

# Campus Relocation

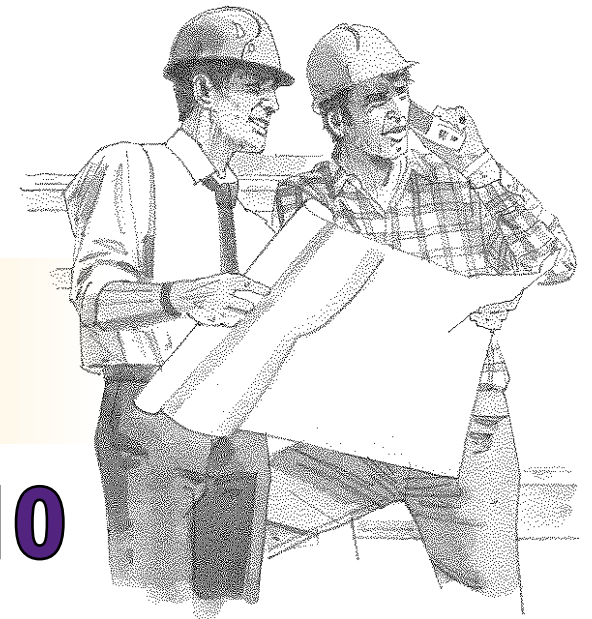
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# Concordia University Texas

## A Bold Vision

**BEYOND 2010**



*Unless the LORD builds the house [the university], its builders labor in vain.*

*— Psalm 127.1*



Expansion of the existing campus would be difficult with I-35 on the east, St. David's Medical Center on the south and residential homes and condominiums on the west and north sides. The school is essentially "landlocked."

# Extraordinary Vision

The Board of Regents of Concordia University took a visionary step of faith on **May 13, 2005**, deciding to *relocate its main campus*. The unanimous decision came as a culmination to extensive research by two independent groups exploring continued growth of the university.

1. A **Strategic Planning Committee** was formed in 2002 to develop a vision and strategic plan to accomplish Concordia's mission – *developing Christian leaders*. The committee, comprised of representatives from faculty, staff, student body, alumni and Board of Regents, meets annually to review and update the school's strategic plan. In 2004 the group focused on growth challenges facing the university and concluded that Concordia needed to move its campus to best achieve its mission.

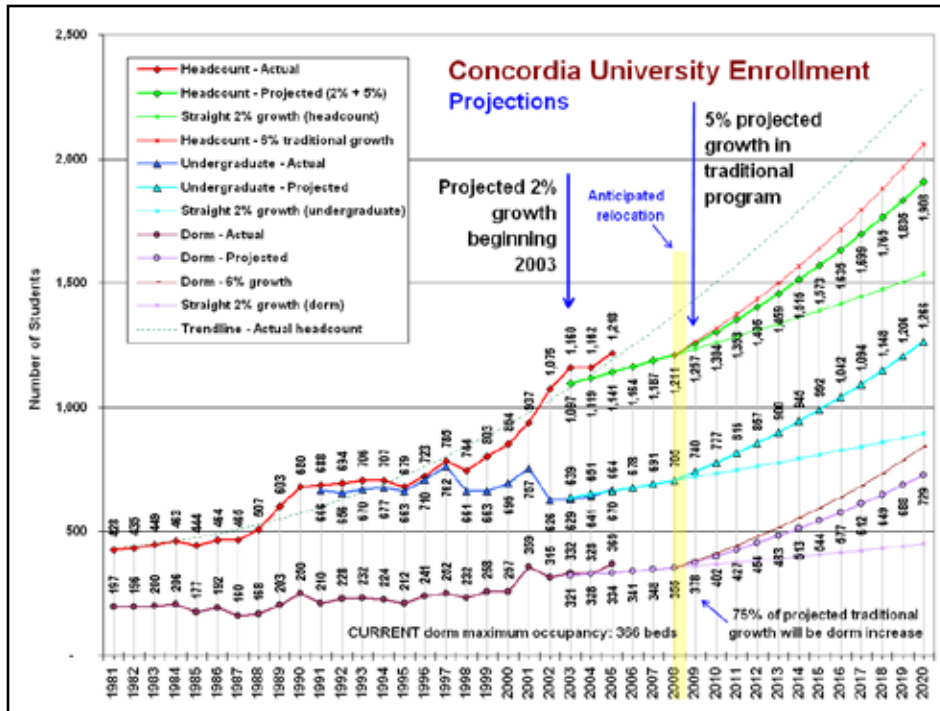
2. In February 2005 a **Cost Analysis Task Force** was appointed to explore the fiscal feasibility of either: (a) *expanding the existing campus to accommodate future growth*, or (b) *relocating the campus to another site*.

The four-member group concluded it would cost approximately \$70-80 million to rebuild the existing campus to accommodate growth, but the current 23-acre site would only handle an ultimate enrollment of 1,800 students. Relocation would cost an estimated \$100-120 million but would provide space and facilities for Concordia to grow beyond 2,000 students. The task force concluded that the best stewardship would be to sell the existing campus and use the proceeds from the sale to build a new facility.

The Board of Regents affirmed the recommendation of both the Strategic Planning Committee and Cost Analysis Task Force to relocate the campus on May 13, 2005. In late May that year a **Site Selection Committee** was appointed, chaired by Rev. Dr. David Kluth, vice president for University Services, and included:

- ◆ Dr. Debra Allen – *professor of history*
- ◆ El Belanger – *Concordia alumnus*
- ◆ Shirley Carey – *Advancement Services senior director*
- ◆ Linda Lowery – *associate professor and athletics director*
- ◆ Ron Petty – *Facilities Management director*
- ◆ Dr. Claudia Teinert – *associate professor, Humanities Division chair*
- ◆ Prof. Ted Zoch – *associate professor, Math & Science Division chair*

The committee spent the summer reviewing approximately 30 land offers made to the school and narrowed the prospective



Relocation has been generally driven by continued enrollment growth and the need for expansion of facilities to accommodate more students.

site list to three locations presented to the Board of Regents in mid-August.

In September 2005 Concordia hired *The Staubach Company* to market the current campus for disposition. The property formally went on sale in January 2006. The selling price for the campus was determined by the market. The process essentially entailed a *closed-bid disposition* lasting 90 days. There was no formal selling price. Interested parties were asked to submit bids based on the value of the property to their respective use and development plans. The cutoff date for submitting bids was March 15, 2006. In late spring Concordia decided to accept the offer of a land developer to purchase the campus for mixed-use development.

A Final Site Selection Committee was created in January 2006. The committee was comprised of 13 members and was given

the responsibility for making the final site recommendation for Concordia's new home. Committee members included:

- ◆ Don Adam – *Advancement Services VP*
- ◆ El Belanger – *Alumni*
- ◆ Dr. Cathy Brigham – *College of Adult Education Dean*
- ◆ Prof. Jonathan Eifert – *Faculty*
- ◆ Ashley Forseth – *Student*
- ◆ Dr. Linda Lowery – *Athletic Director*
- ◆ Rev. Dr. David Kluth – *University Services VP & Committee Chair*
- ◆ Melissa Knippa – *Board of Regents*
- ◆ Andrew Mastic – *Student Body President*
- ◆ Tracey Officer – *Assistant Registrar*
- ◆ Ron Petty – *Facilities Management Director*
- ◆ Keith Weiser – *Board of Regents*
- ◆ Prof. Ted Zoch – *Faculty*

To help guide the site selection process some basic design principles were established.

- ◆ *Designing a LEED certified campus – “green” campus (environmentally friendly and energy efficient) utilizing solar power, alternative heating/cooling systems and extensive recycling. This will require hiring a LEED certified architectural firm.*
- ◆ *Limiting the number of total buildings on the new campus (building footprint) to reduce construction costs and promote community. By interconnecting academic and administrative space students, faculty and staff can interact on a more regular basis (build community essentially under one roof) and more efficient mechanical systems can be installed. The structure would need to be designed to accommodate future expansion and growth – and of course, to be aesthetically pleasing and comfortable for an academic community in the 21st Century.*
- ◆ *Designing buildings with plenty of large, open common spaces to promote student-employee interaction – sometimes termed “community commons” or “community squares.”*
- ◆ *Designing apartment-style housing for residential students surrounding a student center/cafeteria along with the appropriate amenities.*
- ◆ *Designing an athletic complex to bring all sports programs on campus in one location with plenty of space to accommodate additional future programs (e.g. football).*



- ◆ Plenty of convenient surface parking!!!
- ◆ Designing “smart” classrooms equipped with permanently installed electronic teaching tools.
- ◆ Use of native stone or rock from local quarries for external construction and Texas native plants for all landscaping.
- ◆ Designing one main entrance to the campus that impacts visitors as they come on the property and clearly visualizes the university as a Christian institution that develops Christian leaders.
- ◆ Providing “green belt” areas throughout the campus for hiking and enjoyment of nature by students, employees and the surrounding community.

The Final Site Selection Committee presented its report to the Board of Regents on May 11-12, 2006, without a formal recommendation as to where to move the campus. The board reviewed the material and decided to consider the *Austin Hill Country Reserve* property 10 miles west of Concordia as its primary site for relocation. The action was taken after the board visited the site May 11.

The *Austin Hill Country Reserve* had been part of the 30+ locations considered by Concordia during the summer of 2005 and had recently been elevated in early spring to the primary site under consideration by the site committee. The tract of land had been owned by *Schlumberger*, a French oil field services company based in Paris ([www.slb.com](http://www.slb.com)). The company decided to close its Austin research facility several years before and consolidate its Texas operation to Sugar Land and move most of its research efforts to its facility in Cambridge, England. The property was purchased in December 2005 by The Lionstone Group, a privately owned real estate investment firm in Houston ([www.lionstonegroup.com](http://www.lionstonegroup.com)).

Concordia negotiated a contract with Lionstone to acquire the *Austin Hill Country Reserve* in July 2006. The property sits on the edge of the Texas Hill Country several miles east of Lake Travis and is located 10 miles west of Concordia on Ranch Road 620, just north of RM 2222. The 438-acre site is comprised of four separate lots. **Concordia has contracted to purchase Lots 2-4** (approximately 385 acres).

The site already consists of six buildings built by Schlumberger in 1987 totalling 195,000 square feet. One unique feature of the

property is a 250-acre nature preserve incorporated into Lot 2. The preserve consists of a variety of natural resources including wetlands, caves and dense tree cover. The preserve will provide new curricular opportunities for Concordia, especially in the science program. Having a nature preserve literally in the backyard will dramatically enhance the environmental science major and could lead to other new programs related to natural resource management, geology, landscaping and forestry.

Plans call for renovating some existing buildings into classrooms and a library. Initially new construction will consist of a field house (gym), athletic fields and student housing. Future expansion will include a chapel/music building, performing arts facility and conference/retreat center.

In July 2006 Concordia hired *Herndon, Stauch & Associates* (HS&A) from Austin to provide project management services. HS&A was selected from eight firms interviewed for the position. The principals, *Dealey Herndon* and *David Stauch*, formed the company in 1995 after both worked on the *Texas Capitol Preservation and Expansion Project* in Austin. Ms. Herndon directed the project while Mr. Stauch was project manager.

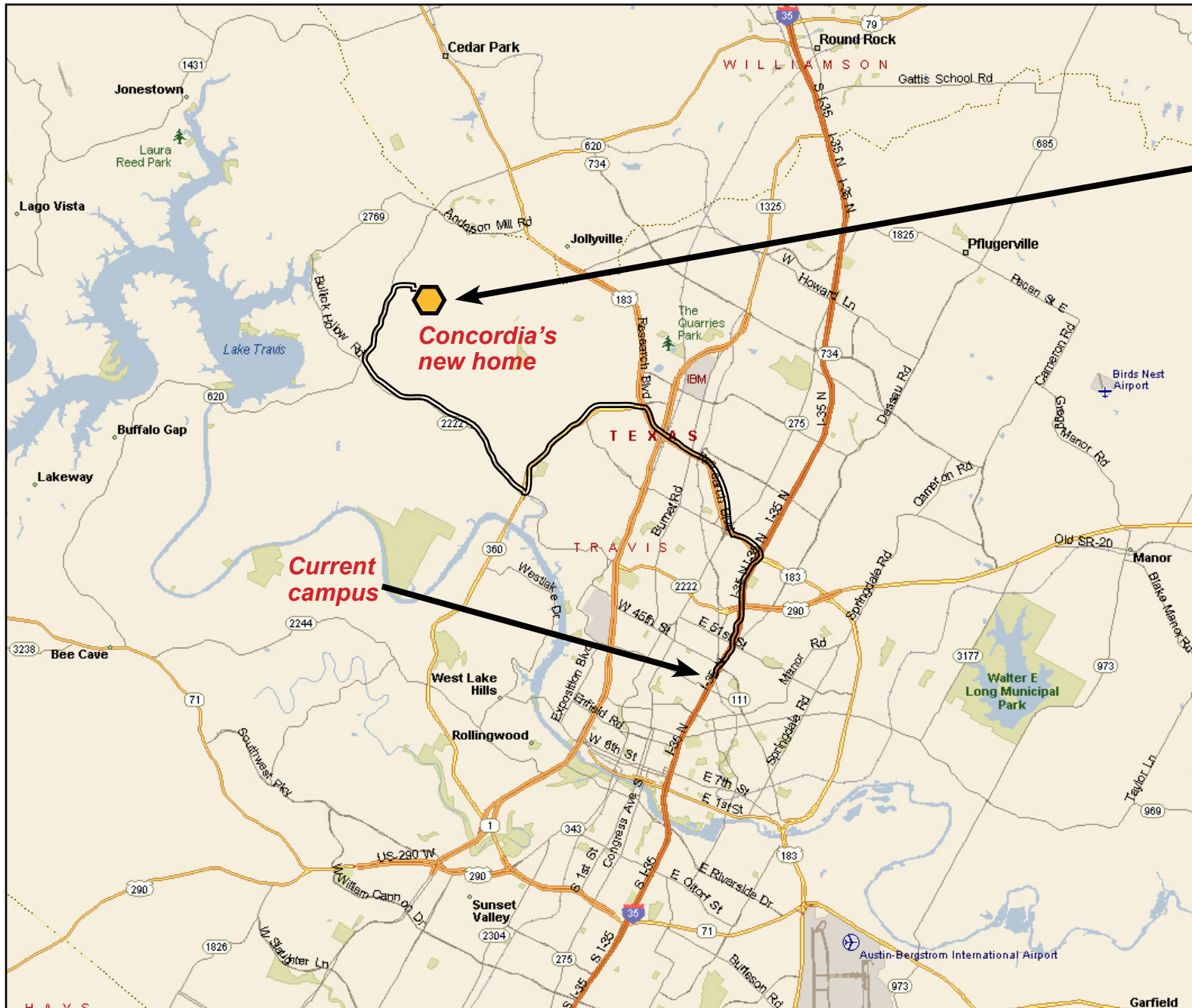
HS&A has a solid history in successful management of higher education projects in Texas, including St. Edward’s University, The University of Texas at Austin and the University of Texas System. They recently completed project management of the new Austin Museum of Art. A project management firm acts as the owner’s representative in all phases of the project, particularly in contract negotiations.

HS&A completed work on the due diligence phase of relocation on Aug. 31, 2006. This phase involved detailed exploration of all aspects of the proposed new campus, including evaluation of existing buildings, working through zoning issues and initial master planning. The process ended with Concordia placing a substantial amount of down payment on the property on Sept. 6.

Plans call for the campus to move during the **summer 2008**. Updated information on relocation can be found on the Concordia website ([www.concordia.edu](http://www.concordia.edu)) – click on “relocation.”

# Austin Hill Country Reserve

Formerly Schlumberger



Approximately 30 minutes northwest of the current Concordia campus

**FROM I-35:**  
 Go to US 183 northbound  
 Take Capital of Texas Highway (Loop 360) to FM 2222  
 Turn right on FM 2222 and continue to RR 620  
 Turn right on RR 620  
 Go approximately 1.5 miles north to Schlumberger Blvd.  
 Turn right and follow Schlumberger Blvd. to the new campus



# Schlumberger

*Built by Schlumberger in 1987  
as a research facility for their oil  
services operation*



## Austin Hill Country Reserve

*The Schlumberger site consists of four lots totaling 438 acres*

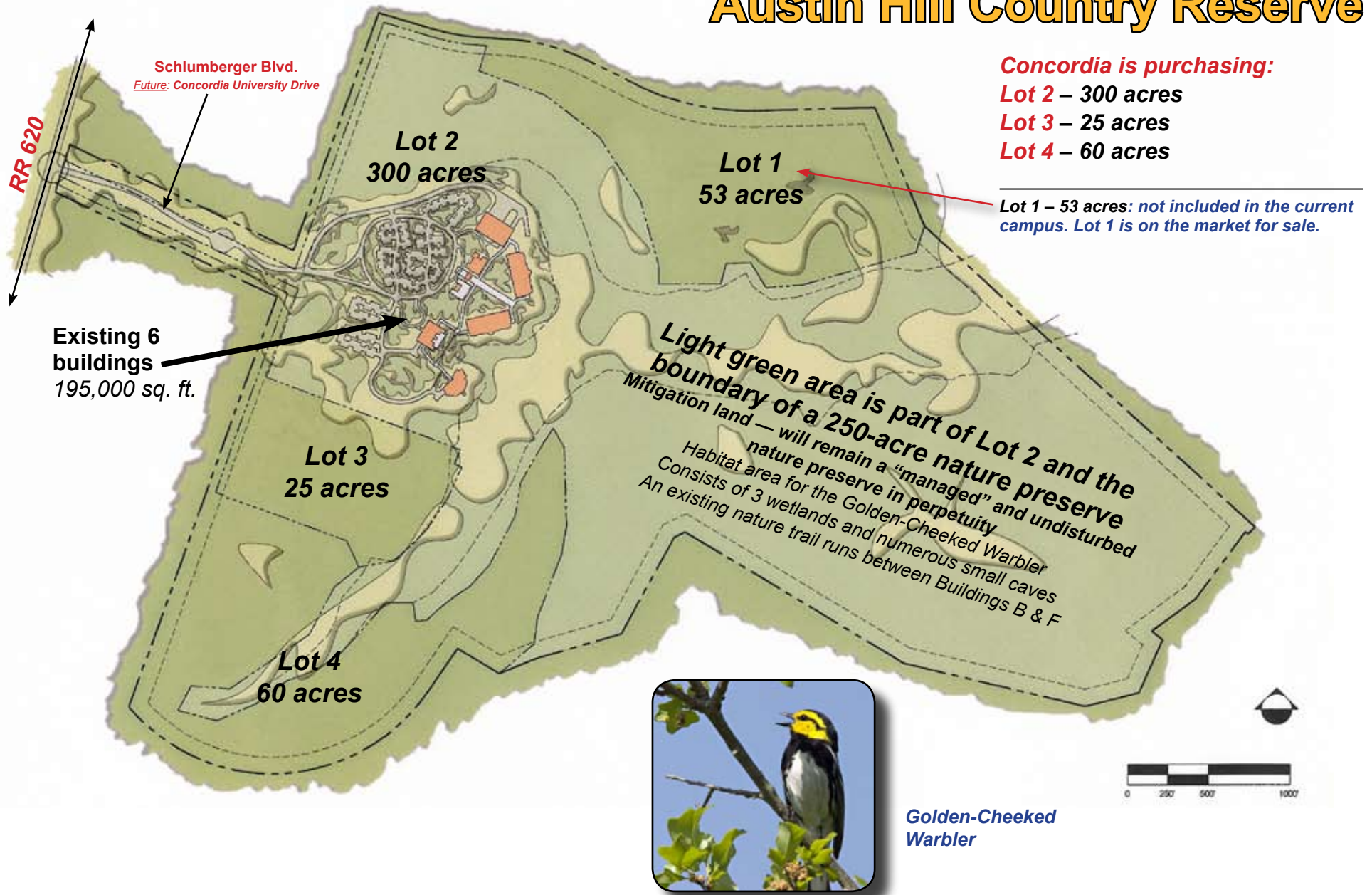


*Schlumberger closed the Austin facility several years ago and  
consolidated research operations to Cambridge, England (right)*



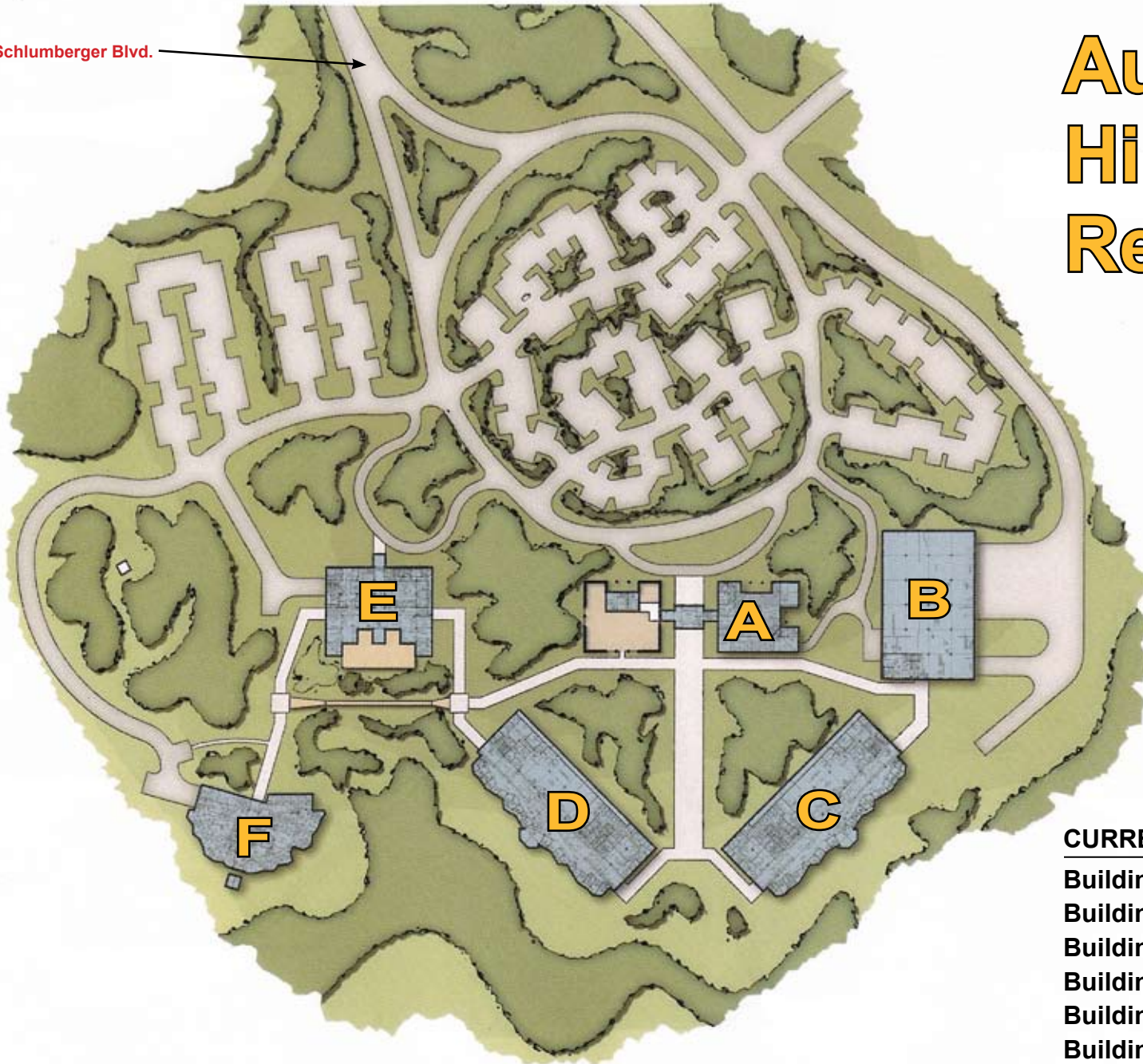


# Austin Hill Country Reserve



Schlumberger Blvd.

# Austin Hill Country Reserve



Existing 6 buildings  
195,000 sq. ft.

**CURRENT:**

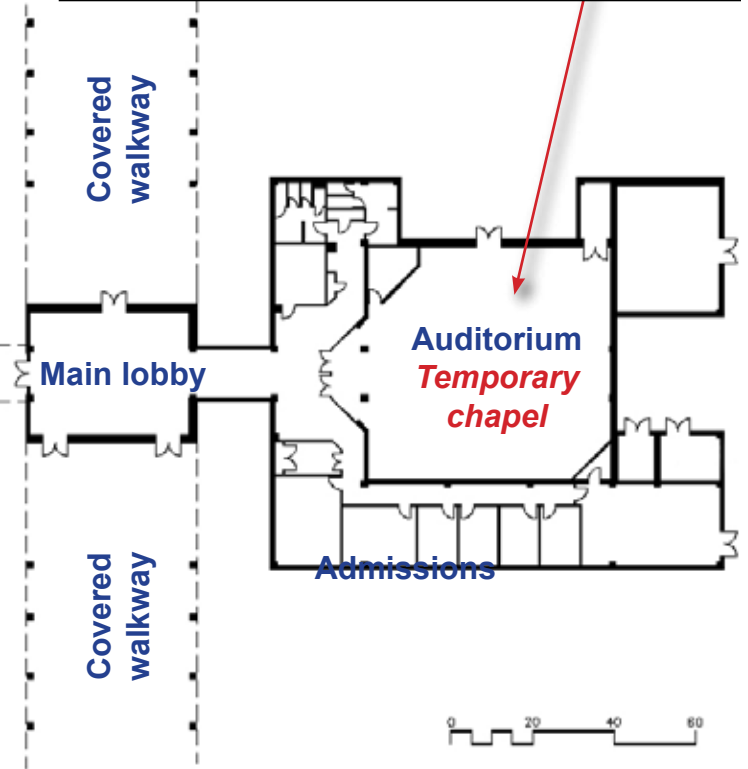
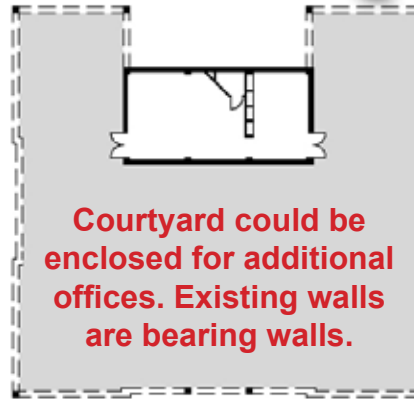
- Building A – Reception / auditorium
- Building B – Warehouse
- Building C – Offices / labs
- Building D – Executive offices
- Building E – Cafeteria
- Building F – Offices (rented)



# Building A

14,600 sq. ft.

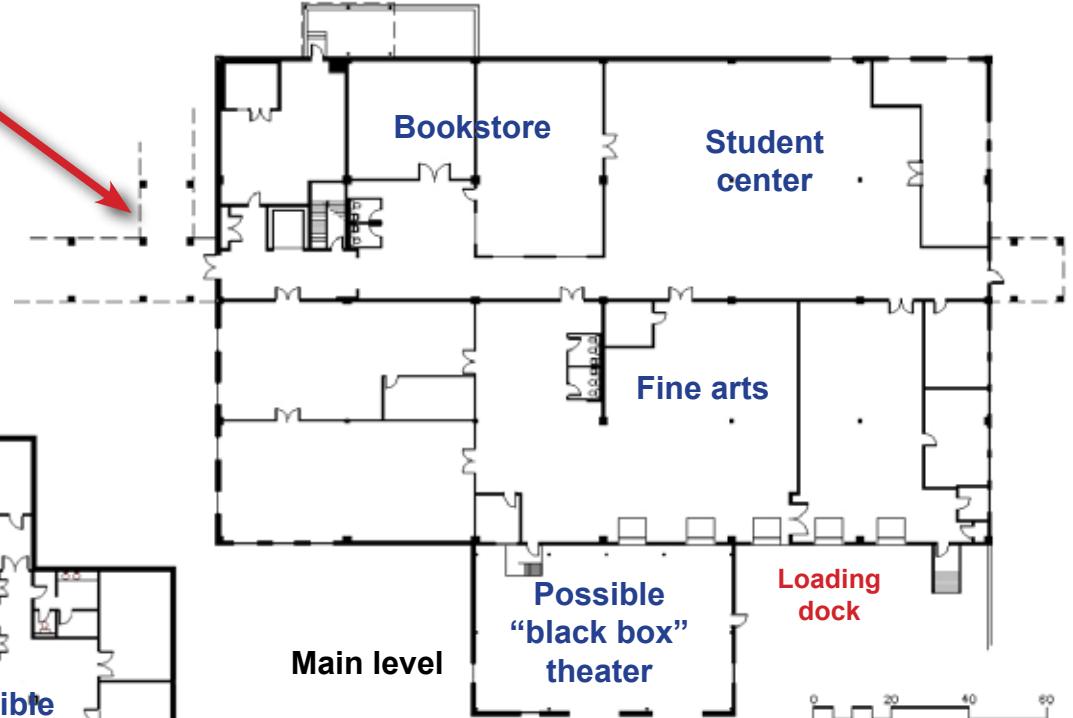
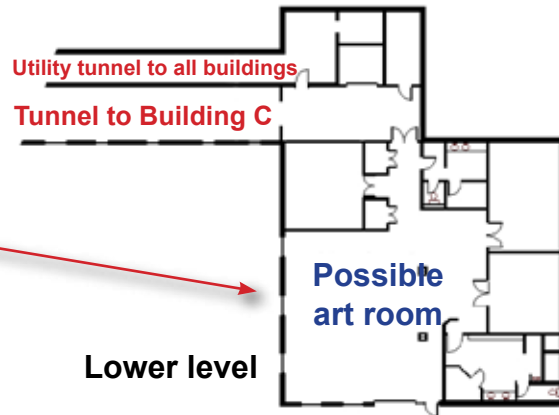
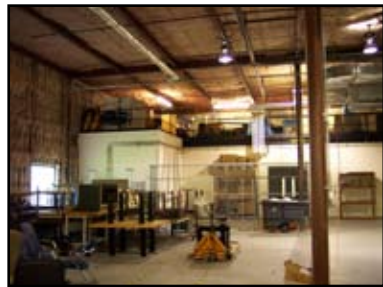
- Possible use:
- Main reception center
  - Admissions
  - Temporary chapel
  - Campus pastor
  - Student services
  - Registrar



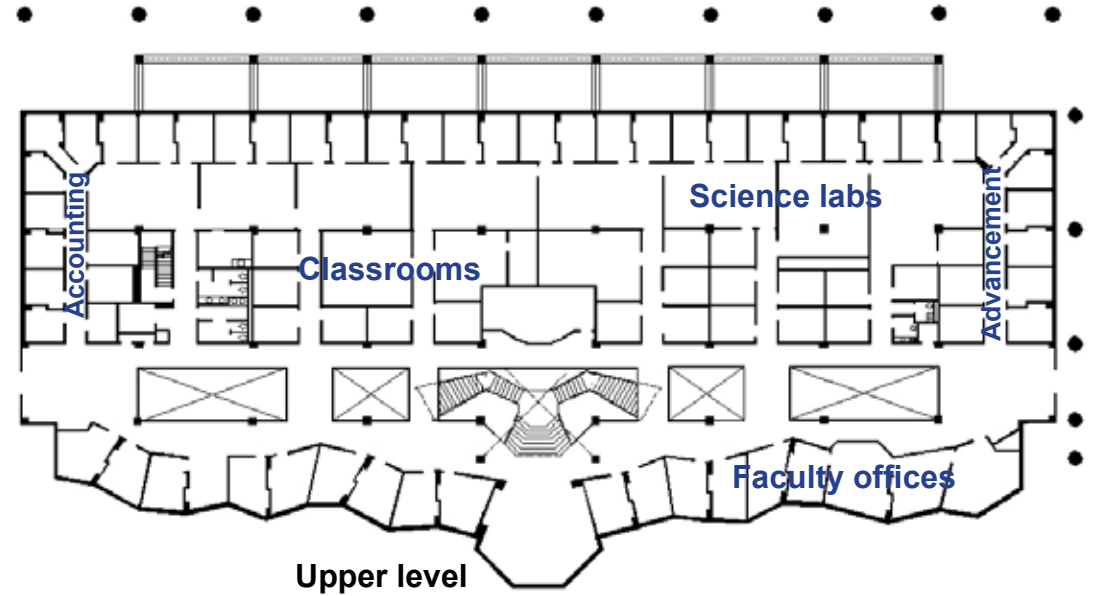
# Building B

30,800 sq. ft.

- Possible use:
- Fine arts (drama, art, music)
  - Student center
  - Bookstore
  - Mail room
  - Maintenance





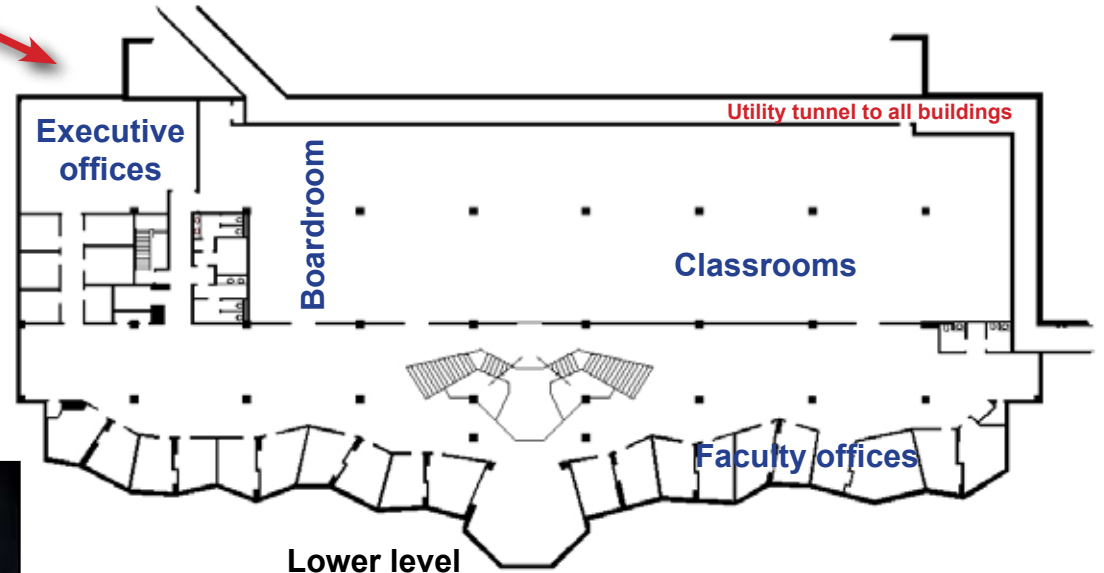


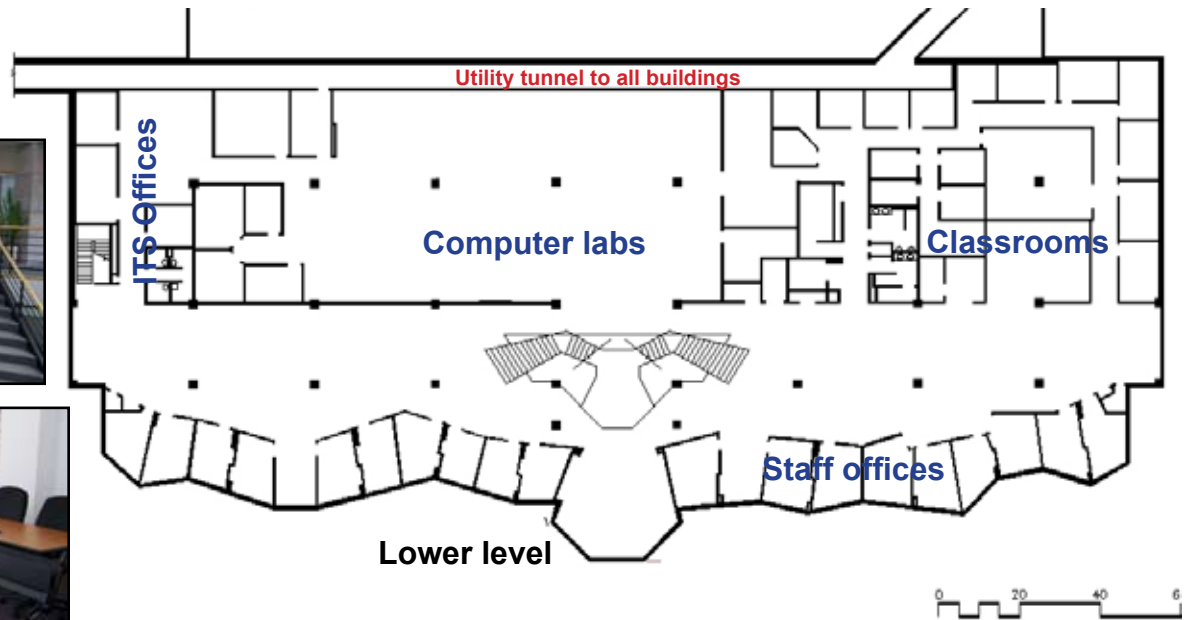
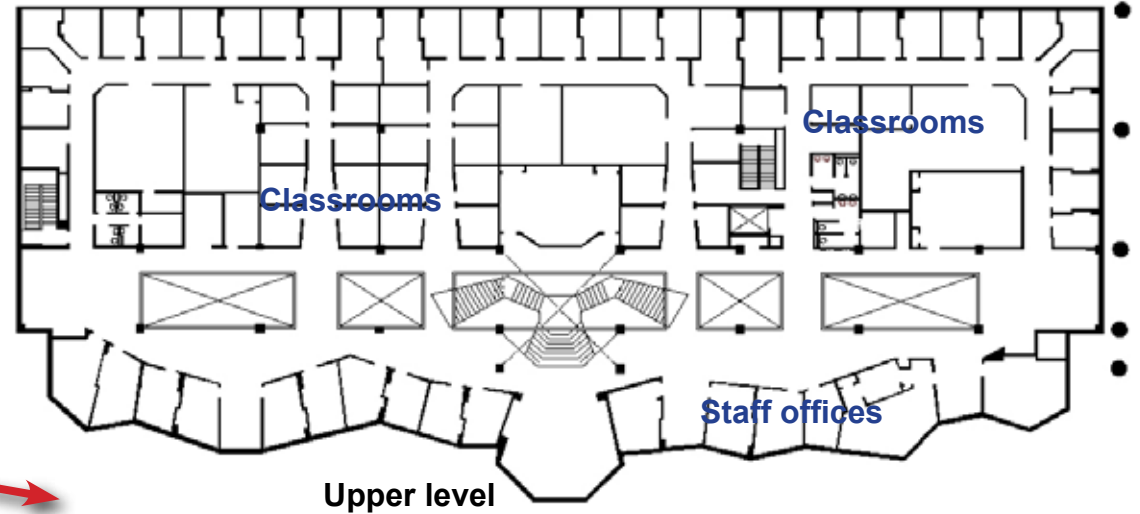
# Building C

55,300 sq. ft.

Possible use:

- Classrooms
- Faculty offices
- Executive offices
- Boardroom
- Science labs
- Conference rooms
- Accounting offices
- Advancement offices





# Building D

58,500 sq. ft.

Possible use:

- Additional classrooms
- Additional offices
- Computer labs
- ITS department
- Server room

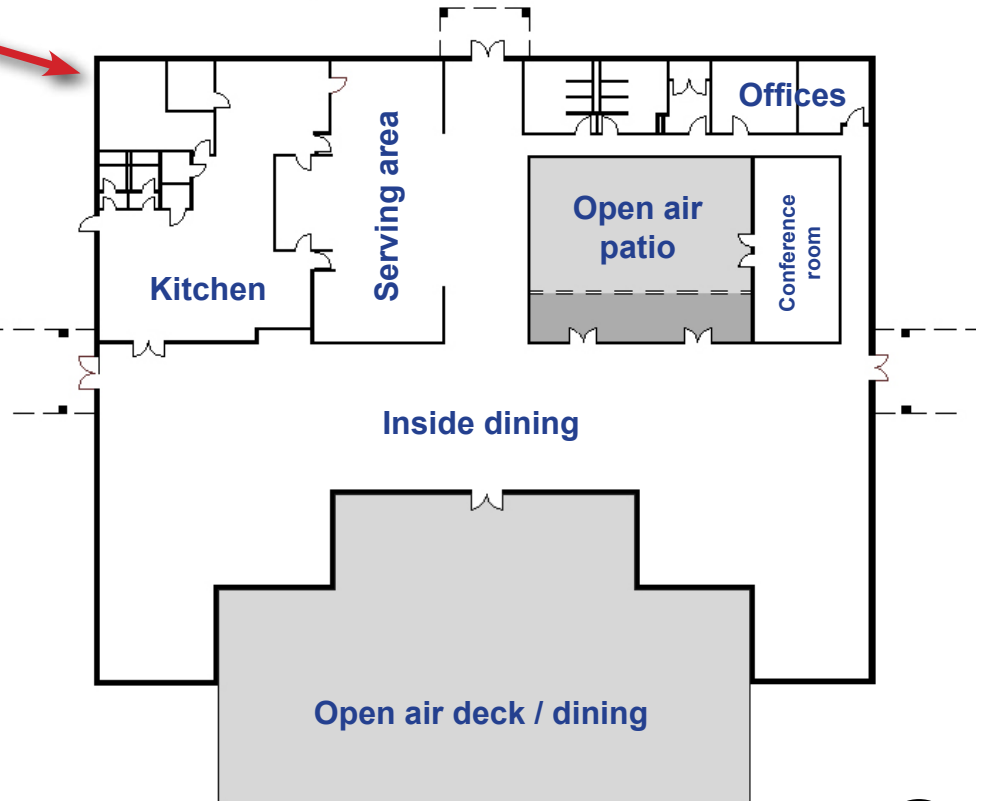
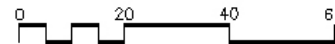
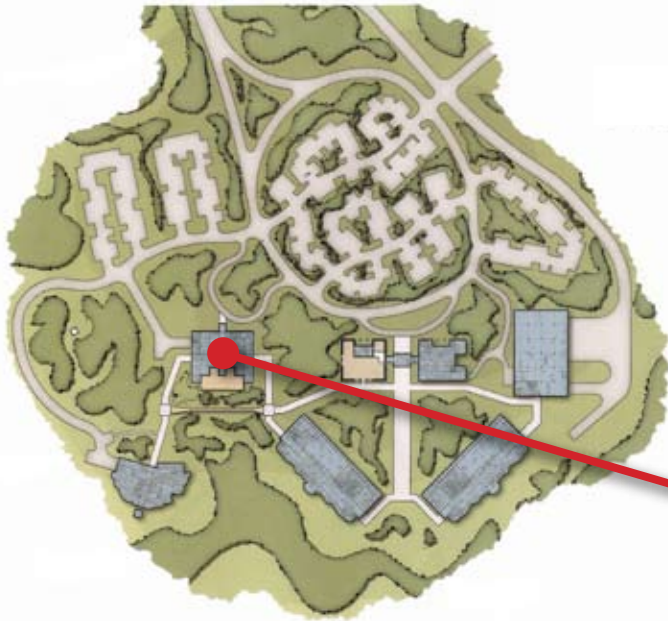




# Building E

14,600 sq. ft.

- Possible use:
- Cafeteria
  - Additional classrooms
  - Additional meeting rooms



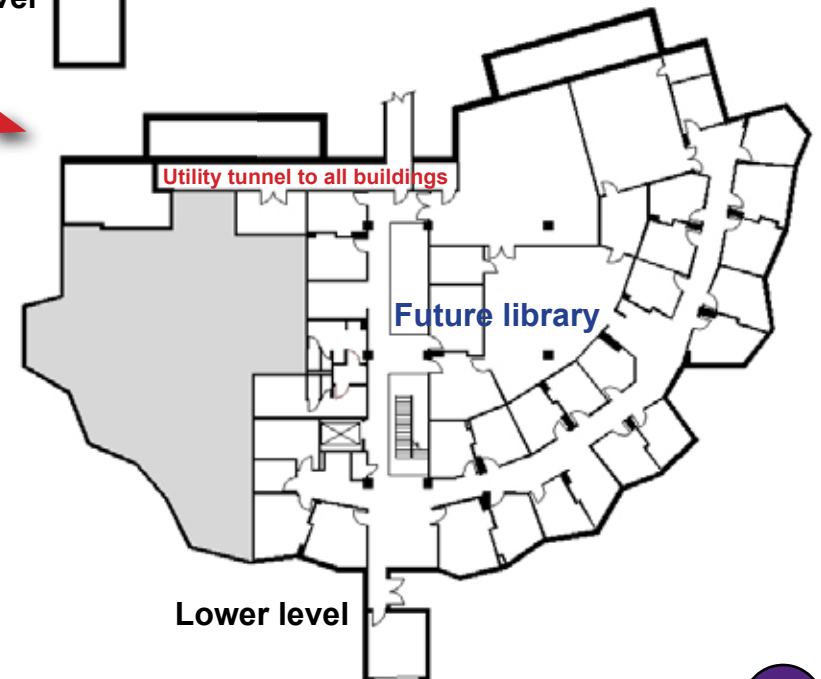


## Building F

22,000 sq. ft.

**Possible use:**

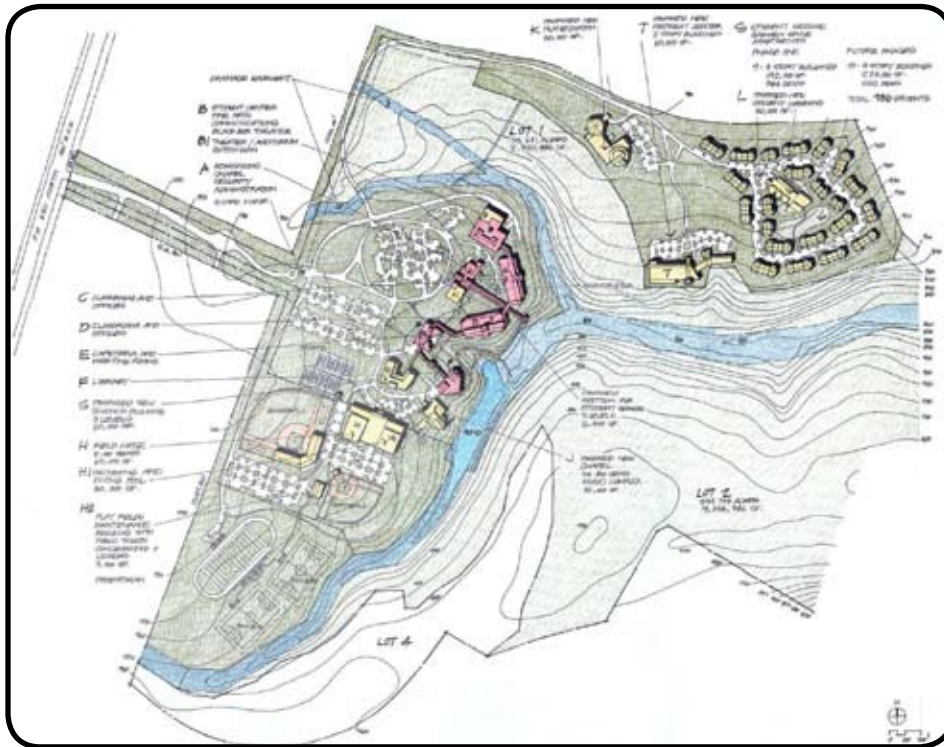
- Library
- Archives
- Counseling center
- Support services
- Seminar rooms





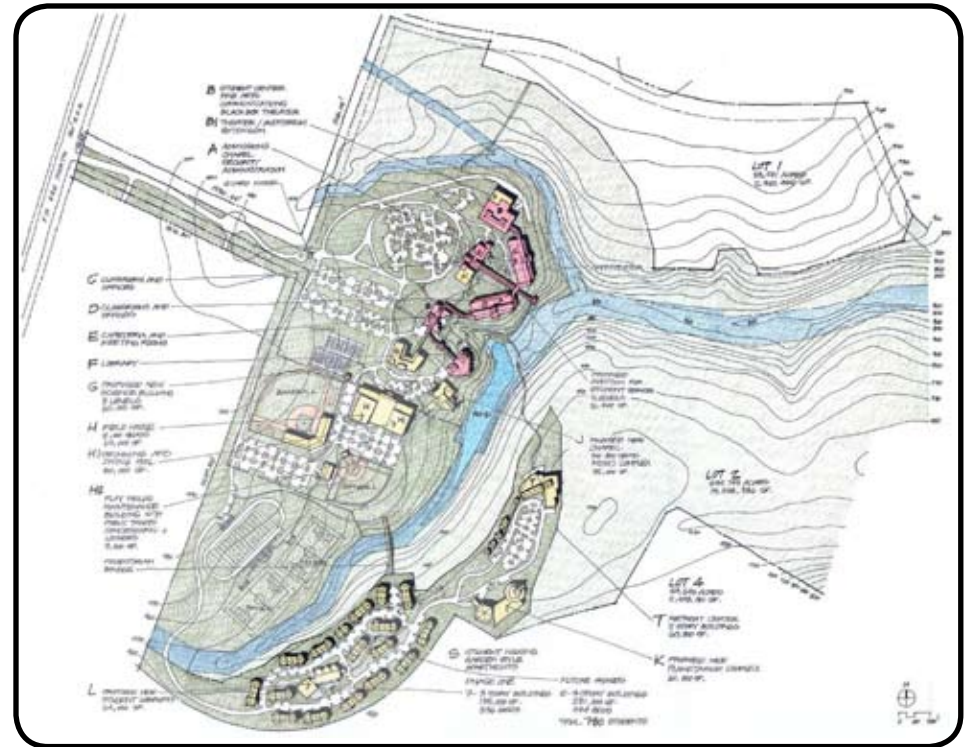
# Early Site Planning for the New Campus

## Plan 1



The Austin Hill Country Reserve is comprised of four individual lots. Initially Concordia created a site plan incorporating Lots 1, 2, 3 and a portion of 4. Residential housing was placed on Lot 1 on the north side of the property along with a conference and retreat center. Athletic facilities would be clustered on the south side of the campus with a separate chapel overlooking the preserve along with a new science building and performing arts center. The nature preserve created a transportation challenge to move residential students from the housing area to and from classes and activities.

## Plan 2

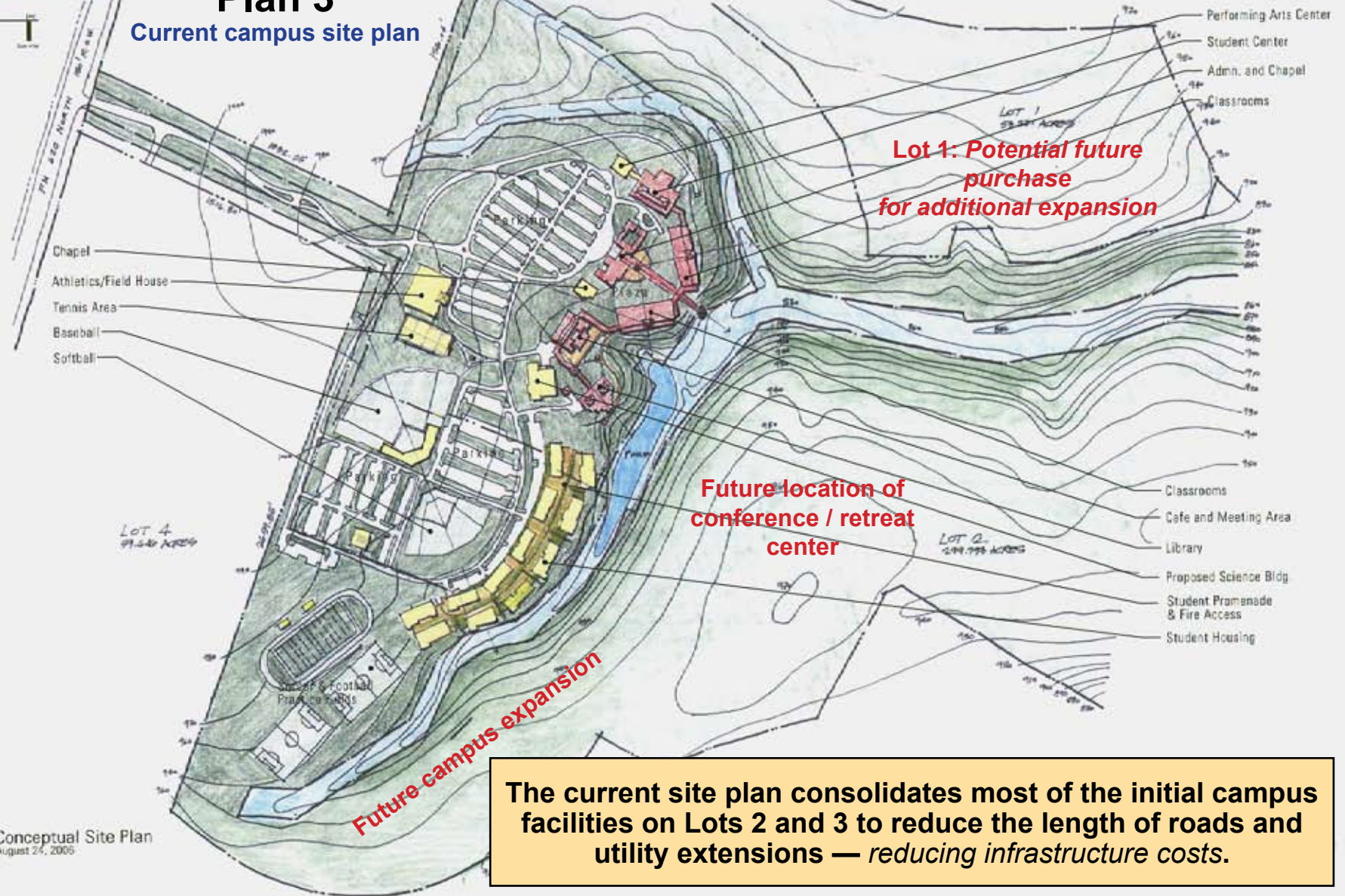


Plan 2 created a campus on Lots 2, 3 and 4 — *removing Lot 1 from consideration (cost)*. Residential housing along with a conference and retreat center was planned for the peninsula formed by Lot 4. The athletic facilities would remain clustered together but would now be located in the center of campus. The nature preserve also posed some transportation challenges for residential students moving them across the preserve canyon. Both plans incorporate a “guarded campus” concept with a security gate and guard posted 24/7 at the front entrance to the school.



# Plan 3

## Current campus site plan







Program Budget Summary

Some projects will be built in phases

Budget Code	Item Description	Required	Priority 1	Priority 2	Priority 3	To Be Determined	Total Program Budget
<b>Sitework</b>							
1000	Roads/Parking	\$2,912,923				\$732,101	\$3,645,024
1001	Utilities	\$782,100					\$782,100
1002	Landscaping	\$294,573					\$294,573
1003	Bridges/Decks/Handrails/Walkways	\$1,126,269					\$1,126,269
1004	Security/Lighting/Signage	\$539,427					\$539,427
1005	Fencing	\$24,818				\$71,013	\$95,832
1010	Wildlife Preserve	\$136,846					\$136,846
1020	Athletic Fields	\$2,700,856				\$4,526,893	\$7,227,749
	<b>Subtotal Sitework</b>	<b>\$8,517,812</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,330,008</b>	<b>\$13,847,820</b>
<b>Renovations</b>							
2000	Building A - Administration/Chapel	\$954,299					\$954,299
2010	Building B - Student Center/Fine Arts/Communications	\$4,183,621					\$4,183,621
2020	Building C - Classrooms & Offices	\$4,879,208					\$4,879,208
2030	Building D - Classrooms & Offices	\$5,278,138					\$5,278,138
2040	Building E - Cafeteria/Meeting Rooms	\$799,956					\$799,956
2050	Building F - Library	\$1,692,281					\$1,692,281
	<b>Subtotal Renovations</b>	<b>\$17,787,504</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$17,787,504</b>
<b>New Construction</b>							
3000	Building A1 - Student Services		\$3,486,098				\$3,486,098
3010	Theater					\$9,366,524	\$9,366,524
3020	Science					\$13,252,553	\$13,252,553
3030	Field House	\$6,311,638					\$6,311,638
3040	Building H1 - Swimming & Diving Pool					\$9,138,102	\$9,138,102
3050	Maintenance and Sports Field Support	\$309,655					\$309,655
3060	Chapel			\$2,395,361			\$2,395,361
3080	Student Commons					\$5,076,592	\$5,076,592
3090	Student Housing - Phase I	\$15,000,000					\$15,000,000
3095	Student Housing - Phase II (250 Apartment Units)					\$43,464,679	\$43,464,679
	<b>Subtotal New Construction</b>	<b>\$21,621,293</b>	<b>\$3,486,098</b>	<b>\$2,395,361</b>	<b>\$43,464,679</b>	<b>\$36,833,770</b>	<b>\$107,801,201</b>
4000	Relocation Expenses	\$673,919	\$0	\$0	\$0	\$0	\$673,919
	<b>Subtotal</b>	<b>\$48,600,527</b>	<b>\$3,486,098</b>	<b>\$2,395,361</b>	<b>\$43,464,679</b>	<b>\$42,163,778</b>	<b>\$140,110,443</b>
5000	Program Management Fees & Reimbursables	\$1,242,486	\$77,186	\$53,036	\$962,351	\$933,548	\$3,268,607
6000	Program Contingency (2%)	\$996,860	\$71,266	\$48,968	\$888,541	\$861,947	\$2,867,581
	<b>Total Required Cost</b>	<b>\$50,839,874</b>	<b>\$3,634,549</b>	<b>\$2,497,365</b>	<b>\$45,315,571</b>	<b>\$43,959,273</b>	<b>\$146,246,631</b>







# Preserving Concordia History



The potential move of Concordia University causes mixed emotions among alumni. While there is great excitement about what relocation could do to expand the academic programs of the school, many are interested in how Concordia will preserve the institution's history.

This summer a History Committee was organized, chaired by *Dr. Debra Allen* (history professor) and includes: *John Bobo* (alum), *Jacob Betz* (current history major), *David Goeke* (alum), *John Lange* (alum) and *Dr. Ray Martens* (former president).

The History Committee met several times this past summer and helped develop an initial list of artifacts to consider moving to the new campus. Cost of moving the items and the logistics involved still need to be discussed. In addition the committee is exploring development of a video tracing Concordia's history along with visual ways to record and archive oral histories of alumni and employees.

The following items comprise a *potential* list of historic items being considered for relocation to the new campus –

- ✓ All building cornerstones and any time capsules buried on campus
- ✓ Luther statue in front of Woltman Activities Center and memorial bricks
- ✓ Sculpture in the chapel chancel
- ✓ Chapel furnishings – including chairs, altar, lectern, plaques, etc.
- ✓ Cross on top of the chapel steeple
- ✓ Old antique chapel lights
- ✓ Baptismal font in the chapel
- ✓ Chapel stained-glass windows



*80 years of history!*



- ✓ Chapel organ
- ✓ Organ from the Peter Center performance hall (*from St. John's College, Winfield, KS*)
- ✓ Practice organs in the Peter Center
- ✓ Serbin/Wendish bell in front of the chapel
- ✓ Concordia Lutheran College cruciform by Texas Hall
- ✓ University art collection
- ✓ Sculpture/mobile hanging in BAC lobby
- ✓ Possibly wall murals in BAC and Harms Hall
- ✓ Plaques and memorial items (*e.g. Texas Hall renovation donor tiles*)
- ✓ Possibly some stonework (*especially east entrance arch*) and floor tiles from Kilian Hall
- ✓ Science artifacts from Beto Academic Center
- ✓ Historic book collection from Founders Library



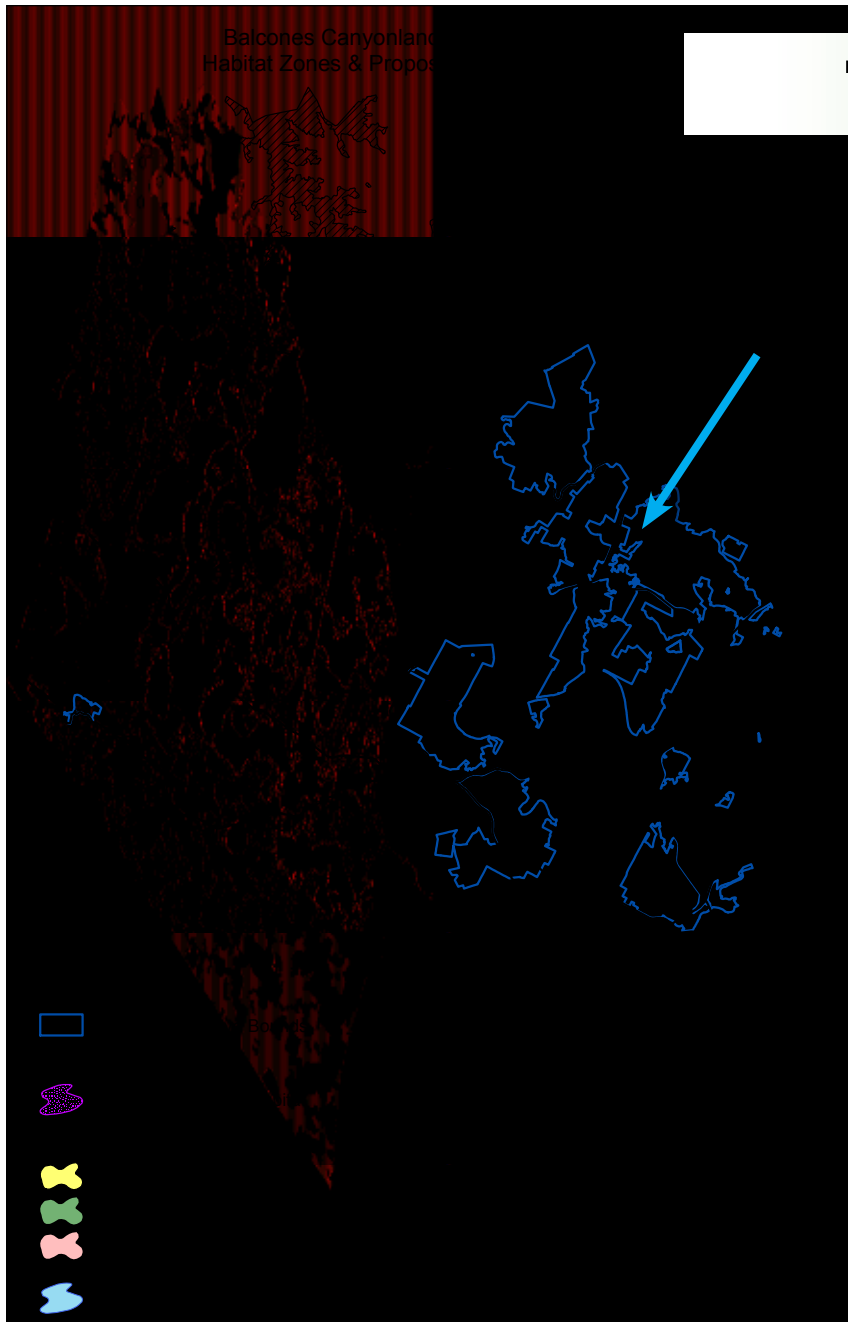
## The Balcones Canyonlands Preserve

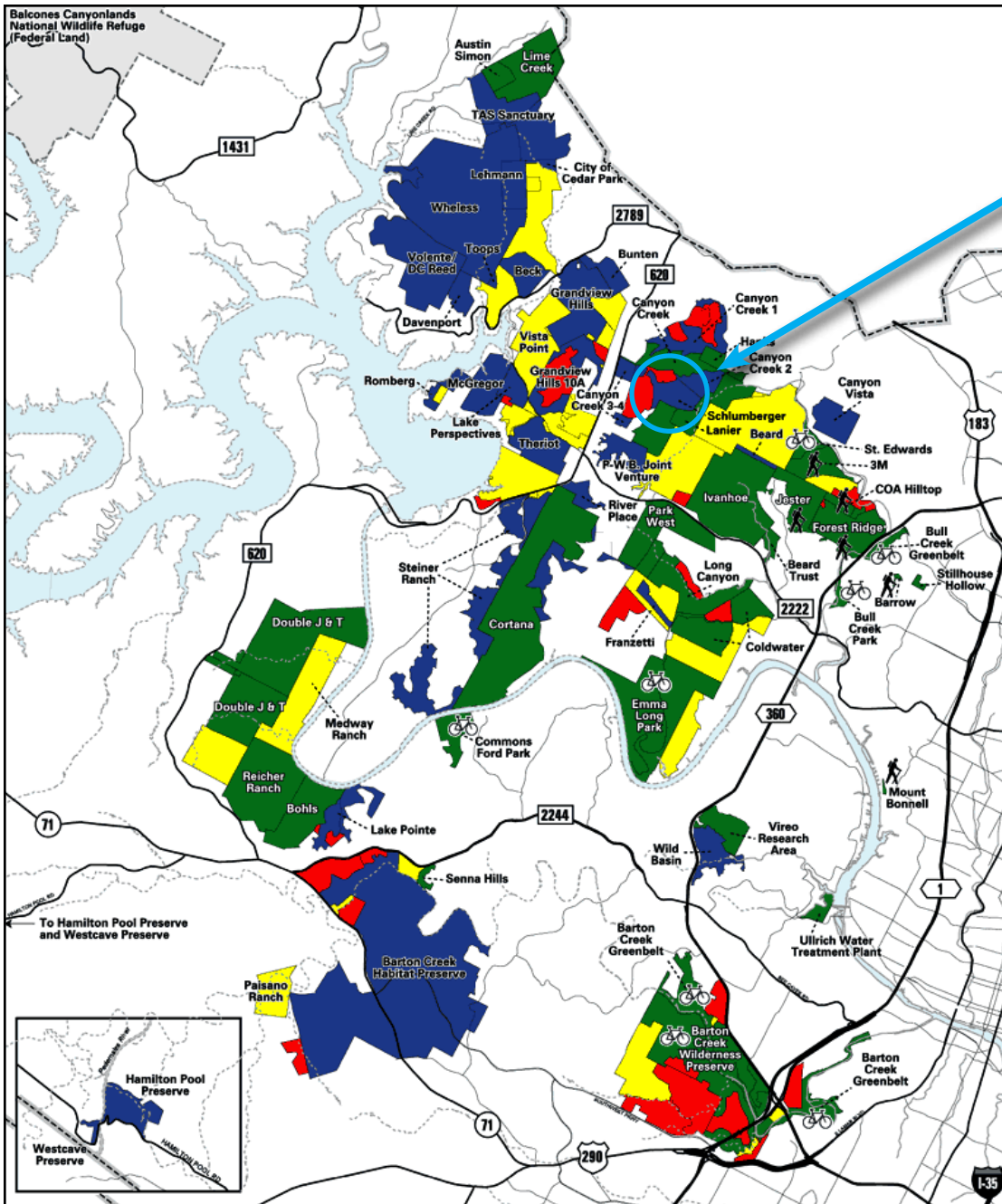
The Balcones Canyonlands area in western Travis County provides habitat for a number of rare and endangered plant and animal species. Above ground are unique woodlands, wetlands and grasslands. Below ground is a honeycomb network of caves, sinkholes and springs containing highly specialized animals adapted to these unique environments. Still deeper are a series of aquifers, including the Edwards Aquifer, that is the primary drinking water source for central Texas residents.

For centuries, the Texas Hill Country supported a thriving community of wildlife including species such as the *Golden-Cheeked Warbler* and the *Black-Capped Vireo*. Changing patterns of land use and urban expansion fragmented habitats and populations of these species declined. Scientists and community leaders came together to create a plan that would protect this natural heritage while allowing economic growth and development to continue — the effort is known as the *Balcones Canyonlands Conservation Plan (BCCP)*.

In addition to providing landowners with locally managed solutions to address endangered species concerns, the BCCP called for the creation of a system of habitat preserves known as the *Balcones Canyonlands Preserve (BCP)*. The BCP was created to protect eight federally listed endangered species, including two songbirds and six invertebrates. In addition, the Preserve protects habitat for other native plants and animals of the Texas Hill Country and contributes to clean air, clean water and quality of life for all Central Texas residents.

The Balcones Canyonlands Preserve is managed under the terms and conditions of a regional permit issued under section 10(a) of the Endangered Species Act issued by the U.S. Fish and Wildlife Service and jointly held by Travis County and the City of Austin. A number of cooperating partners own and manage lands dedicated to the Preserve — **this will now include Concordia University**. The managing partners have acquired a total of over 27,000 acres in western Travis County since issuance of the BCCP permit in 1996. Ultimately, the BCP will set aside over 30,000 acres of prime habitat, making it one of the nation's largest urban preserves.





**Location of the new Concordia Campus within the Balcones Canyonlands Preserve**

*Golden-Cheeked Warbler*



*Bracted Twistflower*



*Black-Capped Vireo*

**An opportunity for Concordia to play a leadership role in responsible urban environmental education**



# Concordia University

*80 years of God's blessings!*



*A bold vision – A blessed journey*