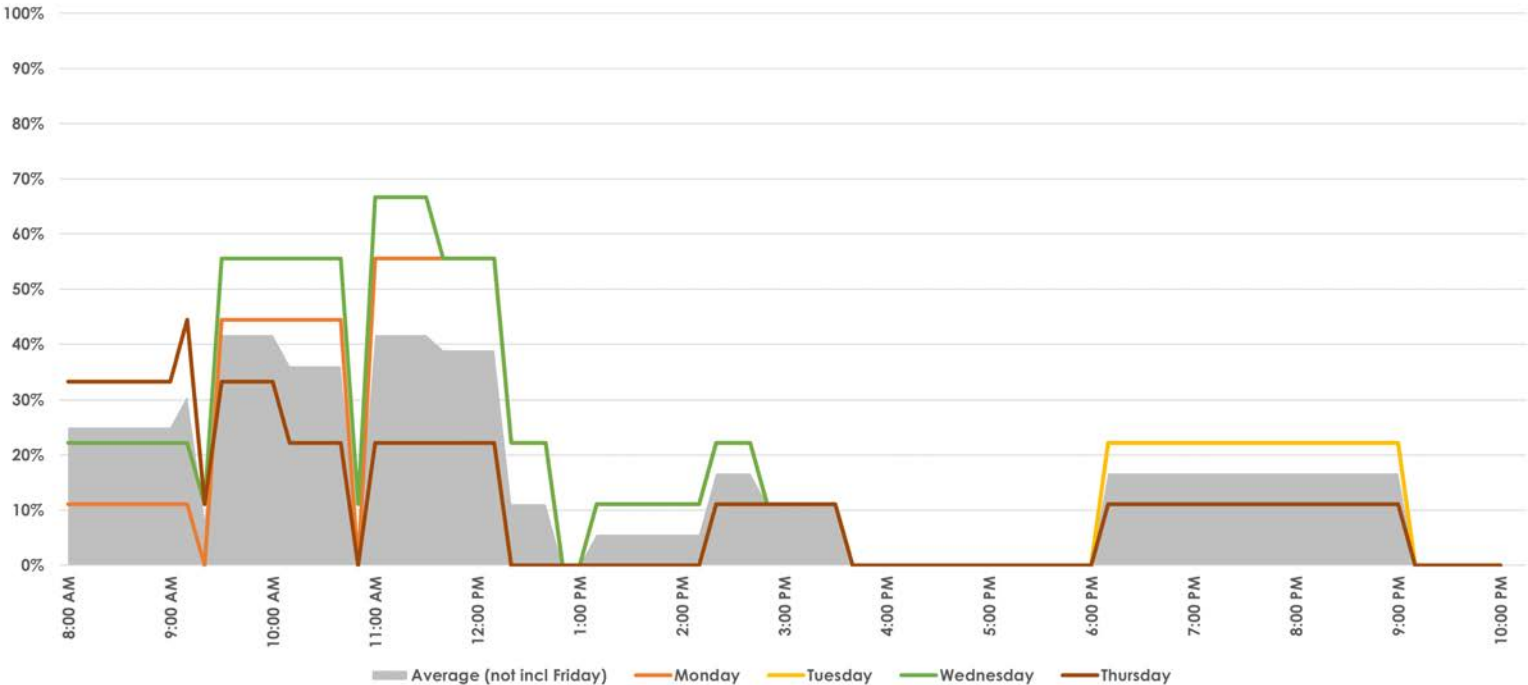
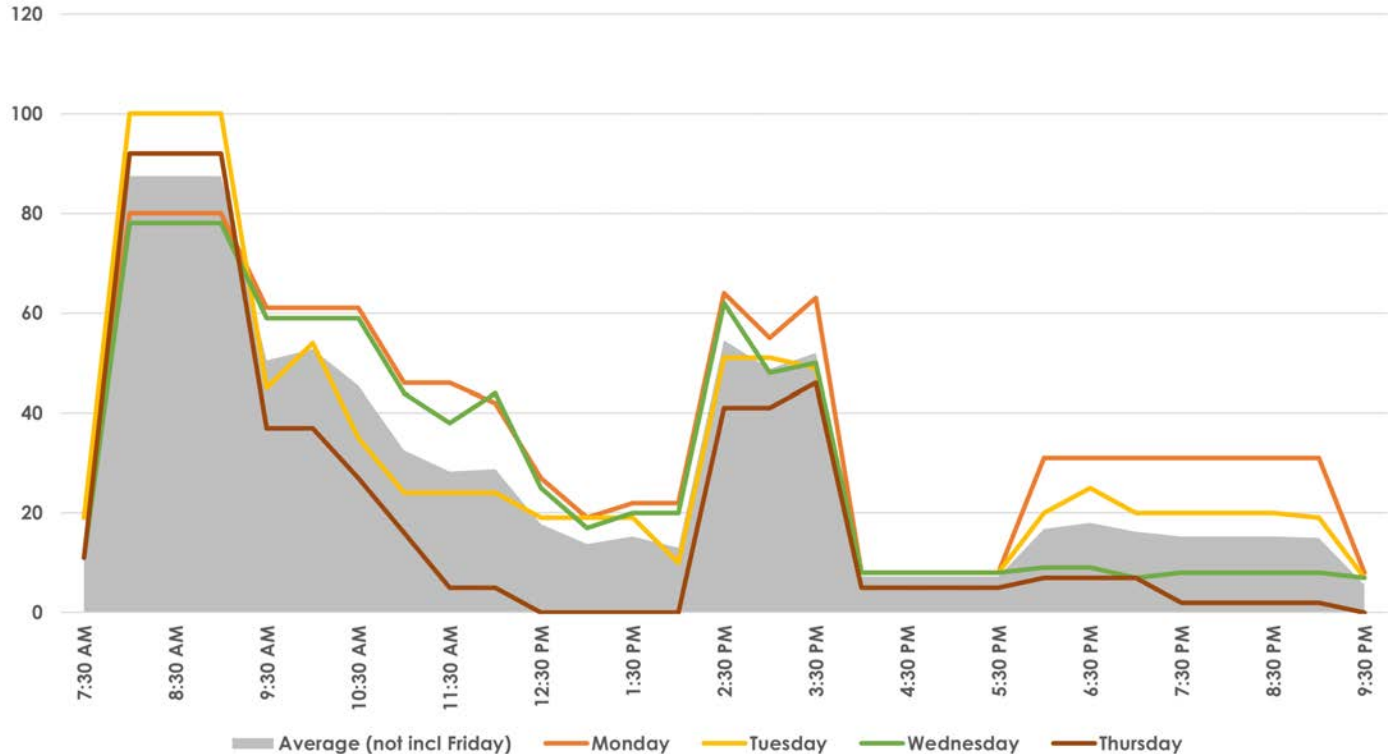
% of Rooms Scheduled by Hour - Fall 2025



# ENROLLMENT: SULPHUR SPRINGS CAMPUS

Total Enrollment by Day and Time - Fall 2025

% of Rooms Scheduled by Hour - Fall 2025



# SURVEY RESULTS:



Understanding regional workforce data was a critical component of the master planning process, as it provides the factual foundation for aligning programs, facilities, and investments with real economic demand. By analyzing labor market trends, industry growth sectors, credential requirements, and employer needs, the college is better positioned to ensure that its academic and workforce offerings remain relevant and responsive. This data-driven approach helps prioritize programs that lead to meaningful employment opportunities, supports partnerships with local and regional employers, and ensures that facilities and learning environments are designed to reflect how and where skills are being applied in the workforce.

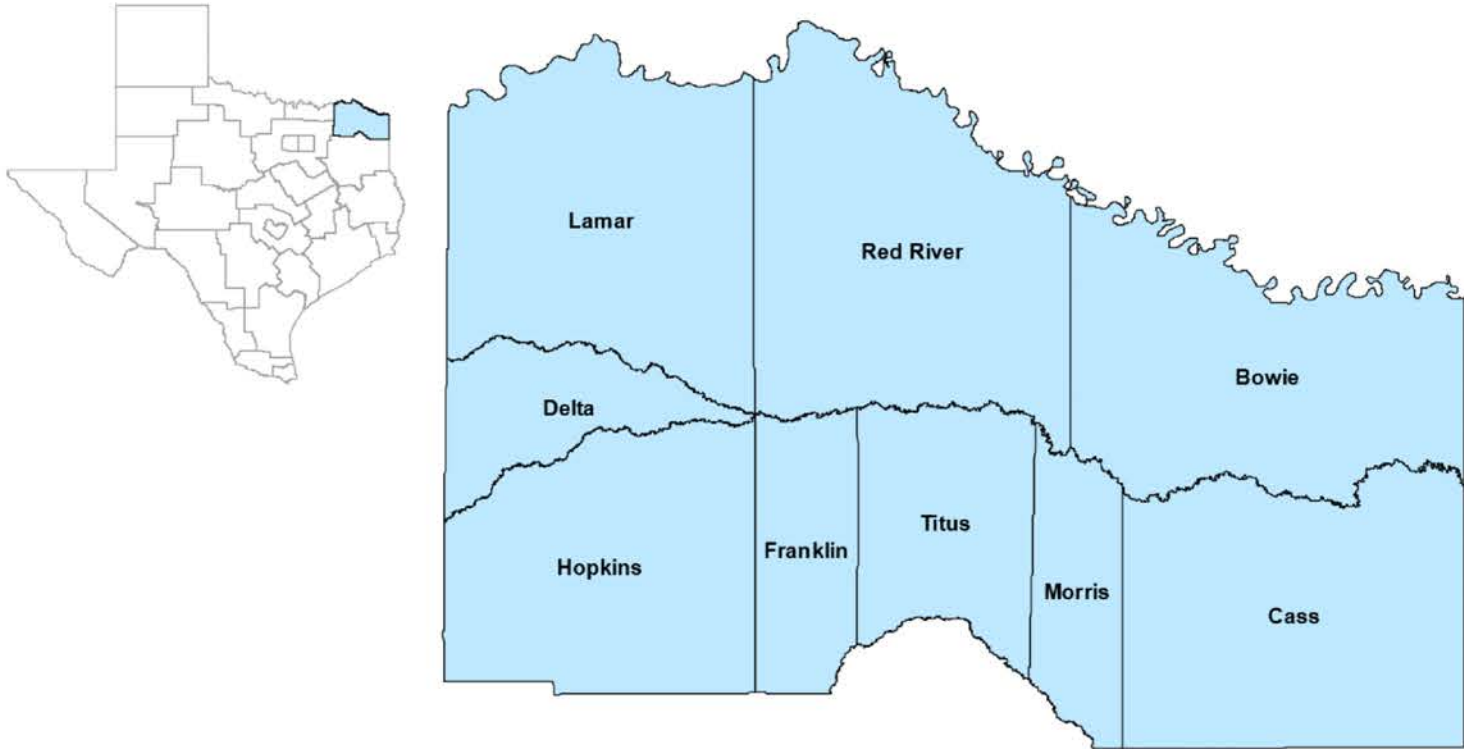
Incorporating workforce data also strengthens the college’s ability to adapt over time, respond to emerging industries, and demonstrate its value as a key driver of economic development in the region.



# WORKFORCE DEVELOPMENT AREA:

- Civilian workforce has increased by >2,800 jobs in one year
- Employment has increased by >2,700 in one year
- Unemployment rate is unchanged in one year

## Northeast Texas Workforce Development Area





# SURVEY RESULTS:

## STUDENT & FACULTY SURVEY PROCESS

The student and faculty engagement process was designed to capture both qualitative and experiential feedback. Surveys were distributed to students and employees across campuses, inviting open-ended responses regarding favorite and least favorite places on campus, perceptions of existing facilities, and ideas for how the campus should evolve over the next decade. This approach allowed participants to express not only functional concerns, but also emotional and cultural connections to campus spaces.

Survey results were analyzed and synthesized into themes rather than treated as isolated comments. This thematic analysis was then cross-referenced with facility assessment findings and stakeholder discussions to identify alignment between perception, performance, and strategic priorities. In parallel, the planning team conducted multiple stakeholder meetings with decision-makers and campus leadership to validate survey findings and explore implications for future development.

This layered process ensured that the master plan was informed by data, grounded in experience, and aligned with institutional goals.

### KEY THEMES AND INSIGHTS

Several consistent themes emerged from student and staff feedback:

- 1. Modern, Well-Maintained Spaces Matter**  
Newer facilities—particularly the Math &

Science Building—were frequently cited as favorite places due to their cleanliness, lighting, technology, and sense of relevance. These spaces were associated with pride, comfort, and a “true college feel.” Conversely, older buildings were often described as outdated, dark, or uninviting, reinforcing the importance of modernization as both a functional and perceptual priority.

- 2. Outdoor and Shared Spaces Are Highly Valued**

Courtyards, green spaces, and open areas between buildings were among the most consistently praised aspects of the campus. Respondents highlighted trees, shade, and opportunities for informal gathering as essential to campus life. These spaces were seen as calming, community-oriented, and flexible—supporting both academic and social interaction.

- 3. Maintenance and Upkeep Influence Campus Perception**

Least-favorite responses overwhelmingly focused on issues of deferred maintenance: aging restrooms, leaking roofs, outdated gyms, poor lighting, and uncomfortable interior environments. These concerns were not limited to aesthetics; many respondents expressed how facility conditions affect morale, safety perceptions, and the student experience.

- 4. Personal and Programmatic Connection Drives Attachment**

Faculty and staff frequently cited offices,

classrooms, and program-specific spaces as favorite places—not because of architectural quality alone, but because of relationships, student interaction, and a sense of purpose. This reinforced the idea that facilities should support visibility, accessibility, and engagement rather than function in isolation.

- 5. The Campus Environment Shapes Institutional Identity**

Across responses, there was a clear connection between physical space and how PJC is perceived by students, employees, and visitors. Welcoming, modern, and active environments were seen as reflective of institutional vitality, while neglected spaces were described as undermining confidence and pride.

### FROM ENGAGEMENT TO ACTION: THE MASTER PLAN ENGAGEMENT PLAYBOOK

The insights gained from student and staff engagement made it clear that completing a master plan is only one step in a longer journey. Participants expressed both optimism about the future and concern that past planning efforts might not fully translate into visible change. In response, the planning team developed a Master Plan Engagement Playbook as a direct outcome of the engagement process.

The playbook serves as a practical guide for leadership to sustain momentum, reinforce transparency, and keep the campus community

actively involved as the plan moves forward. It outlines a clear sequence of engagement-focused actions that emphasize:

- Consistent communication of the campus vision
- Ongoing partnership with industry, K–12 districts, and civic organizations
- Development of trusted community ambassadors who can articulate PJC’s aspirations
- Regular reporting and visibility of progress to maintain trust and alignment

Rather than focusing on technical implementation alone, the playbook recognizes that long-range success depends on shared ownership of the vision. It ensures that students, staff, community members, and partners continue to see themselves reflected in the future of Paris Junior College.

### CONCLUSION:

The student and staff engagement process was instrumental in shaping a master plan that is responsive, aspirational, and grounded in real experience. By listening carefully, identifying consistent themes, and translating feedback into an actionable engagement framework, Paris Junior College has positioned itself to move forward with clarity and confidence. The Master Plan Engagement Playbook stands as both a continuation of this inclusive process and a roadmap for ensuring that the hopes and ambitions expressed during planning remain central to the college’s evolution over the next decade.

# SURVEY RESULTS: FACULTY/STAFF & STUDENTS

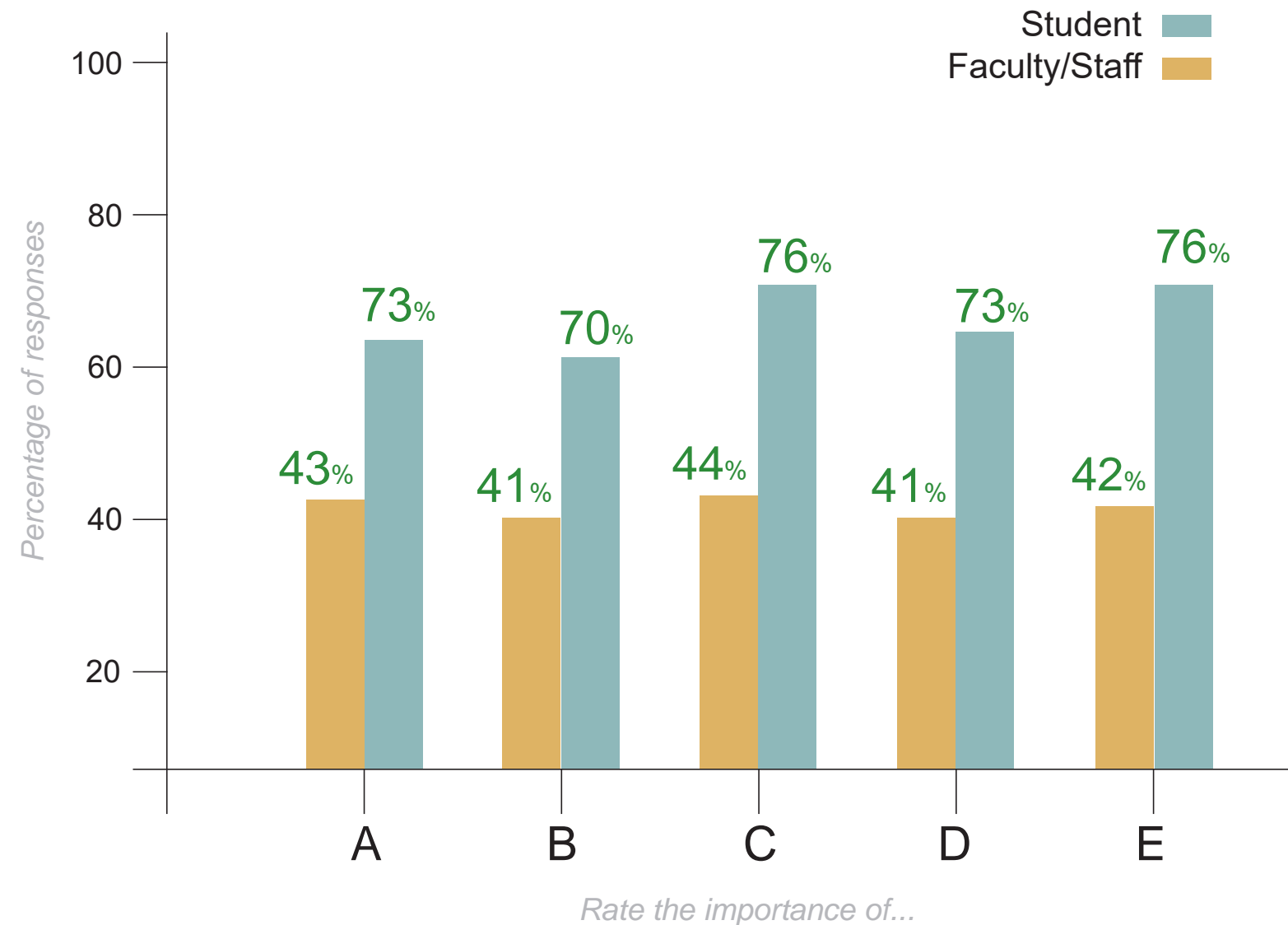
We surveyed both student and faculty/staff. The questions ranged from what they liked best about the current campus to what could be improved. Additionally, we wanted to understand any urgent needs vs. long-term vision suggestions. Finally, we also posed open ended questions about expectations and emotional responses to the campus.

Rate the importance of...

- A. Outdoor Public Spaces
- B. Art, Sculpture, Signage
- C. Campus Amenities
- D. Recreational Activities
- E. Infrastructure

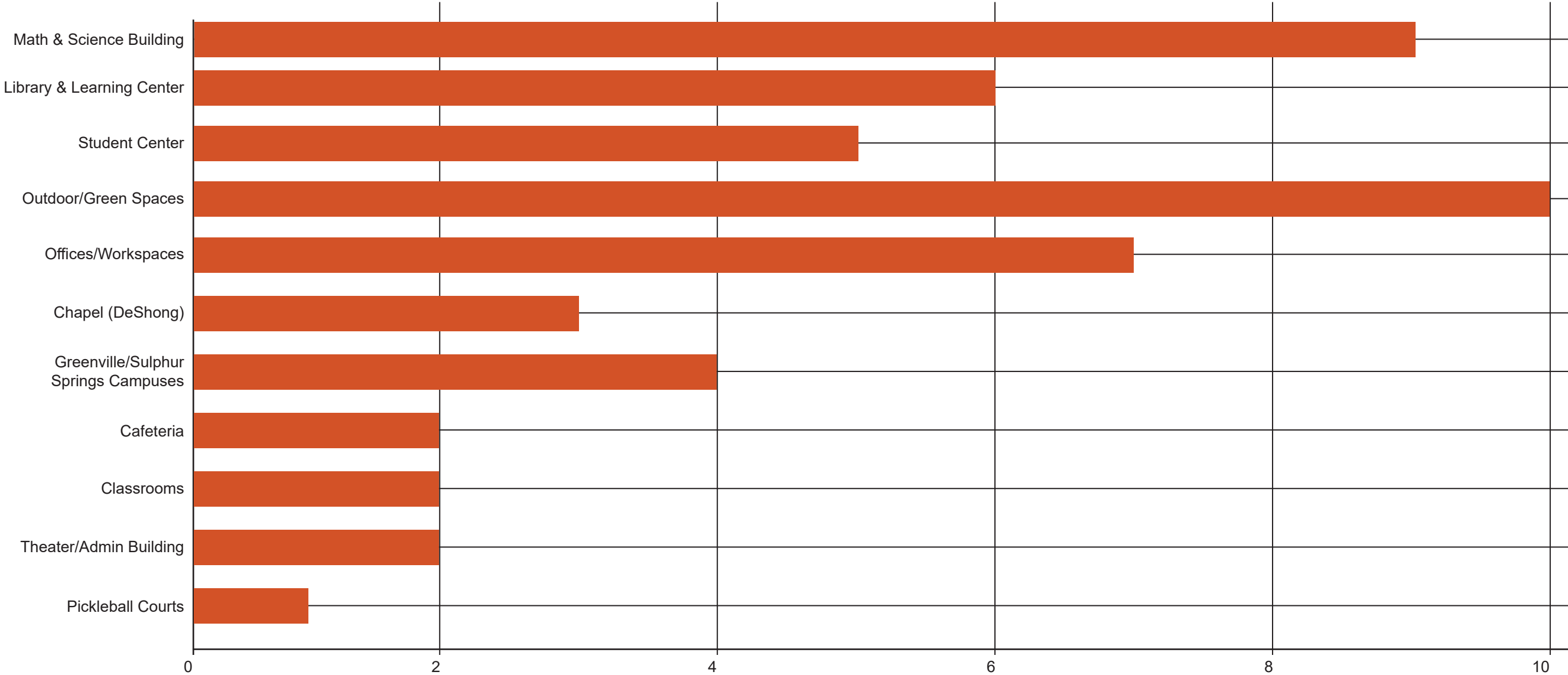
**Student suggestions for improvement:**

- “drinking water is questionable”*
- “campus wayfinding could be better”*
- “overall liveliness is lacking”*
- “activities on campus are few and far between”*
- “sense of belonging needs work”*
- “improve gymnasium experience”*



# SURVEY RESULTS: FACULTY/STAFF

### Favorite Places on Campus (Survey Response Summary)



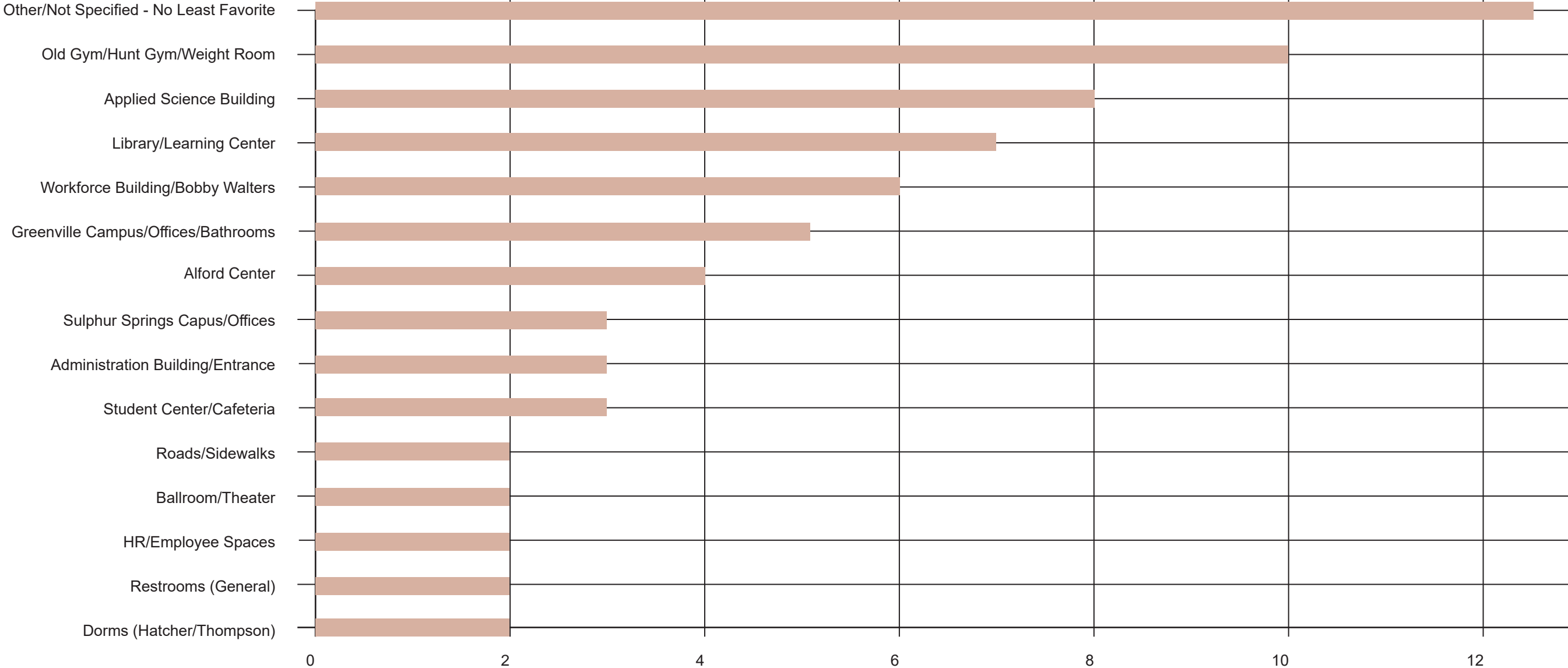
VISION

DISCOVERY

MASTER PLAN

# SURVEY RESULTS: FACULTY/STAFF

### Least Favorite Places on Campus (Bar Chart)



# DISCOVERY WORKSHOP OUTCOMES: COMMUNITY

WORKSHOP	NOTES
<b>WORKFORCE + CAREER TRAINING DEMAND</b>	<ul style="list-style-type: none"> <li>High interest in trade programs</li> <li>Interest in emerging fields</li> <li>Desire for all programs at all campuses</li> </ul>
<b>ACCESSIBILITY BARRIERS</b>	<ul style="list-style-type: none"> <li>Cost + time</li> <li>Difficulty navigating enrollment</li> <li>Transporation + family responsibilities</li> <li>Insufficient awareness</li> </ul>
<b>FACILITIES + INFRASTRUCTURE</b>	<ul style="list-style-type: none"> <li>Aging + outdated buildings</li> <li>Bathrooms, classrooms, + dorms</li> <li>Facility upgrade demands - especially technical training spaces</li> </ul>
<b>COMMUNICATION + OUTREACH</b>	<ul style="list-style-type: none"> <li>Website is unintuitive</li> <li>Limited marketing + signage</li> <li>Low visibility</li> <li>Improve dual credit process</li> </ul>
<b>PERCEPTION OF PJC</b>	<ul style="list-style-type: none"> <li>Great community asset</li> <li>Strong faculty + affordability</li> <li>Lack of identity</li> <li>Gap between workforce + academic programs</li> </ul>
<b>STUDENT PRIORITIES</b>	<ul style="list-style-type: none"> <li>Quality of instruction</li> <li>Program alignment with interests</li> <li>Transferability</li> <li>Job skill development</li> </ul>



# **FACILITIES ASSESSMENT**

## FACILITY ASSESSMENT:



The Facility Assessments were aimed at evaluating the general condition of buildings on the Paris, Greenville, and Sulphur Springs campuses. The data gathered was to provide a concise format for quick determination of the current replacement value and condition of each facility, assisting the college in capital planning and deferred maintenance prioritization. The study combines personnel interviews, facility walk-throughs, and building system analyses to create an inventory database to be easily evaluated by Paris Junior College (PJC) staff. It determines the Facilities Condition Index (FCI) for each building and the campus overall, a benchmark used nationwide to prioritize deferred maintenance projects.

The report supports PJC's strategic goals by ensuring timely maintenance of college buildings. The Facility Assessments present an evaluation of campus buildings, highlighting structural, mechanical, electrical, plumbing, fire protection, accessibility, and technology conditions.

Our observations identified that most buildings exhibit aging infrastructure, outdated mechanical and electrical systems, and obsolete technology infrastructure. Fire protection systems are largely absent except in newer or renovated buildings. Accessibility compliance varies, with many buildings requiring upgrades. Lighting upgrades to LED and digital controls are recommended across all campuses. Technology infrastructure requires significant modernization, including fiber optic backbone replacement, cabling upgrades, and enhanced Wi-Fi coverage. These findings provide a foundation for prioritizing deferred maintenance and capital improvements aligned with PJC's strategic goals.



# FACILITIES ASSESSMENT: PARIS CAMPUS BUILDING NOTES

Building and Systems Observations and Highlights

**Paris Campus**

**(Adequate) Building 1 & 2: Williams Administration Building and Grimes Center (1940)**

- *Building Use: Administration, Auditorium, Classrooms*
- **General Condition:** Spaces are suitable for current use. Building has been recently renovated. Maintenance for roof, floor, ceiling, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior walls have hairline and structural cracks; roof has areas in poor condition with moisture concerns.
- Interior floors show cracking; finishes are a mix of old and new; accessibility issues with door hardware and signage.
- Mechanical systems include AHUs and VAV boxes; electrical panels replaced in 2023; lighting mostly fluorescent with recommendations for LED upgrades and digital controls.
- Fire protection is lacking in Building 1; Building 2 has sprinklers and fire alarm.
- Technology infrastructure outdated with obsolete cabling and improper terminations; data equipment not in proper telecom rooms.

**(Marginal) Building 3: DeShong Chapel & Carillon Tower (1957)**

- *Building Use: Auditorium*
- **General Condition:** Spaces are marginal for current use. Maintenance for floor, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior brick veneer shows severe cracking, roof slate in fair condition.
- Interior walls have cracks and moisture damage, toilet facilities non-compliant with accessibility standards.
- Mechanical split systems are mostly beyond useful life; electrical panels aged.
- No technology installed or planned.

**(Marginal) Building 5: Mayer Center for Musical Arts (1975)**

- *Building Use: Classrooms, Musical Instruction*
- **General Condition:** Spaces are marginal for current use. Maintenance for roof, floor, ceiling, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior stucco cracking; roof lacks overflow drains.
- Interior shows water damage signs, worn finishes, and non-compliant door hardware.
- Mechanical systems use chilled water/hot water fan coil units; electrical panels aged.
- Fire protection absent; technology infrastructure outdated and improperly installed.

**(Poor) Building 6: Old Gymnasium (1940)**

- *Building Use: Athletics, Weight Training*
- **General Condition:** Spaces are not suitable for current use. Replacement of roof, floor, ceiling, walls, doors and hardware deficiencies required to make suitable. Recommend building replacement.
- Exterior doors and windows need replacement; heavy vegetation affecting the building.
- Interior walls have water intrusion damage; flooring shows peeling and cracking.
- Mechanical equipment aged (~30 years old); electrical panels with some needing replacement.
- No fire protection; technology infrastructure obsolete and poorly installed.

**(Adequate) Building 7: Alford Student Development Center (1964)**

- *Building Use: Administration, Classrooms*
- **General Condition:** Spaces are suitable for current use. Building has been recently renovated. Maintenance for roof, floor, ceiling, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior concrete shows cracks; masonry needs tuckpointing; roof in adequate condition.
- Interior finishes dated; door hardware mixed; reception desk not accessible.
- Mechanical units over 20 years old; plumbing lacks domestic hot water.
- Fire protection absent; technology among best on campus but still mixed cable types; data equipment not in proper telecom space.

**(Adequate) Building 8: College Store Bookstore (1974)**

- *Building Use: Book Store*
- **General Condition:** Spaces are suitable for current use. Maintenance for roof, floor, ceiling, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior brick veneer cracking; roof in adequate condition.
- Interior walls scratched; flooring discolored; ceiling tiles sagging.
- Mechanical and electrical systems aged; fire protection is absent.
- Technology serviced as part of Alford Center.

**(Marginal) Building 9: Mechanical Buildings A & B (1964/ 1973)**

- *Building Use: Mechanical*
- **General Condition:** Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior concrete shows hairline cracks; doors rusted and difficult to open.
- Mechanical includes boilers, chillers, and cooling towers, some equipment non-operational.
- Electrical equipment aged, fire protection absent.
- Technology cabling pathways poor; obsolete cabling; data equipment not in proper telecom space

**(Poor) Building 10: Tennis Courts**

- *Building Use: Athletics*
- **General Condition:** Spaces are not suitable for current use. Replacement of exterior surfacing, fencing and lighting deficiencies required to make suitable. Recommend replacement.
- Fencing rusted and damaged; court slab cracking.
- Electrical equipment weather damaged.
- No technology installed or planned

**(Marginal) Building 11: Plant Operations & Maintenance (1973/ 1976)**

- *Building Use: Maintenance Administration, Facility Operations*
- **General Condition:** Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware, and accessibility deficiencies required to maintain suitability.
- Exterior metal panels damaged; roof poor condition; accessibility non-compliant.
- Interior walls and floors worn; plumbing outdated.
- Mechanical includes packaged units and heaters.
- Fire protection is absent; technology cabling obsolete and improperly terminated.

# FACILITIES ASSESSMENT: PARIS CAMPUS BUILDING NOTES

**(Marginal) Building 12: Annex 1 (1974)**

- *Building Use: Classrooms*
- General Condition: Spaces are suitable for current use. Maintenance of walls, doors and hardware deficiencies required to maintain suitability.
- Exterior metal panels damaged; doors original and worn; roof in good condition.
- Interior floors are generally good; ceiling and doors show damage.
- Mechanical includes split systems; electrical panels aged.
- Fire alarm system present; technology cabling obsolete and improperly terminated

**(Good) Building 13: South Campus Residence Hall (2010)**

- *Building Use: Student Housing*
- General Condition: General Condition: Spaces are suitable for current use. Floors, ceilings, walls, and doors are in good condition. Maintenance of these items are required to maintain suitability.
- Exterior walls damaged with water stains, roof and flashing in good condition.
- Interior generally in good condition; some dust and maintenance issues.
- Mechanical includes 5 AHUs; electrical panels good; fire protection fully sprinkled.
- Minimal data infrastructure; cabling obsolete and improperly routed

**(Adequate) Building 14: Art Building/ Foyer Gallery (Annex 3) (1974)**

- *Building Use: Art Program Studios/ Classrooms*
- General Condition: Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior doors rusting; roof in poor condition; accessibility issues with drainage.
- Interior floors stained; casework worn; restrooms generally good.
- Mechanical served by packaged units; electrical panels aged.
- Fire protection absent; technology cabling obsolete and improperly routed.

**(Marginal) Building 15: Annex 4 (1977)**

- *Building Use: Campus Storage*
- General Condition: Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware, and accessibility deficiencies required to maintain suitability.
- Exterior metal panels have gaps; some doors rusting; roof in poor condition.
- Interior floors poor condition; ceiling tiles stained.
- Mechanical served by packaged units; electrical panels aged.
- Fire alarm system present; technology cabling obsolete and improperly terminated

**(Adequate) Building 16-17: Rheudasil Learning Center (1978)**

- *Building Use: Administration Offices, Campus Library*
- General Condition: Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior walls cracked; roof in poor condition; accessibility generally compliant.
- Interior finishes generally good; some ceiling and lighting issues.
- Mechanical served by multiple AHUs; electrical panels are mostly functional.
- Fire protection absent; technology cabling obsolete and exposed; data switches improperly placed

**(Adequate) Building 19: Applied Science Center (1973)**

- *Building Use: Horology Technology, Mechatronics, and Welding Labs/ Classrooms*
- General Condition: Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior walls cracked with mildew; roof flashing poor; accessibility issues.
- Interior walls and floors are generally good; some water damaged ceiling tiles.
- Mechanical includes welding exhaust and CHW/HHW FCUs; electrical panels aged.
- Fire protection absent; technology MDF acts as campus data center but AC inadequate; cabling obsolete

**(Adequate) Building 20: McLemore Student Center (1978)**

- *Building Use: Dining, Student Union*
- General Condition: Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior windows at end of life; loading dock poor condition; roof flashing poor.
- Interior walls peeling; terrazzo floors good; accessibility issues with stair handrails and elevators.
- Mechanical includes CHW/HHW AHUs; electrical panels aged.
- Fire protection absent; technology cabling obsolete and improperly terminated.

**(Good) Building 21: Math & Science Building (2015)**

- *Building Use: General Classrooms*
- General Condition: Spaces are suitable for current use. Floors, ceilings, walls, and doors are in good condition. Maintenance of these items is required to maintain suitability.
- Exterior panels damaged; roof and flashing in good condition; generally accessible.
- Interior walls and floors are in good condition; elevators are good.
- Mechanical and electrical systems are new and in good condition.
- Fire protection fully sprinkled; technology cabling among best on campus with some obsolete cables; telecom room AC not functioning.

**(Adequate) Building 22: Hatcher Hall (1964)**

- *Building Use: Student Housing*
- General Condition: Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior masonry shows moisture infiltration; roof in poor condition; accessibility non-compliant.
- Interior walls and floors are generally good, damaged ceiling tiles in mechanical room.
- Mechanical includes ceiling mount FCUs; electrical panels aged.
- Fire protection is present; minimal technology with single data connection for surveillance; no Wi-Fi.

**(Adequate) Building 23: Thompson Hall (1964)**

- *Building Use: Student Housing*
- General Condition: Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior masonry requires cleaning; concrete porch slab poor condition; roof poor.
- Interior terrazzo floors good; ceiling tiles stained; accessibility issues with door hardware.
- Mechanical includes ceiling mount FCUs; electrical panels aged.
- Fire protection present; minimal technology with single data connection for surveillance; no Wi-Fi.

# FACILITIES ASSESSMENT: PARIS CAMPUS BUILDING NOTES

**(Adequate)** **Building 24: Hunt Physical Education Center (1988)**

- *Building Use: Athletics*
- General Condition: Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior gutters rusted; roof flashing failing; accessibility generally compliant.
- Interior gym floor good; water damage at skylights; locker rooms fair.
- Mechanical includes suspended split systems, electrical panels good.
- Fire protection is present; technology cabling obsolete; no AV technology is used.

**(Marginal)** **Building 25: Gabbert Building/ SBDC (1986)**

- *Building Use: Workforce Administration*
- General Condition: Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior walls have mildew and damaged siding; roof in good condition but flashing failing.
- Interior walls and floors worn; accessibility non-compliant.
- Mechanical served by split systems; electrical panels good.
- Fire protection absent; technology cabling obsolete and improperly terminated.

**(Marginal)** **Building 26: Talent Search/ Upward Bound (1970)**

- *Building Use: Workforce Administration*
- General Condition: Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior wood siding poor condition; roof in poor condition; no ADA access.
- Interior walls and flooring damaged; accessibility issues with doors and restrooms.
- Mechanical served by split and window units, electrical panels good.
- Fire protection is absent; technology cabling obsolete and improperly terminated

**(Adequate)** **Building 27: Workforce Training Center (1965)**

- *Building Use: Nursing, Surgical Technology Labs/ Classrooms*
- General Condition: Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior masonry cracking; roof PVC in poor condition with hail damage; accessibility generally compliant.
- Interior walls are mostly good; some cracking noticed.
- Mechanical recently updated VAV boxes and controls; some pneumatic controls remain.
- Fire protection fully sprinkled; technology cabling obsolete with poor pathways; some classroom switches improperly installed.

**(Poor)** **Building 28: Noyes Stadium (1941)**

- *Building Use: Athletics*
- General Condition: Spaces are not suitable for current use. Replacement of floor, walls, doors and hardware deficiencies required to make suitable. Recommend building replacement.
- Concrete structure in poor condition with moisture penetration; roof over press box poor.
- Exterior doors rusting; accessibility non-compliant.
- Interior walls cracked, locker rooms beyond usable life with damage.
- Mechanical units aged; electrical panels aged.
- Fire protection absent; single data cable with switch located near equipment

**(Poor)** **Building 29: Volleyball Courts**

- *Building Use: Athletics*
- General Condition: Spaces are not suitable for current use. Replacement of exterior surfacing, and lighting deficiencies required to make suitable. Recommend replacement.
- Posts and grandstand adequate; lighting recommended for upgrade to LED.
- No technology installed or planned

**(Adequate)** **Building 31: Hub Hollis Baseball Field**

- *Building Use: Athletics*
- General Condition: Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior masonry and columns damaged, roofing adequate.
- Interior walls and floors worn; ceilings show mildew and cracking.
- Mechanical served by split system; electrical panels aged.
- Fire protection absent; no technology installed or planned

# FACILITIES ASSESSMENT: VALUE MATRIX

VISION

DISCOVERY

MASTER PLAN

Facility Assessment Summary											
Current Replacement Value									Long Term Replacement Value		
Building #	Building Name	BLDG CODE	SF	Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)	Current FCI Assessment Score	Current DMB Index	Current DMB Value	5-YR FCI Assessment Score	5-YR DMB Index	5-YR DMB Value
1-2	Williams Administration Building and Grimes Center	ADM/F GC	26,300	\$ 12,729,200	\$ 381,876	3.17	3.00%	\$ 381,876	2.02	4.00%	\$ 509,168
3	DeShong Chapel & Carillon Tower		1,670	\$ 808,280	\$ 24,248	2.79	4.00%	\$ 32,331	1.92	5.00%	\$ 40,414
5	Mayer Center For Musical Arts	MB	10,000	\$ 4,840,000	\$ 145,200	2.99	4.00%	\$ 193,600	2.15	4.00%	\$ 193,600
6	Old Gymnasium	OG	13,500	\$ 6,534,000	\$ 196,020	2.22	4.00%	\$ 261,360	1.37	5.00%	\$ 326,700
7	Alford Student Development Center		8,436	\$ 4,083,024	\$ 122,491	3.03	3.00%	\$ 122,491	2.17	4.00%	\$ 163,321
8	College Book Store		3,000	\$ 1,452,000	\$ 43,560	3.03	3.00%	\$ 43,560	2.17	4.00%	\$ 58,080
9	Mechanical Buildings A & B		2,980	\$ 1,442,320	\$ 43,270	2.51	4.00%	\$ 57,693	1.87	5.00%	\$ 72,116
10	Tennis Courts		25,215	\$ 2,521,500	\$ 75,645	1.48	5.00%	\$ 126,075	1.28	5.00%	\$ 126,075
11	Plant Operations & Maintenance		7,830	\$ 3,789,720	\$ 113,692	2.45	4.00%	\$ 151,589	1.71	5.00%	\$ 189,486
12	Annex 1		5,000	\$ 2,420,000	\$ 72,600	3.42	3.00%	\$ 72,600	2.33	4.00%	\$ 96,800
13	South Campus Residence Hall		31,400	\$ 15,197,600	\$ 455,928	4.09	2.00%	\$ 303,952	2.78	4.00%	\$ 607,904
14	Art Building/ Foyer Gallery (Annex 3)	ART	7,500	\$ 3,630,000	\$ 108,900	3.44	3.00%	\$ 108,900	2.43	4.00%	\$ 145,200
15	Annex 4		6,000	\$ 2,904,000	\$ 87,120	2.98	4.00%	\$ 116,160	2.12	4.00%	\$ 116,160
16-17	Rheudasil Learning Center		54,000	\$ 26,136,000	\$ 784,080	3.15	3.00%	\$ 784,080	2.11	4.00%	\$ 1,045,440
19	Applied Science Center	AS	45,000	\$ 21,780,000	\$ 653,400	3.35	3.00%	\$ 653,400	2.28	5.00%	\$ 1,089,000
20	McLemore Student Center		24,960	\$ 12,080,640	\$ 362,419	3.70	3.00%	\$ 362,419	2.48	4.00%	\$ 483,226
21	Math & Science Building	MS	42,000	\$ 20,328,000	\$ 609,840	4.62	2.00%	\$ 406,560	3.03	3.00%	\$ 609,840
22	Hatcher Hall		13,310	\$ 6,442,040	\$ 193,261	2.64	4.00%	\$ 257,682	1.93	5.00%	\$ 322,102
23	Thompson Hall		13,310	\$ 6,442,040	\$ 193,261	2.66	4.00%	\$ 257,682	1.92	5.00%	\$ 322,102
24	Hunt Physical Education Center		17,820	\$ 8,624,880	\$ 258,746	3.78	3.00%	\$ 258,746	2.55	4.00%	\$ 344,995
25	Gabbert Building/ SBDC		2,150	\$ 1,040,600	\$ 31,218	2.99	3.00%	\$ 31,218	2.17	4.00%	\$ 41,624
26	Talent Search/ Upward Bound		3,570	\$ 1,727,880	\$ 51,836	2.75	4.00%	\$ 69,115	2.04	4.00%	\$ 69,115
27	Workforce Training Center	WTC	64,600	\$ 31,266,400	\$ 937,992	3.30	3.00%	\$ 937,992	2.21	4.00%	\$ 1,250,656
28	Noyes Stadium	NOY	24,270	\$ 11,746,680	\$ 352,400	1.64	5.00%	\$ 587,334	1.12	5.00%	\$ 587,334
29	Volleyball Courts		2,870	\$ 287,000	\$ 8,610	1.83	4.00%	\$ 11,480	1.17	5.00%	\$ 14,350
31	Hub Hollis Baseball Field		1,901	\$ 920,084	\$ 27,603	3.00	3.00%	\$ 27,603	1.93	5.00%	\$ 46,004
<b>Total</b>			<b>458,592</b>	<b>\$ 211,173,888</b>	<b>\$ 6,335,217</b>	<b>2.96</b>	<b>3.46%</b>	<b>\$ 6,617,497</b>	<b>2.05</b>	<b>4.38%</b>	<b>\$ 8,870,812</b>

# FACILITIES ASSESSMENT: CURRENT

- LEGEND:**
- EXCELLENT
  - GOOD
  - ADEQUATE
  - MARGINAL
  - POOR



**EXISTING BUILDINGS:**

1. Bobby R. Walters Workforce Training Center
2. Williams Administration Building (Ray E. Karrer Theatre)
3. Frank Grimes Center
4. DeShong Chapel and Carillon Tower
5. Mayer Center for Musical Arts
6. Old Gymnasium
7. Mechanical Building
8. Alford Center
9. College Store
10. Aikin Plaza
11. McLemore Student Center and Campus Police Office
12. Math & Science Building
13. Hatcher Hall
14. Thompson Hall
15. Hunt Physical Education Center
16. Applied Science Center
17. Aikin Archives
18. Rheudasil Learning Center and Educational Opportunity Center
19. Tennis Courts
20. Noyes Stadium
21. Plant Operations & Maintenance
22. Volleyball Courts
23. Annex 4 (Sonography)
24. South Campus Residence Hall
25. Art Building
26. Annex 1
27. Bus Barn
28. Talent Search/Upward Bound
29. Gabbert Building/SBDC/RSVP
30. 1355 24th St Buildings
31. Hub Hollis Field
32. Softball Field

# FACILITIES ASSESSMENT: 5+ YEARS

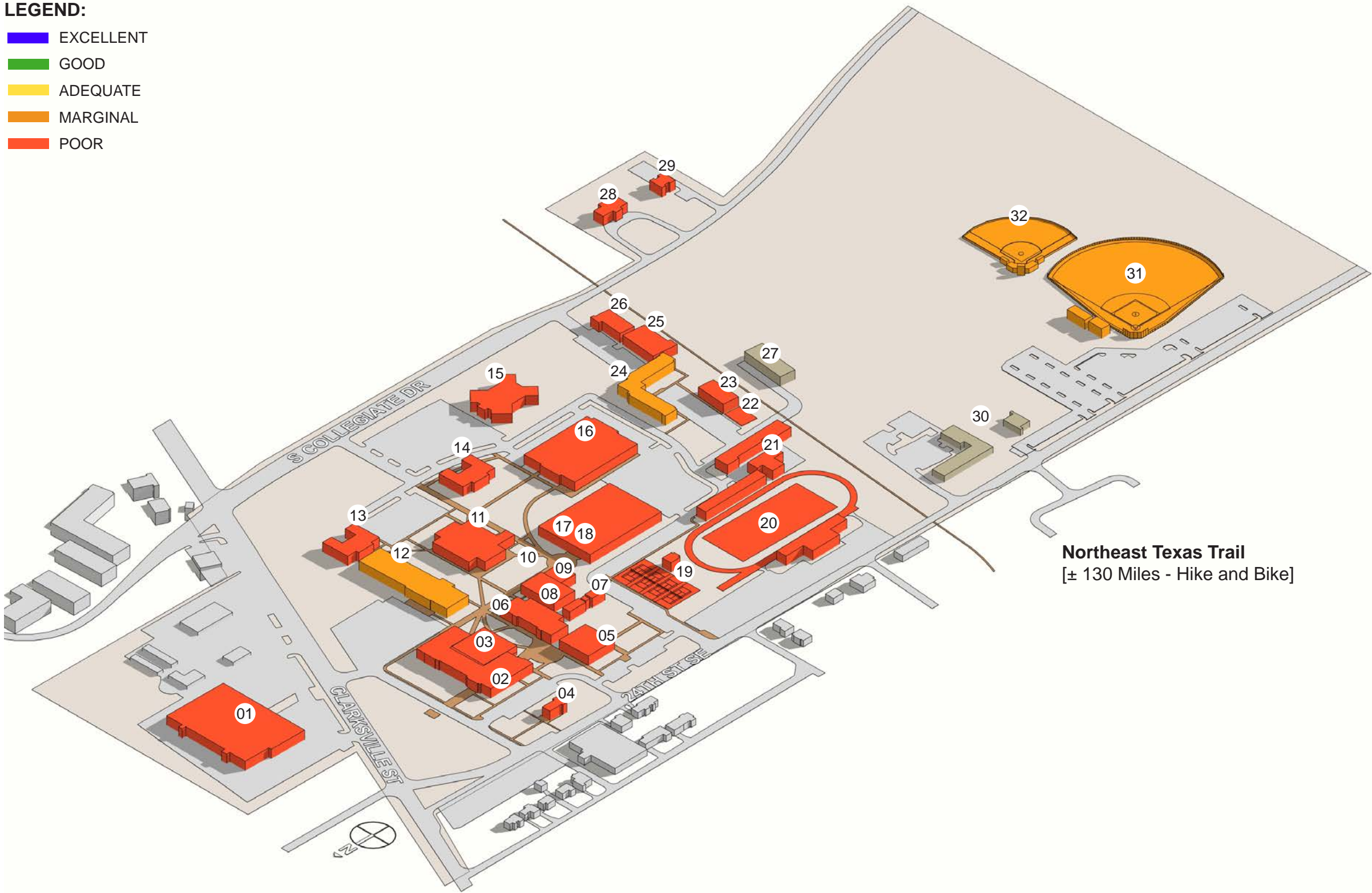
- LEGEND:**
- EXCELLENT
  - GOOD
  - ADEQUATE
  - MARGINAL
  - POOR



- EXISTING BUILDINGS:**
1. Bobby R. Walters Workforce Training Center
  2. Williams Administration Building (Ray E. Karrer Theatre)
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  29. Gabbert Building/SBDC/RSVP
  30. 1355 24th St Buildings
  31. Hub Hollis Field
  32. Softball Field

# FACILITIES ASSESSMENT: 10+ YEARS

- LEGEND:**
- EXCELLENT
  - GOOD
  - ADEQUATE
  - MARGINAL
  - POOR



- EXISTING BUILDINGS:**
1. Bobby R. Walters Workforce Training Center
  2. Williams Administration Building (Ray E. Karrer Theatre)
  3. Frank Grimes Center
  4. DeShong Chapel and Carillon Tower
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  29. Gabbert Building/SBDC/RSVP
  30. 1355 24th St Buildings
  31. Hub Hollis Field
  32. Softball Field

# FACILITIES ASSESSMENT: GREENVILLE CAMPUS BUILDING NOTES

Building and Systems Observations and Highlights

**Greenville Campus**

**(Adequate)**

**Main Building (2007)**

- *Building Use: Administration, General Classrooms*
- General Condition: Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware deficiencies required to maintain suitability.
- Site drainage slopes away from the building, minimizing foundation water issues.
- Exterior windows and brick and stone masonry walls are generally in good condition with some efflorescence and horizontal stress fractures in stone panels requiring further investigation.
- Exterior metal doors and storefront assemblies are in generally good condition but show discoloration recommending repainting.
- Caulking and soffits are mostly in good condition; some insect nests and minor repairs are recommended.
- Roofing system appears maintained with no visible significant wear or water intrusion.
- Concrete floor cracks require further investigation to determine if cosmetic or structural.
- Water stains at carpet-to-concrete transitions and evidence of water intrusion in bookstore LVT flooring.
- Ceiling tiles show dirt, staining, and damage; several light diffusers and pendant shades are missing or damaged.
- Interior walls show dirt, scuffs, scratches, and paint bubbling due to water damage; repainting is recommended.
- Cabinetry has operational issues such as loose hinges and misaligned doors.
- Fire exit stair lighting is non-operational; multiple lights need replacement.
- Accessibility concerns include non-operational water fountains and loose handrails.
- Similar floor cracks and ceiling tile issues as the first floor.
- Minor carpet staining; separation between wall trim and surfaces.
- Wood panels and upholstery show wear.
- Doors and hardware in satisfactory condition.
- Four roof-mounted air handling units (approx. 150 tons cooling) and gas-fired boilers installed in 2007.
- Domestic hot water supplied by a 100-gallon gas water heater.
- Electrical systems (switchboard, transformers, panelboards) in good condition; fluorescent lighting is recommended for upgrade to LED.
- Manual lighting controls do not meet current energy codes; digital upgrades are recommended.
- Fire protection systems appear serviceable with no visible damage.

**(Excellent)**

**Workforce Building (2024)**

- *Building Use: Workforce Training*
- General Condition: Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware deficiencies required to maintain suitability.
- Exterior windows, brick, stone masonry, and metal panels in generally good condition.
- Roofing appears maintained, gutters and downspout's function.
- Exterior doors and hardware are in good condition.
- Site drainage slopes away from building.
- Concrete floors have dirt in control joints, chipping, hairline cracks, and rust stains.
- Ceiling condensation on ductwork and dirt accumulation.
- Cracks on interior walls near clerestory; some rubber wall bases were detached.

- Fire extinguisher cabinet damaged.
- Doors and hardware are in good condition.
- Plumbing fixtures functional; multiple exterior hose bibs.
- Three 30-ton Aeon DX split systems were installed in 2024.
- Electric water heater (120 gallons) for domestic hot water.
- Electrical systems are in excellent condition with LED lighting; some workshop LED lights require replacement.
- Lighting controls comply with current energy codes.
- Fully sprinklered fire protection system in serviceable condition.

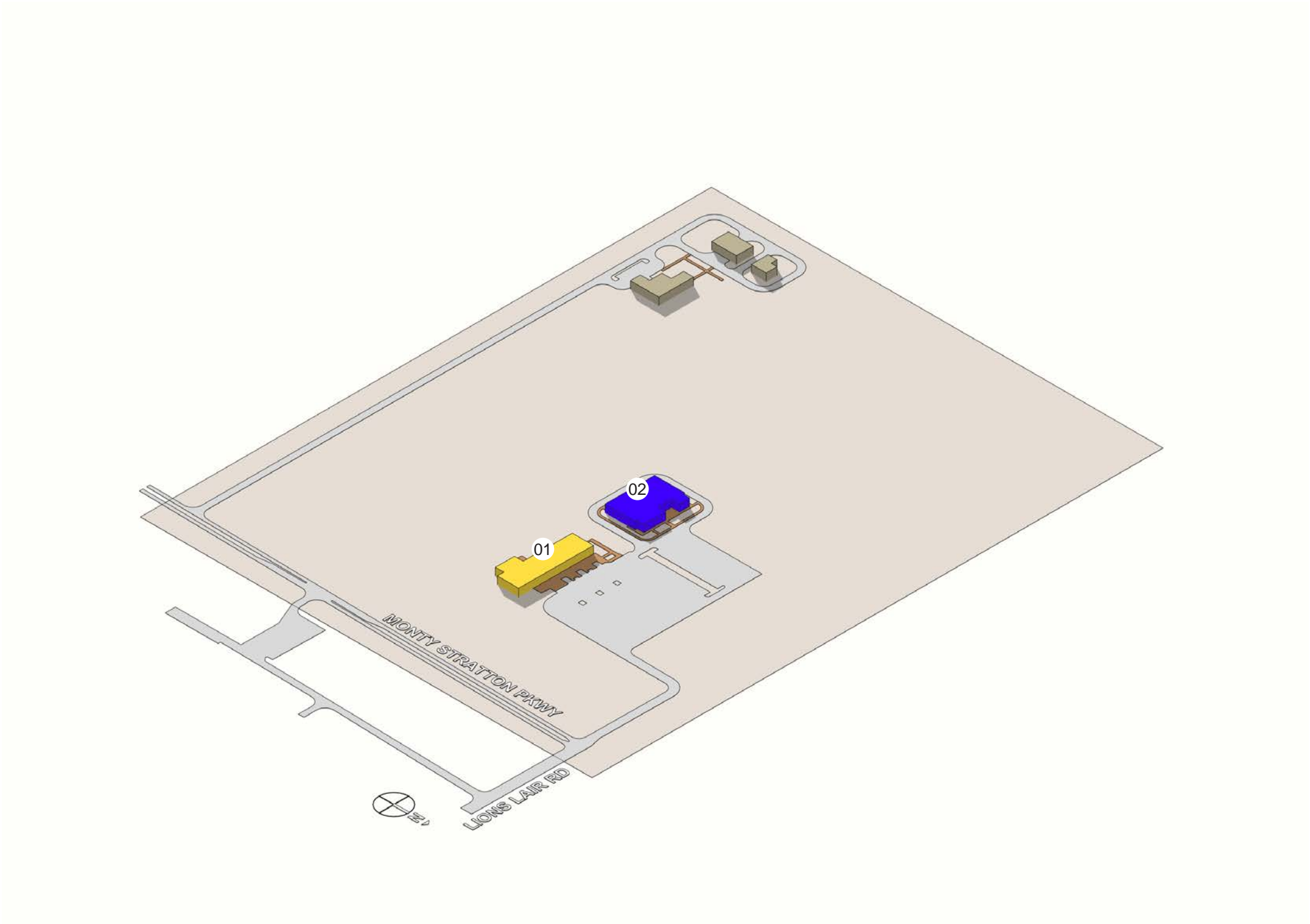
# FACILITIES ASSESSMENT: VALUE MATRIX

Facility Assessment Summary - Greenville & Sulphur Springs Campuses										
Current Replacement Value								Long Term Replacement Value		
Building #	Building Name	SF	Current Replacement Value (CRV)	Annual Estimate to Maintain (3% of CRV)	Current FCI Assessment Score	Current DMB Index	Current DMB Value	5-YR FCI Assessment Score	5-YR DMB Index	5-YR DMB Value
1	GV - Main Building	39,502	\$ 21,417,984	\$ 642,540	3.73	3.00%	\$ 642,540	2.69	4.00%	\$ 856,719
2	GV - Workforce Building	12,000	\$ 6,506,400	\$ 195,192	4.49	2.00%	\$ 130,128	3.07	3.00%	\$ 195,192
3	SS - Main Building	17,650	\$ 9,569,830	\$ 287,095	3.29	3.00%	\$ 287,095	2.53	4.00%	\$ 382,793
4	SS - Welding Building	4,858	\$ 2,634,008	\$ 79,020	3.38	3.00%	\$ 79,020	2.62	4.00%	\$ 105,360
<b>Total</b>		<b>51,502</b>	<b>\$ 27,924,384</b>	<b>\$ 837,732</b>	<b>4.11</b>	<b>2.50%</b>	<b>\$ 772,668</b>	<b>2.88</b>	<b>3.50%</b>	<b>\$ 1,051,911</b>

# FACILITIES ASSESSMENT: CURRENT

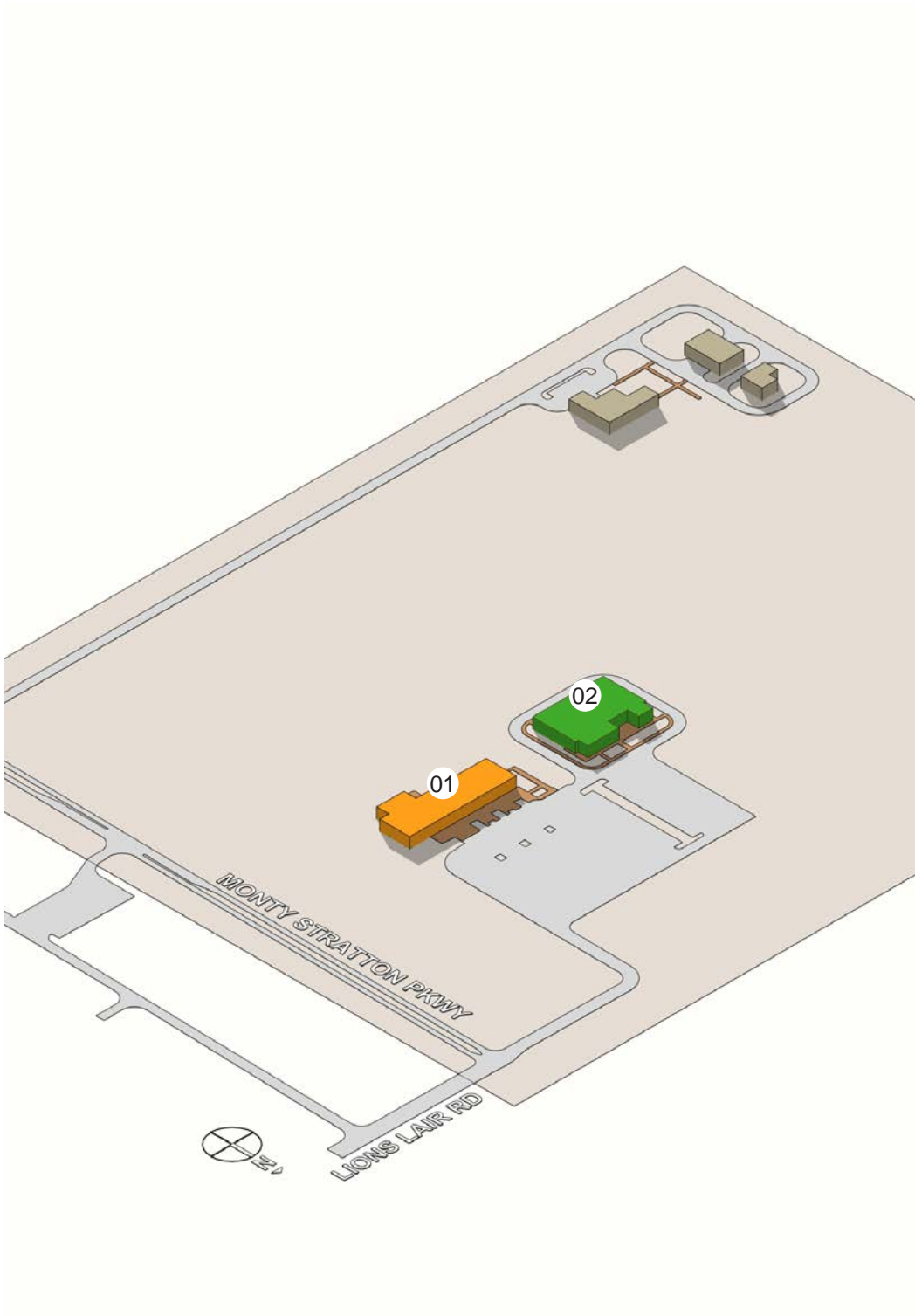
- LEGEND:**
- EXCELLENT
  - GOOD
  - ADEQUATE
  - MARGINAL
  - POOR

- EXISTING BUILDINGS:**
- 1. Main Building
  - 2. Workforce Building



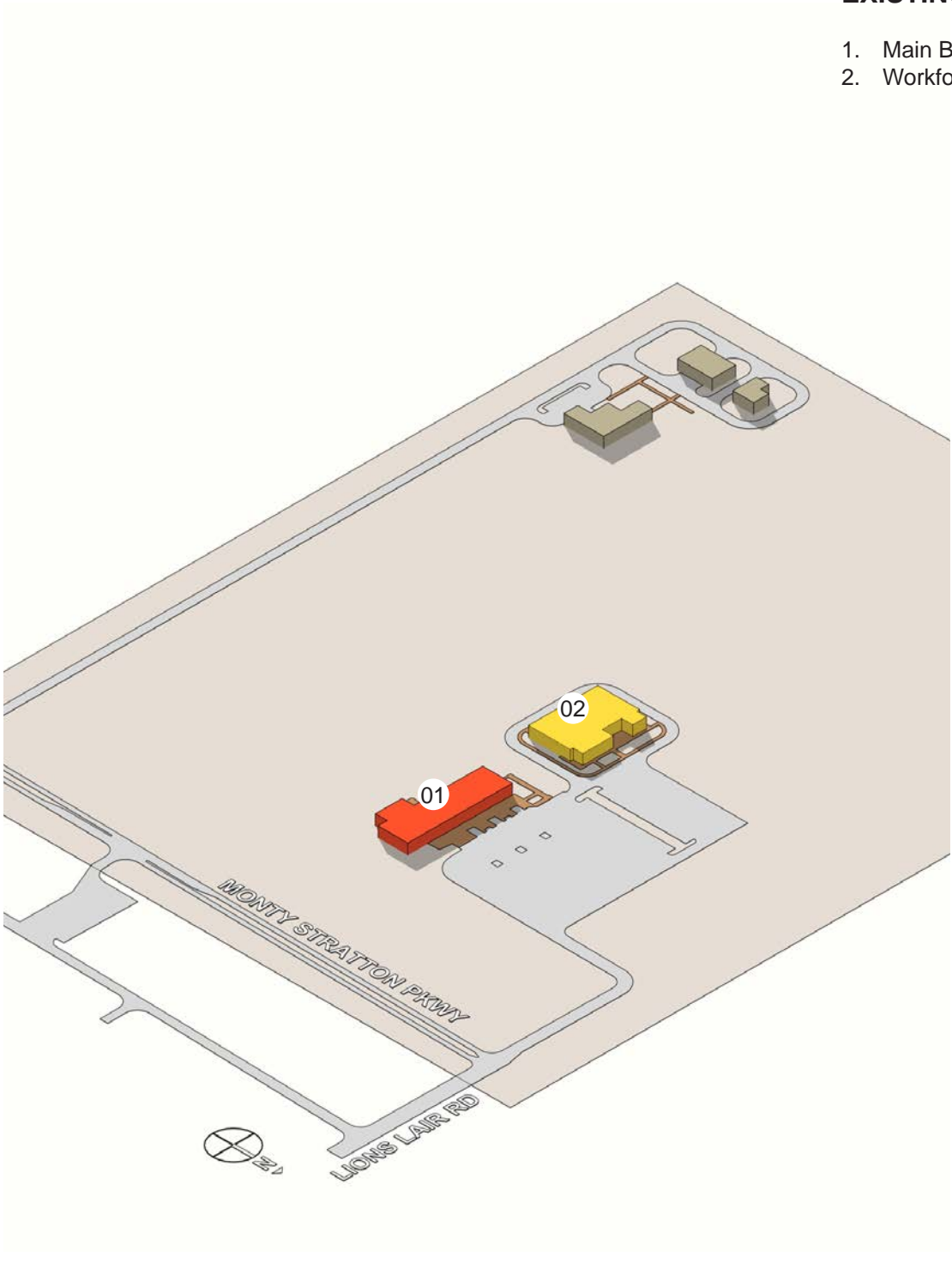
# FACILITIES ASSESSMENT: 5+ YEARS

- LEGEND:**
- EXCELLENT
  - GOOD
  - ADEQUATE
  - MARGINAL
  - POOR



# FACILITIES ASSESSMENT: 10+ YEARS

- EXISTING BUILDINGS:**
1. Main Building
  2. Workforce Building



# FACILITIES ASSESSMENT: SULPHUR SPRINGS CAMPUS BUILDING NOTES

Building and Systems Observations and Highlights

**Sulphur Springs Campus**

**(Adequate) Main Building (2014)**

- o *Building Use: Administration, General Classrooms*
- o General Condition: Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware deficiencies required to maintain suitability
- o Exterior windows and metal panels are generally in good condition with some discoloration.
- o Roofing, gutters, downspouts, and site drainage functioning well.
- o Some sealant deterioration at entry tile and concrete apron; re-caulking recommended.
- o Exterior doors (storefront, metal, overhead) are in good condition and operational.
- o Fireproofing intact at building envelope and canopies.
- o Uneven slab sections and water accumulation in mechanical room.
- o Cupping and loose carpet tiles; sealed concrete scratched and rust stained.
- o Ceiling tiles are stained and mold-affected due to moisture.
- o Cracks in walls and water damage at windowsills.
- o Paint scuffs, holes in restroom walls, and damaged door hardware.
- o Toilet paper dispensers non-compliant with ADA positioning.
- o Accessibility issues with front desk, entry doors, restroom clearances, and grab bars.
- o Mechanical systems include a 15-ton Carrier split system (2015) and multiple rooftop and Bryant split systems.
- o Water heater is a 40-gallon tank (2013).
- o Plumbing fixtures functional.
- o Electrical equipment replaced in 2014; fluorescent lighting recommended for LED upgrade.
- o Lighting controls meet energy codes.
- o Fully sprinklered fire protection system in serviceable condition.

**(Adequate) Welding Building (2014)**

- o *Building Use: Welding, General Classrooms*
- o General Condition: Spaces are suitable for current use. Maintenance for roof, floor, walls, doors and hardware deficiencies required to maintain suitability
- o Exterior windows and metal panels are in good condition with no significant deterioration.
- o Roofing, gutters, downspouts, and site drainage function properly.
- o Exterior doors operational and in good condition.
- o Main entrance compliant with ADA standards.
- o Floors and floor finish in good condition; resealing recommended for non-shop areas.
- o Minor condensation on ductwork; dirt and discoloration on ceiling diffusers.
- o Walls show soot staining and minor damage; caulking needed in restroom tile corners.
- o Doors in good condition; repainting recommended for hollow metal doors.
- o Paper towel dispenser installation non-compliant with ADA.
- o Split system AHUs serve mechanical and occupied spaces.
- o Gas unit heaters and exhaust fans provide heating and ventilation.
- o Plumbing includes gas service and instantaneous water heaters.
- o Electrical systems are in good condition; panel feeds require correction.

- o Fluorescent lighting is recommended for LED upgrade; lighting controls meet energy codes.
- o No visible sprinkler system is present.

# FACILITIES ASSESSMENT: VALUE MATRIX

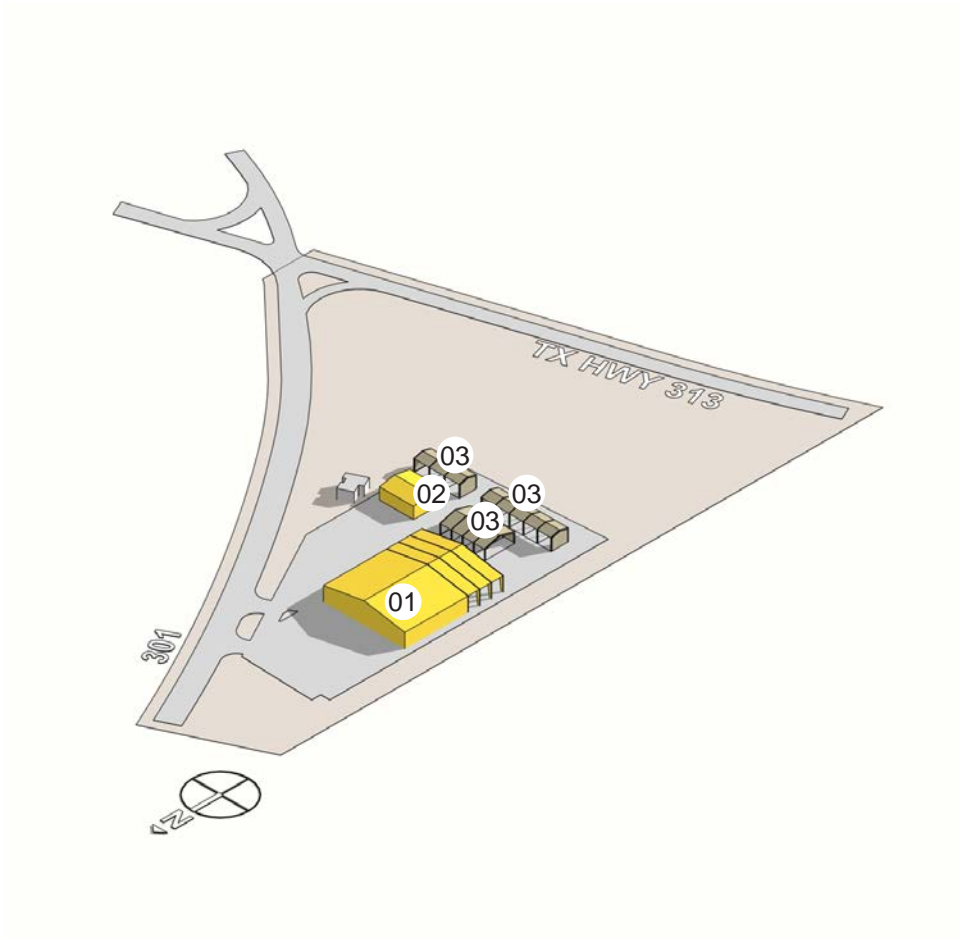
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# FACILITIES ASSESSMENT:

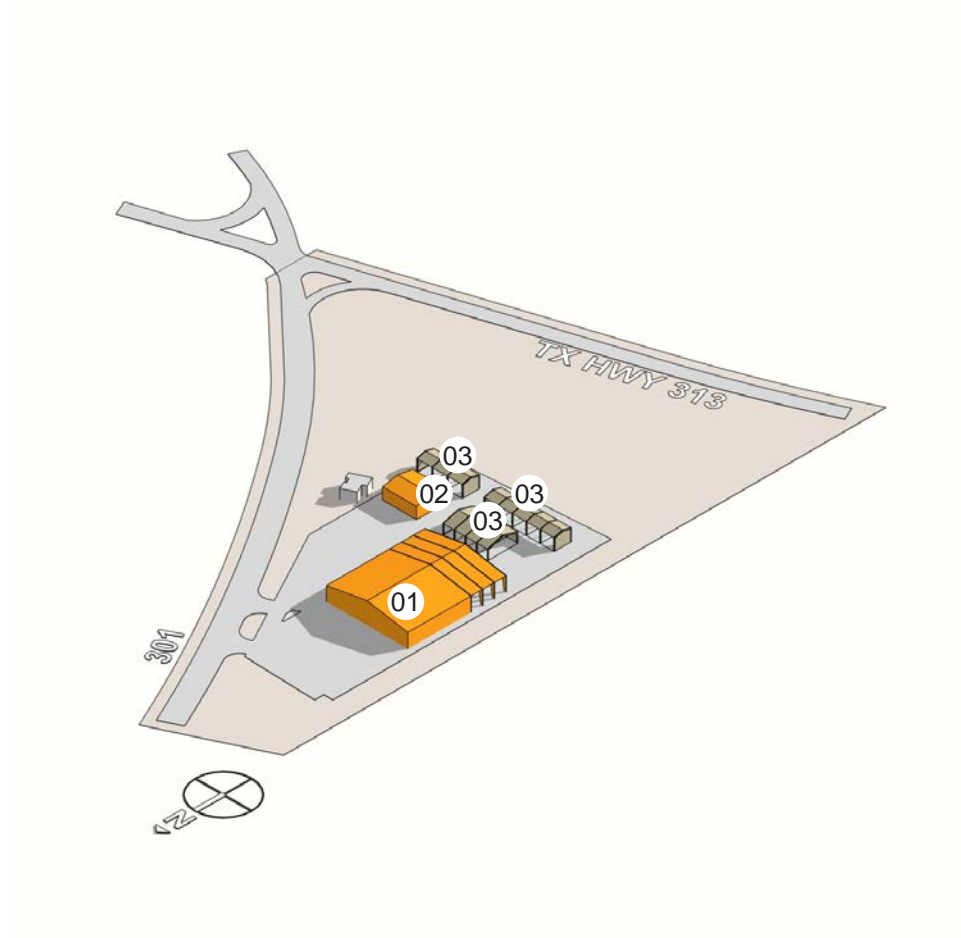
- LEGEND:**
- EXCELLENT
  - GOOD
  - ADEQUATE
  - MARGINAL
  - POOR

- EXISTING BUILDINGS:**
1. Main Building
  2. Welding Building
  3. Open Storage

## CURRENT



## 5+ YEARS



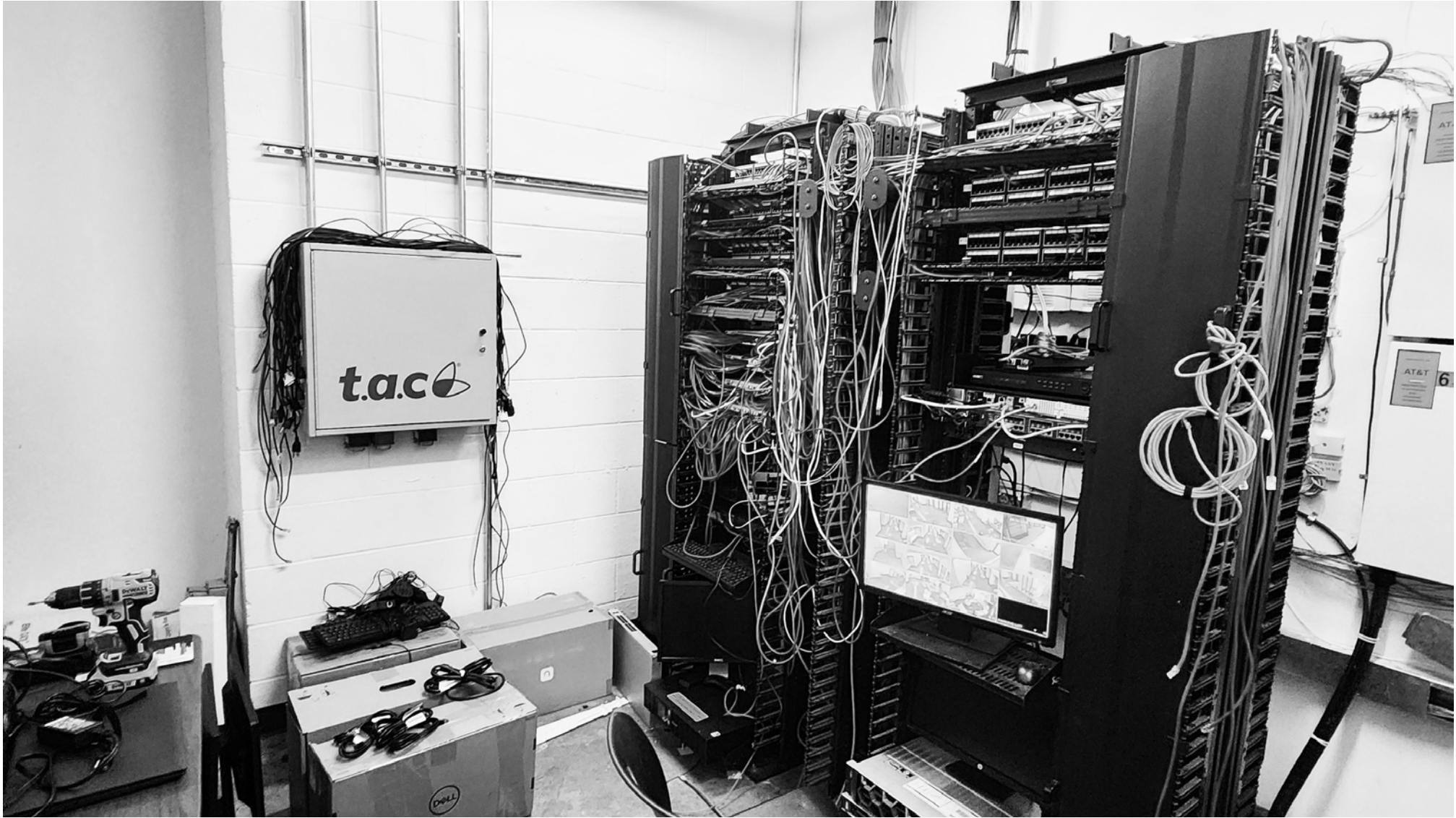
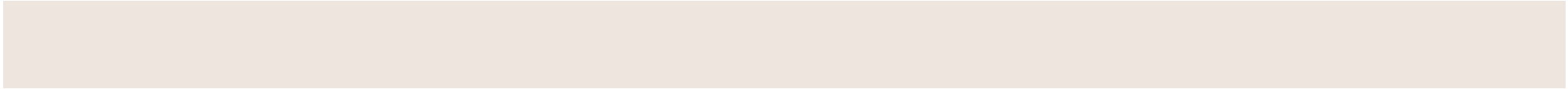
# TECHNOLOGY WORKSHOP OUTCOME:

### CURRENT TECHNOLOGY INFRASTRUCTURE

Paris Junior College utilizes a mix of hardware, software, and network resources to support academic and administrative functions. The current camera and access control systems eliminate the need for a separate intrusion system, and the campus now has 10G fiber connectivity. However, both Wi-Fi and overall cabling infrastructure require attention. The server room currently functions as a data center, with no need for dedicated communication rooms or structured cabling networks. Administrative systems, including student information and learning management platforms, are widely used to streamline operations and enhance communication.

### OBSERVATIONS

Overall, Paris Junior College demonstrates a commitment to integrating technology into its academic and administrative operations. Continued investment in infrastructure, training, and security will help the college meet the evolving needs of its community and foster a positive learning environment.



# TECHNOLOGY WORKSHOP OUTCOME:

Master Planning items	Priority level	1 Year	3 Year	5 Year	10 Year	Budgetary Numbers	Comments
Develop dedicated telecom space for campus facilities to house network electronics, cabling, security systems.	High	X	X			\$ 225,000.00	Based on information obtained during the assessment. Costs are based on an estimated 28 comm spaces, approximately 10x10 and do not include mechanical or electrical impacts or general room construction for a 100qsft space. Costs include deployment of 84", two-post equipment rack, 8" vertical wire managers, grounding and bonding, overhead 12" ladder rack around interior of room.
Upgrade structured cabling to meet new cabling standards in all facilities (except Admin)	High	X	X			\$ 450,000.00	Based on drop counts obtained during the assessment plus additional cabling for the expansion of the campus wireless access points (Wi-Fi).
Upgrade wireless access points (Wi-Fi) campus wide	High		X	X			We need to verify the current wireless access point count with the college, average unit pricing used.
Add additional wireless access points campus wide (total of 76 additional AP's)	High		X	X		\$ 76,000.00	Based on information obtained during the assessment to add another 76 wireless access points on campus.
Upgrade distance learning hardware	High		X			\$ 50,000.00	This is based on a single room set up. Complexity and manufacturer type may raise or lower this cost.
Expansion of IP surveillance system	Med		X	X		\$ 648,000.00	Based on 100 domes, 52 multi-sensors, storage and licensing. Does not include yearly renewals costs.
Add redundancy to local area fiber optic backbone	Low			X		\$ 300,000.00	This item can carry a number of variables that can impact cost. A placeholder estimate is being used however overall costs may vary based on distance, number of redundant links and pathway options between underground or aerial.
Add mass communication systems for emergency communication to staff and students (could be Ap based)	Low			X		\$ 130,000.00	This solution would operate on a AP based system with a great deal of variability (costs can vary based on software complexity, user phone types etc). Line item reflects a mid tier solution, software fees. Maintenance and updates and renewals can average 35% of initial costs per year. The renewal costs are not part of this line item forecast.
Add weapons detection systems for select facility entry points	Low			X		\$ 150,000.00	These systems often operate on a yearly lease with \$2500 - \$3000 per month for two lanes with a typical lease period of four years. The costs here reflect a typical four year contract although two year or single lane options could reduce this expenditure. Overall costs may be less depending on manufacturer and contract offerings.
Impliment weapons detection analytics on select surveillance system cameras	Low			X		\$ 16,500.00	This solution is based on a yearly license on a per camera basis. High end fees can average \$550.00 per camera, per year. The line item reflects a deployment cost of thirty cameras plus the initial bridge appliance of \$400 for a single campus. Costs do not include yearly renewal costs beyond year one.
<b>Items already completed or in the process of being completed by the college.</b>							
Access Control Upgrades (moving from mag stripe, enterprise administration)	In progress						
Upgrade classroom Technology to latest AV standards	In progress						
Outside plant infrastructure upgraded to single mode fiber and all facilities connected to the LAN on 10Gb links	Completed						
Upgrade network electronics, switches, UPS	Completed						
Upgrade phone system	Completed						
Upgrade existing surveillance system from analog to IP	Completed						
Surveillance storage is on prem. NVR for each building. (No centralized storage desired)	Completed						
Add new firewall for the network	Completed						
Create a new data center for the college	Completed						
Re-cable the administration building to new Cat6A standard	Completed						
Establish physical fiber connectivity for the security systems used on campus	Completed						
Establish VLANS for surveillance and access control traffic	Completed						
Add campus paging system	Not required.						
Deploy Emergency Responder Communication Enhancement Systems (ERCES)	Not required.						



# PARIS CAMPUS MASTERPLAN

# PRIORITIES & PROGRAM: PARIS CAMPUS OVERVIEW



VISION

DISCOVERY

MASTER PLAN

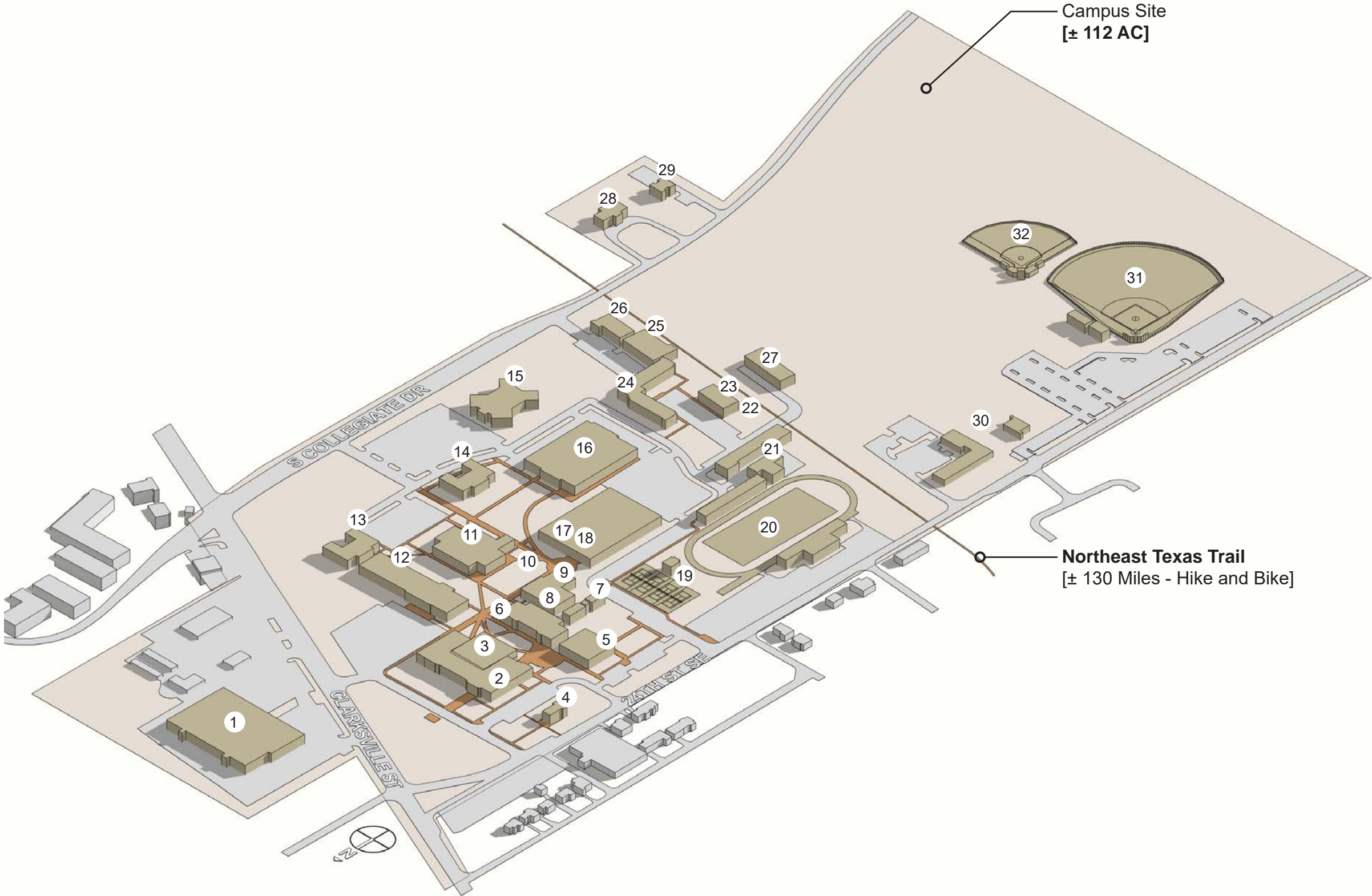
The Facilities Master Plan that follows is a forward-looking foundation for the transformation of the Paris Junior College campus. Program needs and opportunities—both current and future—have been identified to ensure that facilities, sites, and learning environments align with the evolving mission of the college. Building, facility, and site concepts have been proposed, tested, and reviewed to support academic excellence, student engagement, and institutional identity. A phased implementation with a 10-year timeline, guides the long-term transformation of the Paris campus in a realistic and strategic manner. The recommendations outlined in this plan will serve as the basis for more detailed planning, design, and implementation of campus improvements, renovations, and new projects.

Stakeholder feedback consistently reinforced that modern, well-maintained spaces are essential to the student and faculty experience. Outdoor and shared spaces emerged as a defining strength of the campus. Courtyards, green spaces, and areas between buildings were widely valued for their trees, shade, and opportunities for informal gathering. These spaces contribute to a calm, community-oriented atmosphere and support a range of academic, social, and recreational activities. Their flexibility and accessibility underscore the importance of integrating outdoor environments into future campus planning.

Overall, the physical campus environment is consistently linked to institutional identity. Welcoming, modern, and active spaces were seen as reflections of Paris Junior College’s vitality and commitment to its students. The priorities and program established in this plan respond directly to these insights, positioning the campus to better support learning, community, and institutional success well into the future.



# EXISTING CONDITIONS: PARIS CAMPUS



### EXISTING BUILDINGS:

1. Bobby R. Walters Workforce Training Center
2. Williams Administration Building (Ray E. Karrer Theatre)
3. Frank Grimes Center
4. DeShong Chapel and Carillon Tower
5. Mayer Center for Musical Arts
6. Old Gymnasium
7. Mechanical Building
8. Alford Center
9. College Store
10. Aikin Plaza
11. McLemore Student Center and Campus Police Office
12. Math & Science Building
13. Hatcher Hall
14. Thompson Hall
15. Hunt Physical Education Center
16. Applied Science Center
17. Aikin Archives
18. Rheudasil Learning Center and Educational Opportunity Center
19. Tennis Courts
20. Noyes Stadium
21. Plant Operations & Maintenance
22. Volleyball Courts
23. Annex 4 (Sonography)
24. South Campus Residence Hall
25. Art Building
26. Annex 1
27. Bus Barn
28. Talent Search/Upward Bound
29. Gabbert Building/SBDC/RSVP
30. 1355 24th St Buildings
31. Hub Hollis Field
32. Softball Field

# DEPARTMENT LOCATIONS: PARIS CAMPUS

- LEGEND:**
- SERVICE
  - WORKFORCE/TRAINING
  - ACADEMIC
  - ADMINISTRATION
  - ARTS
  - ATHLETICS/RECREATION
  - STUDENT HOUSING
  - EVENTS



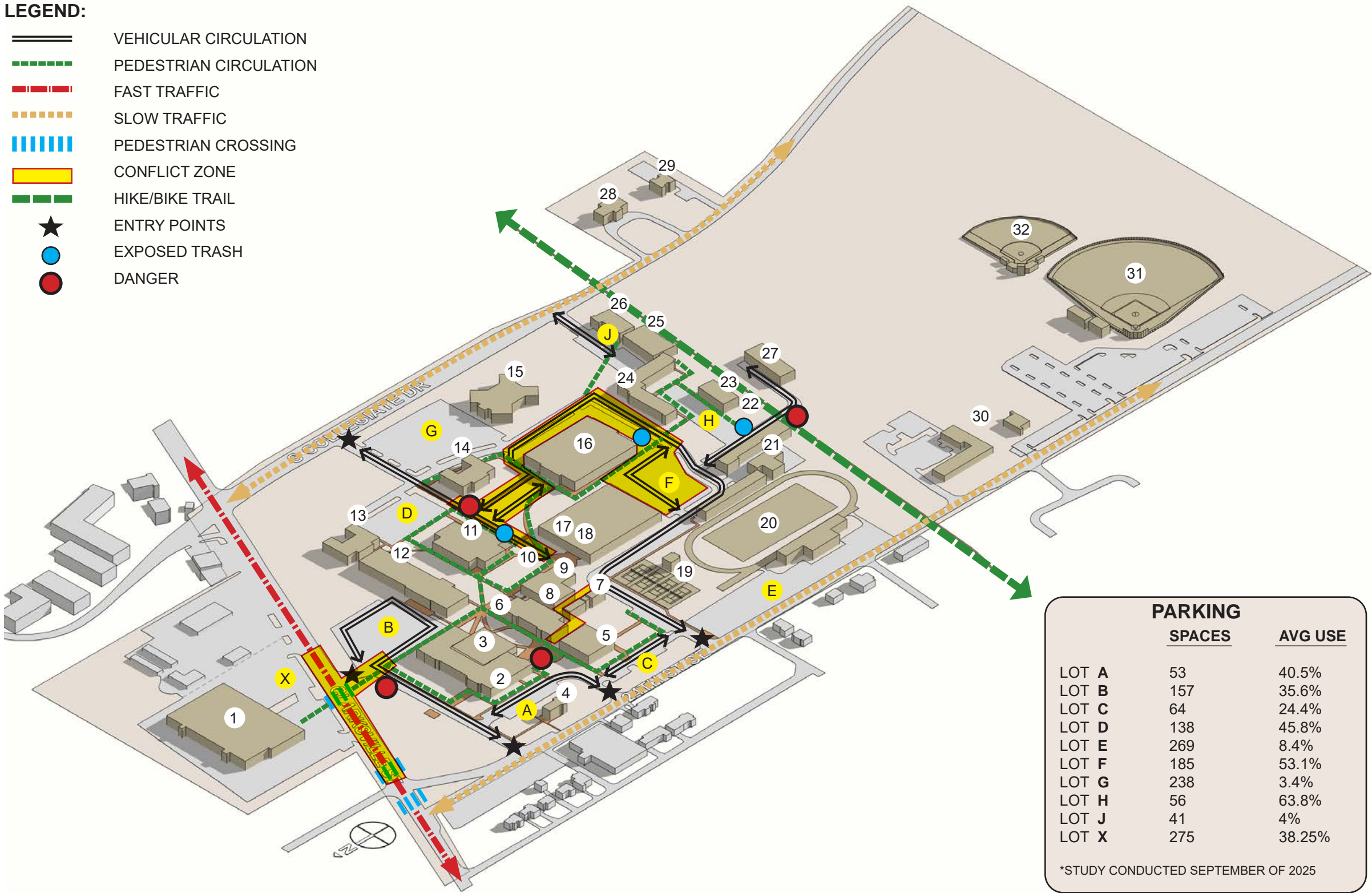
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VISION  
DISCOVERY  
MASTER PLAN

# INVENTORY AND ANALYSIS: SITE CIRCULATION - USER EXPERIENCE

- LEGEND:**
- VEHICULAR CIRCULATION
  - PEDESTRIAN CIRCULATION
  - FAST TRAFFIC
  - SLOW TRAFFIC
  - PEDESTRIAN CROSSING
  - CONFLICT ZONE
  - HIKE/BIKE TRAIL
  - ENTRY POINTS
  - EXPOSED TRASH
  - DANGER

- EXISTING BUILDINGS:**
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  17. Aikin Archives
  18. Rheudasil Learning Center and Educational Opportunity Center
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  30. 1355 24th St Buildings
  31. Hub Hollis Field
  32. Softball Field



PARKING		
	SPACES	AVG USE
LOT A	53	40.5%
LOT B	157	35.6%
LOT C	64	24.4%
LOT D	138	45.8%
LOT E	269	8.4%
LOT F	185	53.1%
LOT G	238	3.4%
LOT H	56	63.8%
LOT J	41	4%
LOT X	275	38.25%

\*STUDY CONDUCTED SEPTEMBER OF 2025

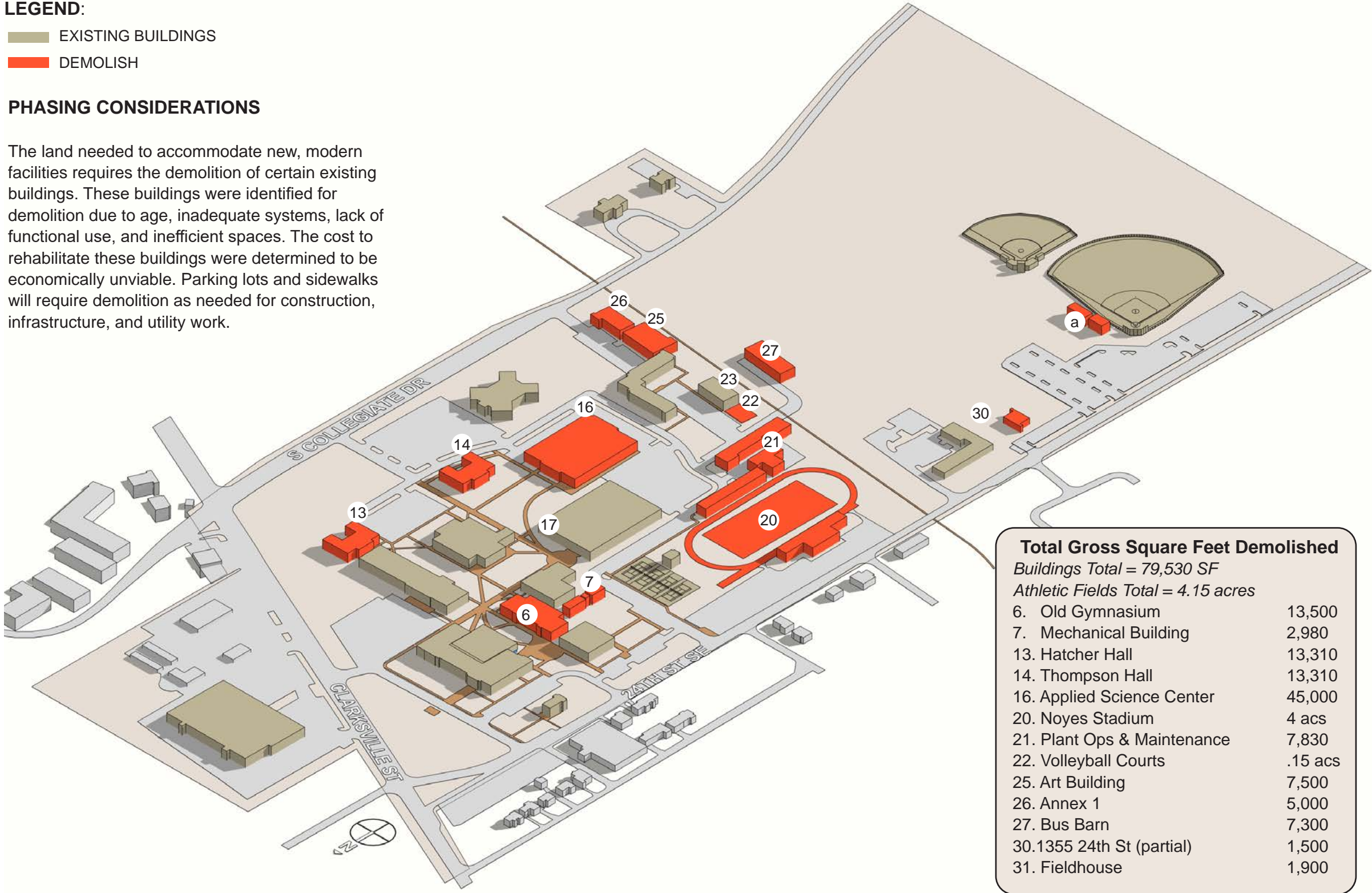
# PARIS MASTER PLAN: DEMO

**LEGEND:**

- EXISTING BUILDINGS
- DEMOLISH

**PHASING CONSIDERATIONS**

The land needed to accommodate new, modern facilities requires the demolition of certain existing buildings. These buildings were identified for demolition due to age, inadequate systems, lack of functional use, and inefficient spaces. The cost to rehabilitate these buildings were determined to be economically unviable. Parking lots and sidewalks will require demolition as needed for construction, infrastructure, and utility work.



**Total Gross Square Feet Demolished**

*Buildings Total = 79,530 SF*  
*Athletic Fields Total = 4.15 acres*

6. Old Gymnasium	13,500
7. Mechanical Building	2,980
13. Hatcher Hall	13,310
14. Thompson Hall	13,310
16. Applied Science Center	45,000
20. Noyes Stadium	4 acs
21. Plant Ops & Maintenance	7,830
22. Volleyball Courts	.15 acs
25. Art Building	7,500
26. Annex 1	5,000
27. Bus Barn	7,300
30. 1355 24th St (partial)	1,500
31. Fieldhouse	1,900

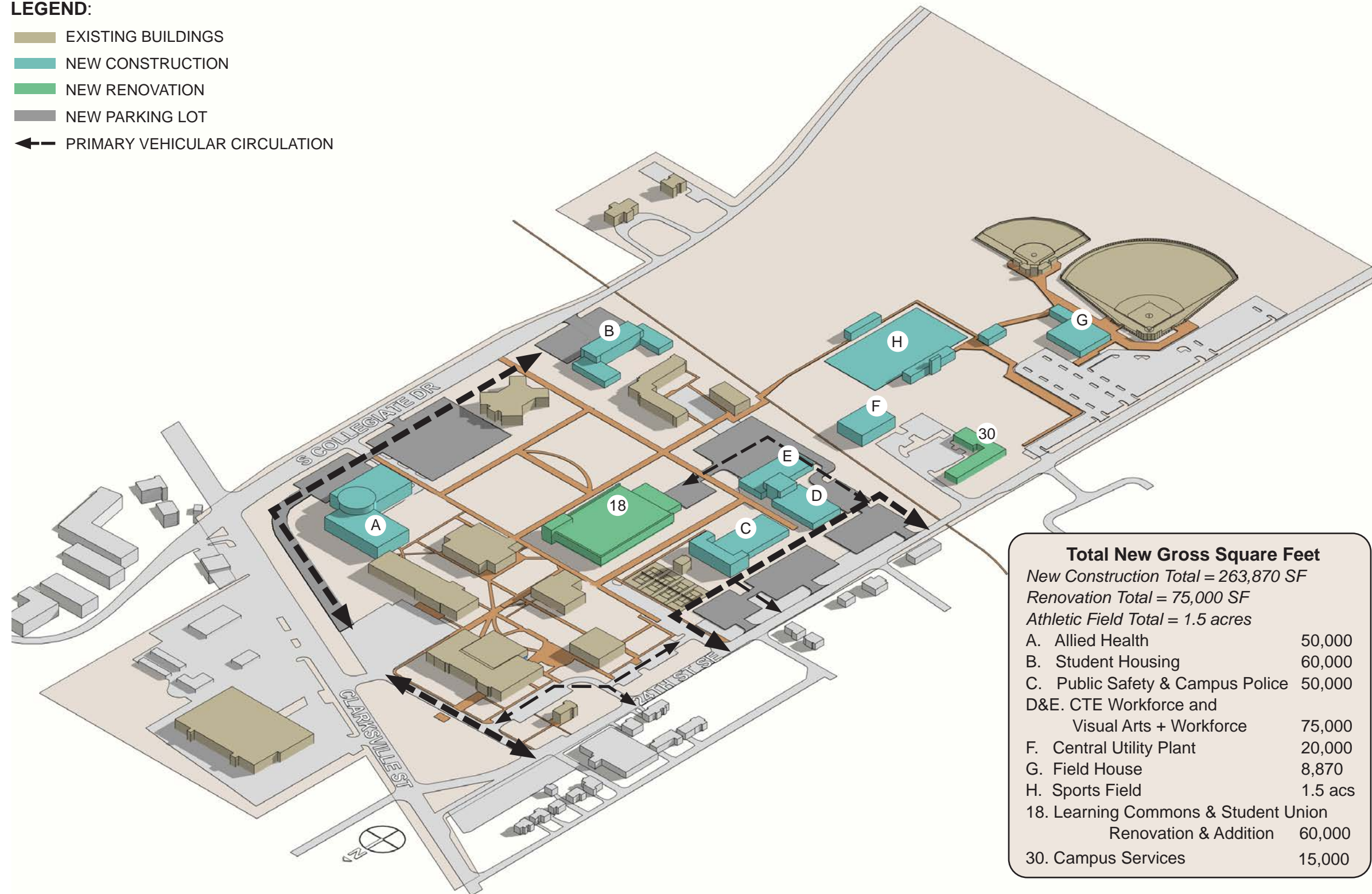
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12. Math & Science Building
13. Hatcher Hall
14. Thompson Hall
15. Hunt Physical Education Center
16. Applied Science Center
17. Aikin Archives (renovation)
18. Rheudasil Learning Center and Educational Opportunity Center
19. Tennis Courts
20. Noyes Stadium
21. Plant Operations & Maintenance
22. Volleyball Courts
23. Athletic Offices/Weight Room
24. South Campus Residence Hall
25. Art Building
26. Annex 1
27. Bus Barn
28. Talent Search/Upward Bound
29. Gabbert Building/SBDC/RSVP
30. 1355 24th St Buildings
31. Hub Hollis Field
32. Softball Field

# PARIS MASTER PLAN: NEW + RENOVATION

## LEGEND:

- EXISTING BUILDINGS
- NEW CONSTRUCTION
- NEW RENOVATION
- NEW PARKING LOT
- PRIMARY VEHICULAR CIRCULATION



## NEW BUILDINGS:

- A. Allied Health**
  - Nursing
  - Sonography
  - Radiology
- B Student Housing**
  - 200 Beds
- C. Public Safety and Services Center**
  - Police Academy
  - EMT Program
- D. CTE Workforce**
  - Welding
  - HVAC
  - Electrician
  - Mechatronics
- E. Visual Arts + Workforce**
  - Painting/Drawings & Sculpture
  - Jewelry
  - Horology
- F. Central Utility Plant**
- G. Field House**
  - Baseball & Softball Locker Rooms
  - Concessions & Restrooms
- H. Sports Field**
  - Turf soccer field with bleachers

## RENOVATION:

- 18. Learning Commons & Student Union Renovation & Addition**
  - Library/Learning Commons
  - Student Success/Tutoring
  - Food Service
- 30. Campus Services Renovation**
  - Facilities Management & Operations
  - Bus Barn
  - Open Storage

Total New Gross Square Feet	
<i>New Construction Total = 263,870 SF</i>	
<i>Renovation Total = 75,000 SF</i>	
<i>Athletic Field Total = 1.5 acres</i>	
A. Allied Health	50,000
B. Student Housing	60,000
C. Public Safety & Campus Police	50,000
D&E. CTE Workforce and Visual Arts + Workforce	75,000
F. Central Utility Plant	20,000
G. Field House	8,870
H. Sports Field	1.5 acs
18. Learning Commons & Student Union Renovation & Addition	60,000
30. Campus Services	15,000

# PARIS MASTER PLAN: NEW + GREEN SPACE

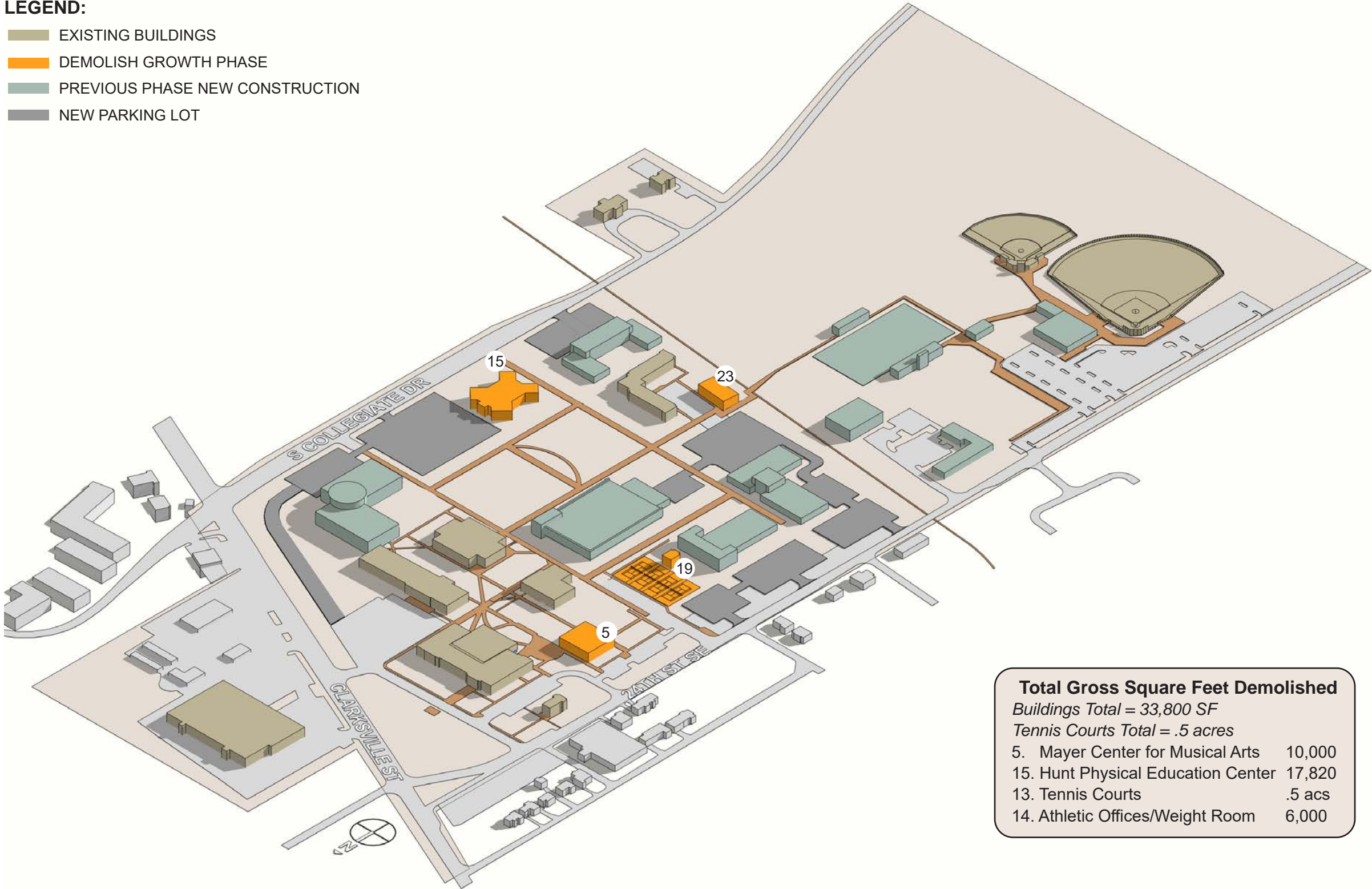
- LEGEND:**
- EXISTING BUILDINGS
  - NEW CONSTRUCTION
  - NEW RENOVATION
  - NEW PARKING LOT
  - SHARED GREENSPACE



# GROWTH MASTER PLAN: DEMO

**LEGEND:**

- EXISTING BUILDINGS
- DEMOLISH GROWTH PHASE
- PREVIOUS PHASE NEW CONSTRUCTION
- NEW PARKING LOT



**EXISTING BUILDINGS:**

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2. Williams Administration Building (Ray E. Karrer Theatre)
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4. DeShong Chapel and Carillon Tower
5. Mayer Center for Musical Arts
8. Alford Center
9. College Store
10. Aikin Plaza
11. McLemore Student Center
12. Math & Science Building
15. Hunt Physical Education Center
18. Learning Commons & Student Union
19. Tennis Courts
23. Athletic Offices/Weight Room
24. South Campus Residence Hall
28. Talent Search/Upward Bound
29. Gabbert Building/SBDC/RSVP
30. Campus Services
31. Hub Hollis Field
32. Softball Field

**PREVIOUS PHASE BUILDINGS:**

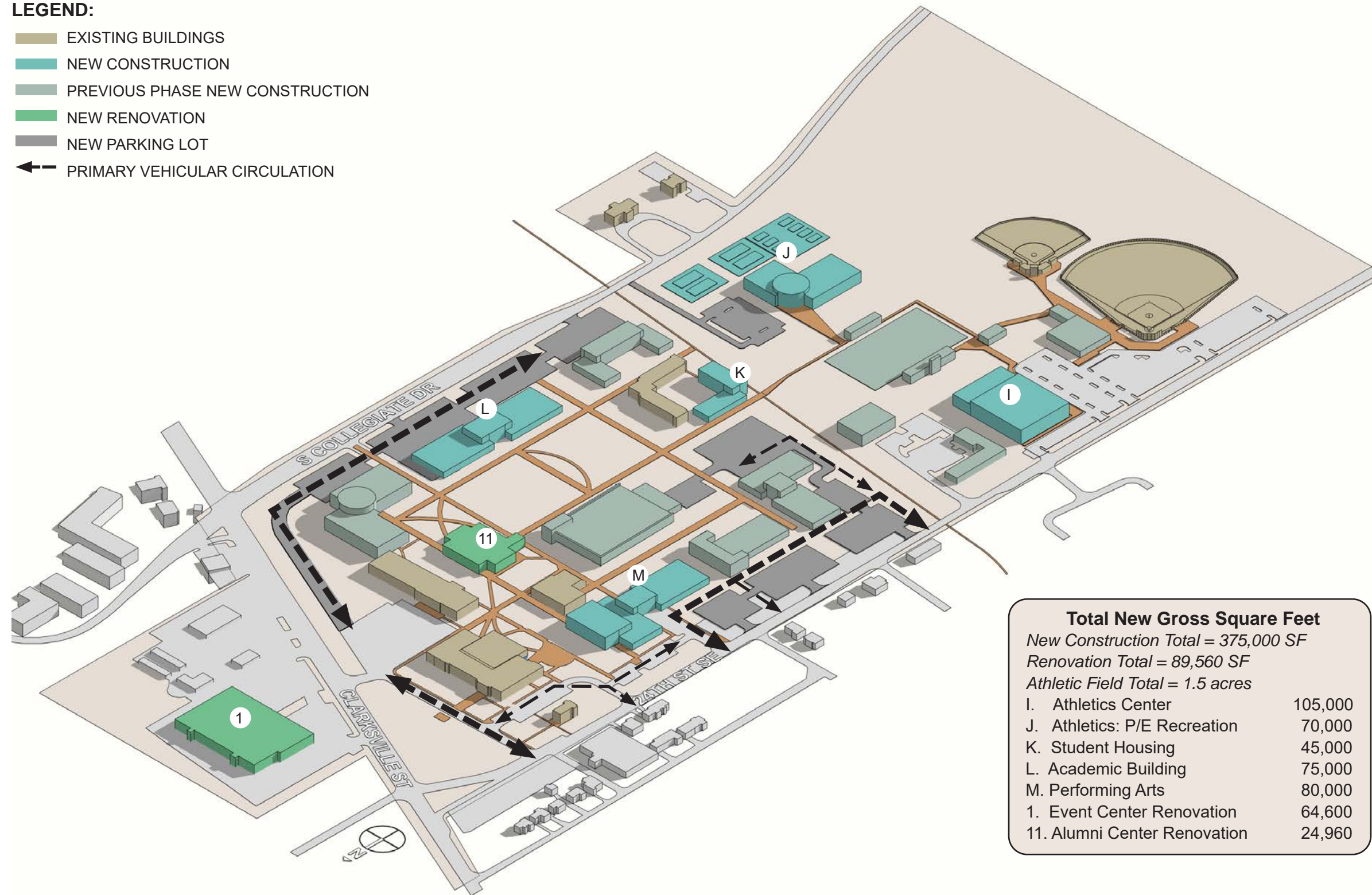
- A. Allied Health
- B. Student Housing
- C. Public Safety and Campus Police
- D. CTE Workforce
- E. Visual Arts + Horology
- F. Central Utility Plant
- G. Field House
- H. Sports Field

Total Gross Square Feet Demolished	
<i>Buildings Total = 33,800 SF</i>	
<i>Tennis Courts Total = .5 acres</i>	
5. Mayer Center for Musical Arts	10,000
15. Hunt Physical Education Center	17,820
13. Tennis Courts	.5 acs
14. Athletic Offices/Weight Room	6,000

# GROWTH MASTER PLAN: NEW + RENOVATION

## LEGEND:

- EXISTING BUILDINGS
- NEW CONSTRUCTION
- PREVIOUS PHASE NEW CONSTRUCTION
- NEW RENOVATION
- NEW PARKING LOT
- PRIMARY VEHICULAR CIRCULATION



## NEW BUILDINGS:

- I. Athletics Center**
  - Competition Gym
  - Weight Room, Training Suite
  - Soccer and Basketball Lockers
  - Coaches Offices
- J. Athletics: P/E Recreation**
  - Student Rec Center
  - Volleyball & Pickleball Courts
- K. Student Housing**
  - 150 Beds
- L. Academic Building**
  - Classroom and Student Success
- M. Performing Arts**
  - Theatre & Supporting Spaces
  - Music & Supporting Spaces

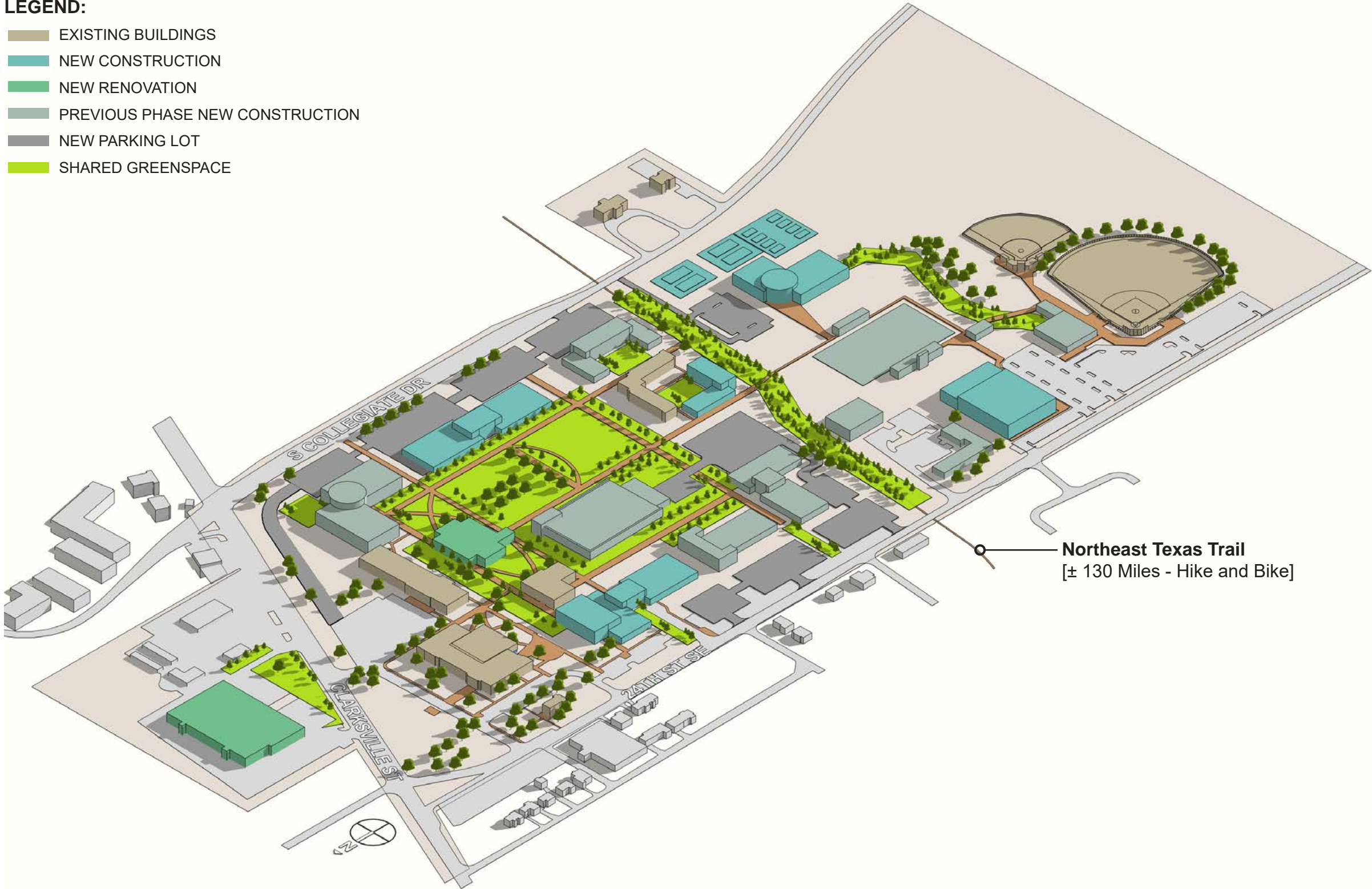
## RENOVATION:

- 1. Event Center Renovation**
  - Public Event Center
- 11. Alumni Center Renovation**
  - Foundation Offices
  - Event Space

Total New Gross Square Feet	
<i>New Construction Total = 375,000 SF</i>	
<i>Renovation Total = 89,560 SF</i>	
<i>Athletic Field Total = 1.5 acres</i>	
I. Athletics Center	105,000
J. Athletics: P/E Recreation	70,000
K. Student Housing	45,000
L. Academic Building	75,000
M. Performing Arts	80,000
1. Event Center Renovation	64,600
11. Alumni Center Renovation	24,960

# GROWTH MASTER PLAN: NEW + GREEN SPACE

- LEGEND:**
- EXISTING BUILDINGS
  - NEW CONSTRUCTION
  - NEW RENOVATION
  - PREVIOUS PHASE NEW CONSTRUCTION
  - NEW PARKING LOT
  - SHARED GREENSPACE



# GROWTH MASTER PLAN: NEW + REMAINING

- LEGEND:**
- EXISTING BUILDINGS
  - NEW CONSTRUCTION
  - PREVIOUS PHASE NEW CONSTRUCTION
  - NEW PARKING LOT
  - SHARED GREEN SPACE



- EXISTING BUILDINGS:**
1. Bobby R. Walters Workforce Training Center
  2. Williams Administration Building (Ray E. Karrer Theatre)
  3. Frank Grimes Center
  4. DeShong Chapel and Carillon Tower
  8. Alford Center
  9. College Store
  11. Alumni Center
  12. Math & Science Building
  18. Learning Commons & Student Union
  24. South Campus Residence Hall
  28. Talent Search/Upward Bound
  29. Gabbert Building/SBDC/RSVP
  30. Campus Services
  31. Hub Hollis Field
  32. Softball Field

- PREVIOUS PHASE BUILDINGS:**
- A. Allied Health
  - B. Student Housing
  - C. Public Safety and Campus Police
  - D. CTE Workforce
  - E. Visual Arts + Horology
  - F. Central Utility Plant
  - G. Field House
  - H. Sports Field

# COMPLETED MASTER PLAN:

**DEPARTMENT LEGEND:**

- SERVICE
- WORKFORCE/TRAINING
- ACADEMIC
- ADMINISTRATION
- ARTS
- ATHLETICS/RECREATION
- STUDENT HOUSING
- EVENTS

**EXISTING BUILDINGS:**

1. Bobby R. Walters Workforce Training Center
2. Williams Administration Building (Ray E. Karrer Theatre)
3. Frank Grimes Center
4. DeShong Chapel and Carillon Tower
8. Alford Center
9. College Store
11. Alumni Center
12. Math & Science Building
18. Learning Commons & Student Union
24. South Campus Residence Hall
28. Talent Search/Upward Bound
29. Gabbert Building/SBDC/RSVP
30. Campus Services
31. Hub Hollis Field
32. Softball Field

**NEW BUILDINGS:**

- A. Allied Health
- B. Student Housing
- C. Public Safety and Campus Police
- D. CTE Workforce
- E. Visual Arts + Horology
- F. Central Utility Plant
- G. Field House
- H. Sports Field
- I. Athletics Center
- J. Athletics: P/E Recreation
- K. Student Housing
- L. Academic Building
- M. Performing Arts





# GREENVILLE CAMPUS MASTERPLAN

# PRIORITIES & PROGRAM: GREENVILLE CAMPUS OVERVIEW



The Greenville Campus is a new campus with two existing buildings. Both buildings are recently constructed with the academic building at capacity and the workforce building continuing to be fit out for the current programs.

As the campus grows, more services should be operational to serve the students and faculty. Some examples include: student success, learning commons, food service, and housing. Additionally, vital green spaces reserve the ability to create a campus environment, along with addressing an entry sequence for visitors, students, and proudly announcing the campus as it evolves.



VISION

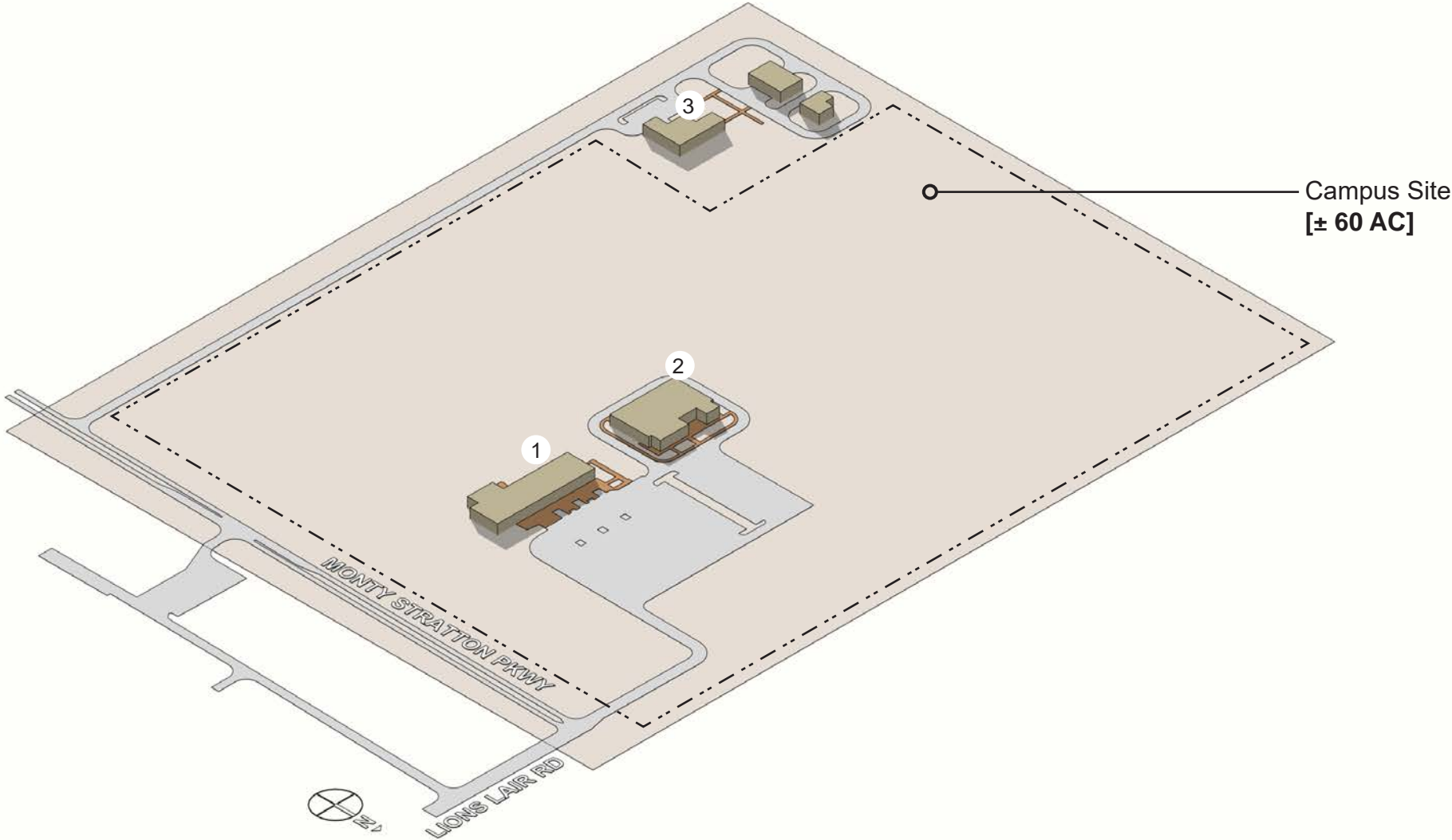
DISCOVERY

MASTER PLAN

# EXISTING CONDITIONS: GREENVILLE

### EXISTING BUILDINGS:

- 1. Academic Building
- 2. CTE/Workforce
- 3. City Fire Station



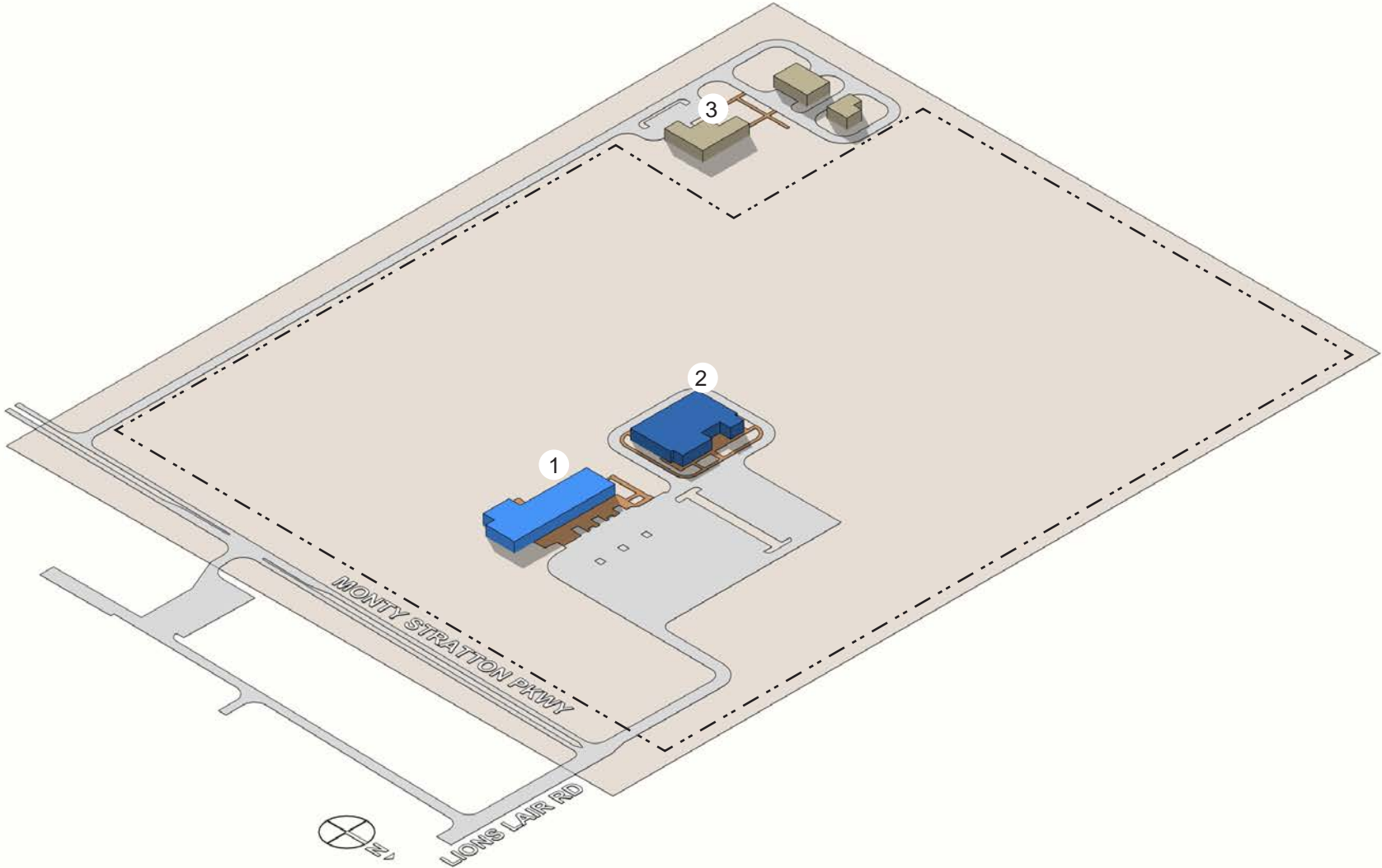
# DEPARTMENT LOCATIONS: GREENVILLE

**LEGEND:**

- SERVICE
- WORKFORCE/TRAINING
- ACADEMIC
- ADMINISTRATION
- ARTS
- ATHLETICS/RECREATION
- STUDENT HOUSING
- EVENTS











**EXISTING BUILDINGS:**

1. Main Building
2. Workforce Building
3. City Fire Station



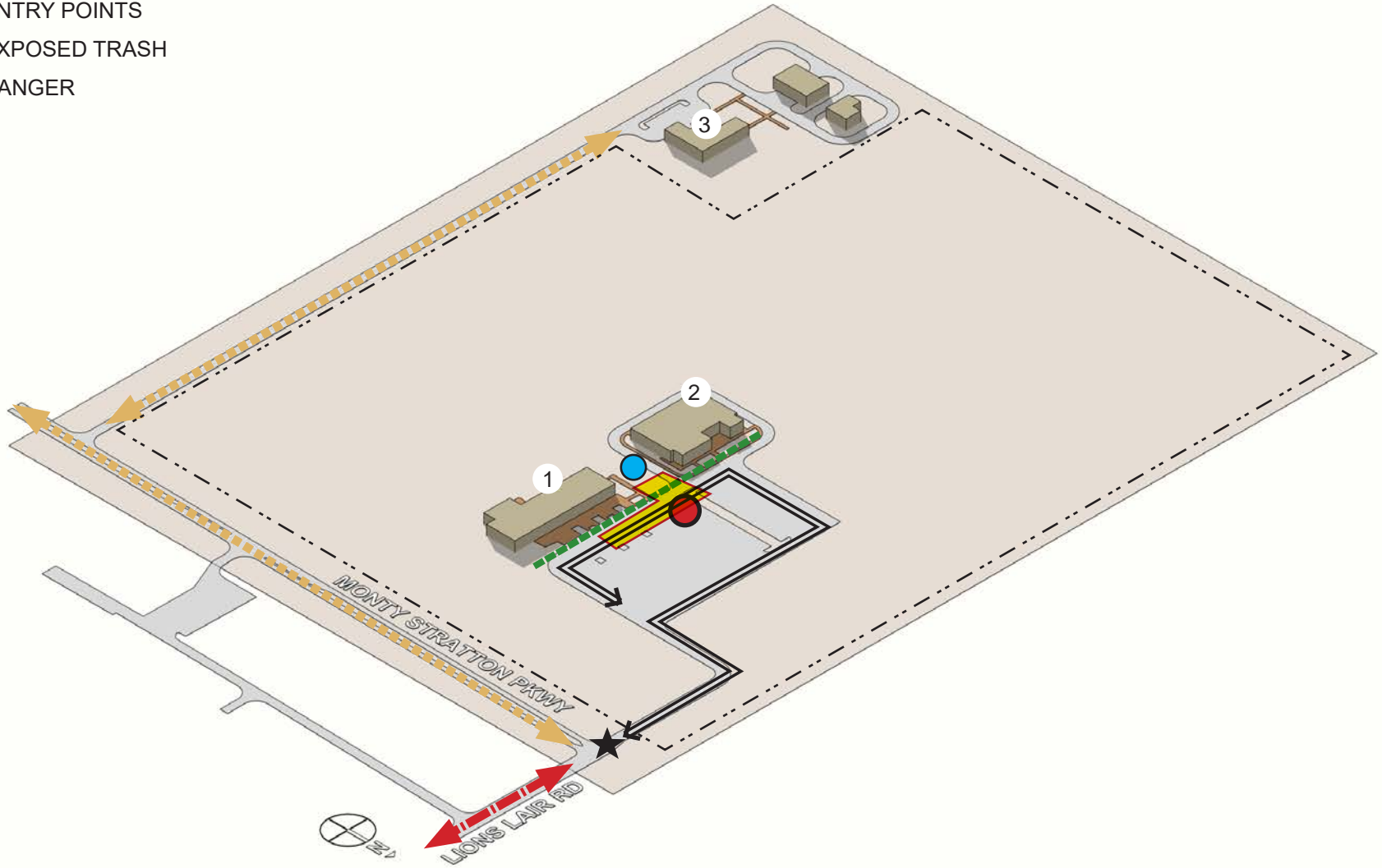
# INVENTORY AND ANALYSIS: SITE CIRCULATION - USER EXPERIENCE

**LEGEND:**

-  VEHICULAR CIRCULATION
-  PEDESTRIAN CIRCULATION
-  FAST TRAFFIC
-  SLOW TRAFFIC
-  PEDESTRIAN CROSSING
-  CONFLICT ZONE
-  HIKE/BIKE TRAIL
-  ENTRY POINTS
-  EXPOSED TRASH
-  DANGER

**EXISTING BUILDINGS:**

- 1. Main Building
- 2. Workforce Building
- 3. City Fire Station



# GREENVILLE MASTER PLAN:

## LEGEND:

- SERVICE
- WORKFORCE/TRAINING
- ACADEMIC
- ADMINISTRATION
- ARTS
- ATHLETICS/RECREATION
- STUDENT HOUSING
- EVENTS
- FUTURE BUILDING
- NEW PARKING



## NEW BUILDINGS:

- 2a. Workforce Bulding Addition
- A. Monumental Signage
- B. Central Administration Student
- C. Fire Academy + Campus Police
- D. Allied Health Center
- E. Learning Commons
- F. Student Housing
- G. Student Center
- H. Campus Services

## EXISTING BUILDINGS:

- 1. Main Building
- 2. Workforce Building
- 3. City Fire Station



Greenville | Paris | Sulphur Springs

# **SULPHUR SPRINGS CAMPUS MASTERPLAN**

# PRIORITIES & PROGRAM: SULPHUR SPRINGS CAMPUS OVERVIEW



VISION

DISCOVERY

MASTER PLAN

The Sulphur Springs campus is unique because it is expected to relocate to a different site entirely. This campus is a commuter campus that focuses on Workforce and General Education. With new industry moving into the region, it is expected that the Sulphur Springs community will continue to expand education and workforce needs.

When creating a new campus, certain buildings must be provided in order to serve the student population, thus careful programmatic consideration for the first building(s) should be explored and vetted.

Student services, workforce spaces, food services, classrooms, offices, and student support spaces are all vital to the success of a new campus; therefore, this campus master plan indicates that buildings 1 and 2 should be prioritized quickly.



# FACILITIES ASSESSMENT: SULPHUR SPRINGS - CURRENT SITE (A)

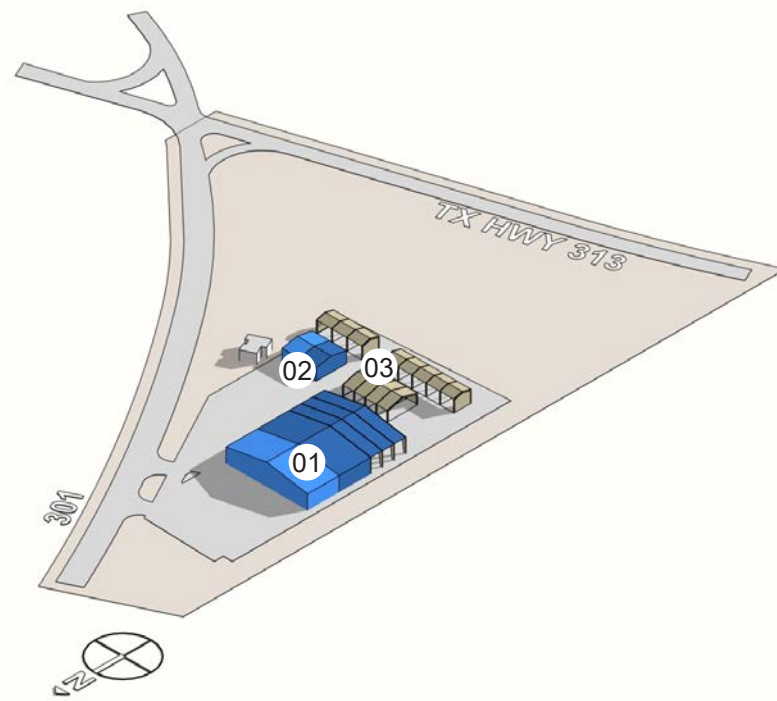
## DEPARTMENT LOCATIONS

### LEGEND:

- SERVICE
- WORKFORCE/TRAINING
- ACADEMIC
- ADMINISTRATION
- ARTS
- ATHLETICS/RECREATION
- STUDENT HOUSING
- EVENTS

### EXISTING BUILDINGS:

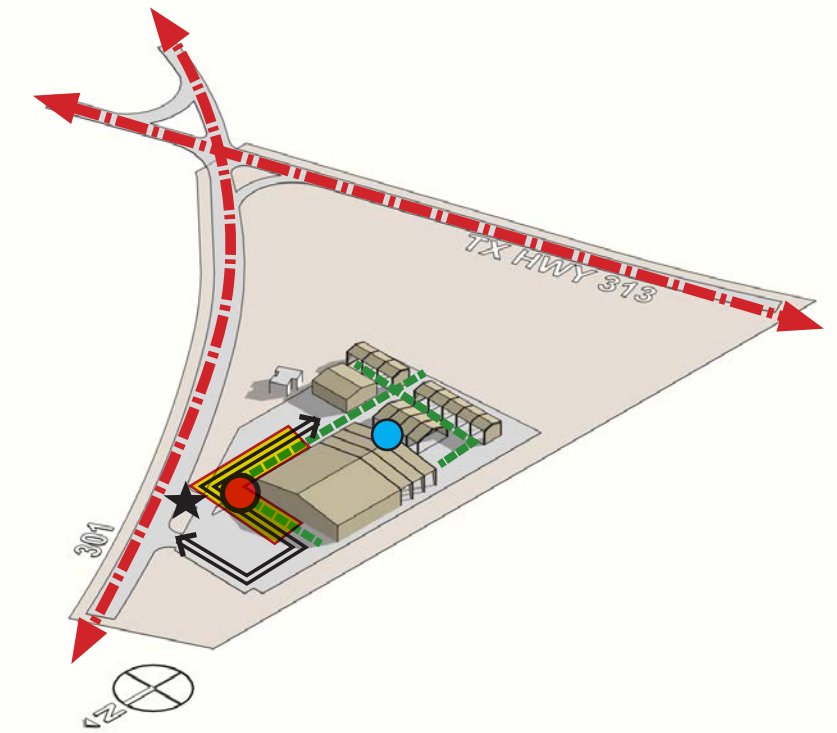
1. Main Building
2. Welding Building
3. Open Storage



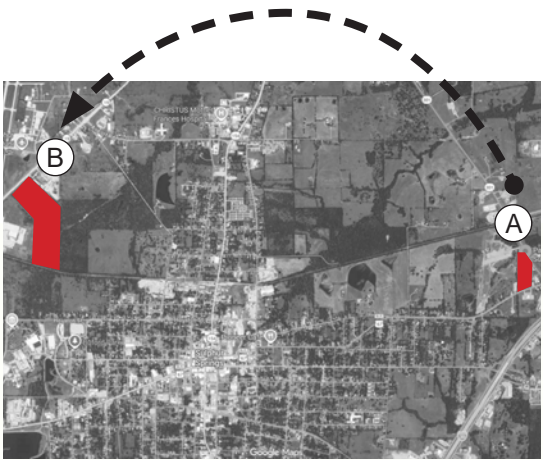
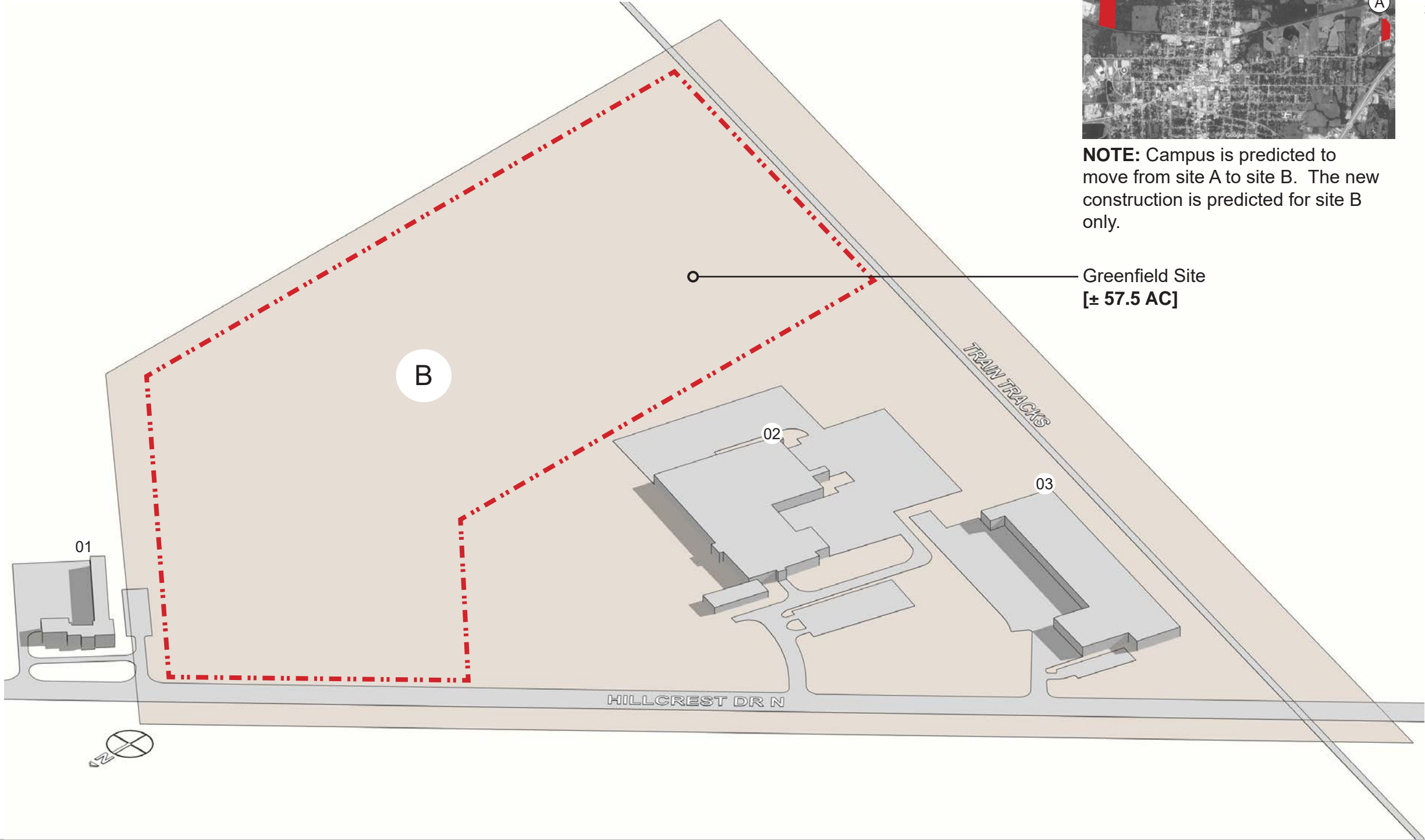
## SITE CIRCULATION

### LEGEND:

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- FAST TRAFFIC
- SLOW TRAFFIC
- PEDESTRIAN CROSSING
- CONFLICT ZONE
- HIKE/BIKE TRAIL
- ★ ENTRY POINTS
- EXPOSED TRASH
- DANGER



# EXISTING CONDITIONS: SULPHUR SPRINGS - NEW CAMPUS SITE (B)



**NOTE:** Campus is predicted to move from site A to site B. The new construction is predicted for site B only.

Greenfield Site  
[± 57.5 AC]

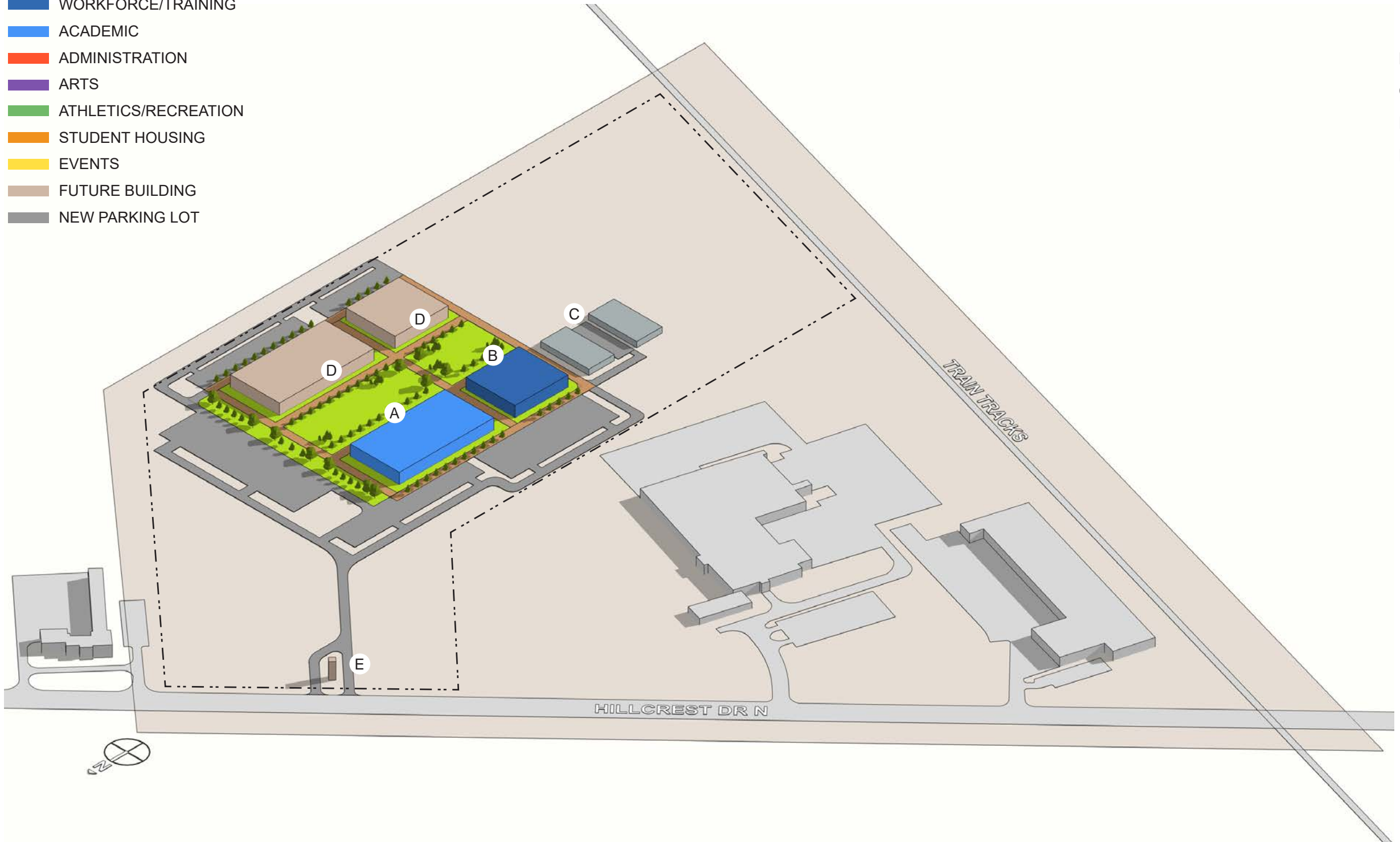
**EXISTING ADJACENT BUSINESSES:**

- 1. Office Building
- 2. Distribution Center
- 3. Manufacturing

# SULPHUR SPRINGS MASTER PLAN:

- LEGEND:**
- SERVICE
  - WORKFORCE/TRAINING
  - ACADEMIC
  - ADMINISTRATION
  - ARTS
  - ATHLETICS/RECREATION
  - STUDENT HOUSING
  - EVENTS
  - FUTURE BUILDING
  - NEW PARKING LOT

- NEW BUILDINGS:**
- A. Central Administration, Student Services, Academic Spaces & Food Services
  - B. CTE Workforce
  - C. Campus Services
  - D. Future Building
  - E. Monument Signage



VISION  
DISCOVERY  
MASTER PLAN