

# FACILITIES MASTER PLAN

September 2022



***Governors State***  
UNIVERSITY

## PREFACE

The Facilities Master Plan for Governors State University summarizes the master planning process, findings, and resulting recommendations for short-term and long-term growth and development of the University's campus located in University Park, Illinois.

The planning process was undertaken to support the University's mission and vision, along with its strategic plan (Strategy 2025), and is based on a detailed analysis of existing conditions, goals and objectives, and programmatic needs throughout the University. Upon approval, this document is intended to serve as a guide for the University's investment, protection, and utilization of its valuable land and building resources as they develop over time.

It is important to note that the Facilities Master Plan truly represents a "snapshot in time" and incorporates the University's current thoughts on how to best respond to potential future issues as they arise. With this in mind, the Facilities Master Plan must always be viewed as a "living document" that will inherently change over time as the institution's needs, challenges, and growth patterns change.

The Facilities Master Plan for Governors State University was prepared with the assistance and input from numerous stakeholders throughout the University community. The planning team consisted of the following groups of individuals:

- Steering Committee
- Focus Groups
- Administrative Work Group
- Board of Trustees

The Steering Committee consisted of the GSU President's Cabinet. The primary function of this group was to provide holistic input and feedback to the planning team throughout the planning process, taking into consideration the needs identified by the Focus Groups. The Steering Committee served as the ultimate guiding force throughout the process, resulting in planning recommendations for review and approval by the Board of Trustees.

The Steering Committee included the following individuals:

**Dr. Cheryl Green**, President

**Josh Allen**, V.P., Human Resources

**Dr. Cory Bradford Sr.**, V.P., Administration & Finance

**Dr. Janelle Crowley**, Chief of Staff & Head of Strategic Initiatives

**William Davis**, V.P., Institutional Advancement, Marketing & Comm.

**Maureen Kelly**, Exec. Director, Governmental & Community Relations

**Paul McGuinness**, V.P., Student Affairs & Enrollment Management

**Therese King Nohos**, V.P., General Counsel

**Dr. Beverly Schneller**, V.P., Academic Affairs

In addition to the Steering Committee, the planning team wishes to express its gratitude to the numerous members of the University's faculty, staff, students, and community-at-large for their participation in focus group meetings as they provided the planning team with invaluable information regarding their specific areas/programs throughout the University.

## ACKNOWLEDGEMENTS

Following is a list of Focus Groups that participated in the Focus Group meeting sessions:

### ACADEMIC PROGRAMS

- Science, Math & Technology
- Arts & Letters
- Education
- Business
- Digital Learning & Media Design
- Nursing
- Physical Therapy / Occupational Therapy
- Psychology & Counseling
- Social Work
- Communication Disorders
- Addiction Studies
- University Library
- Family Development Center

### STUDENT SUPPORT PROGRAMS

- Enrollment Management
- Undergraduate Academic Advising Center
- Center for the Junior Year / Honors Program
- School of Extended Learning
- Veterans Resources
- Testing Center
- Financial Services
- Student Affairs
- Housing / Food Service / Bookstore
- Athletics

### ADMINISTRATIVE / SUPPORT PROGRAMS

- Center for the Performing Arts
- University Events
- Center for Active Engagement & Scholarship
- Office of the President, Government Relations & Legal
- Provost Office
- Administration & Finance
- Institutional Research & Sponsored Programs
- Marketing / Institutional Advancement / Foundation
- Procurement & Business Services
- Information Technology Services
- Human Resources
- Police / Public Safety
- Facilities Development Management

### OPEN FORUMS

- Students
- Faculty
- Staff

### COMMUNITY GROUPS

- Executive Advisory Council
- Community Leadership
  - University Park / Park Forest
- University Park TOD Planning Group



Finally, the Administrative Work Group was responsible for working with the planning team to develop the planning process and logistics plan, and to ensure that the process and overall schedule was followed by the planning team. The Administrative Work Group included the following individuals:

**John Potempa**, Assoc. V.P., Facilities Development & Maintenance  
**Jim Zumerchik**, Director of Project Management & Campus Architect  
**Michael Sullivan**, Chief of Plant Operations  
**Louis Schultz**, Architectural Superintendent

To assist in the development of the Facilities Master Plan, the College engaged Demonica Kemper Architects.







# EXECUTIVE SUMMARY

## **EXECUTIVE SUMMARY**

The Facilities Master Plan document is a critical review of the existing facilities and land use for Governors State University and includes a plan of prioritized projects that respond to the challenges facing the University as it evolves in a dynamic environment.

### **PURPOSE**

The purpose of the Facilities Master Plan is to provide a rational and orderly plan to address existing concerns, provide for current needs, and accommodate future needs. In order to support its mission and vision and achieve its strategic plan over time, the University will require additional facilities and improvements/ upgrades to its existing physical resources.

## THE PLANNING PROCESS

The master planning process was organized into three distinct phases as follows:

- Phase 1 - Inventory & Assessment
- Phase 2 - Concept Development & Prioritization
- Phase 3 - Master Plan Development

### Phase 1 – Inventory & Assessment

The Inventory & Assessment Phase included the evaluation and documentation of existing physical conditions and space use throughout the GSU facilities as well as an in-depth understanding of programmatic needs and critical issues to be addressed as part of the planning process. The evaluation of existing conditions was conducted through a series of site visits throughout the University's facilities as well as a thorough review of existing facility-related documentation provided by the University. The programmatic needs and critical issues were identified through a series of focus group meetings and interviews with numerous stakeholder groups throughout the University community. Once gathered and evaluated, this information was reviewed with the Steering Committee and ultimately formed the basis upon which the planning concepts were developed.

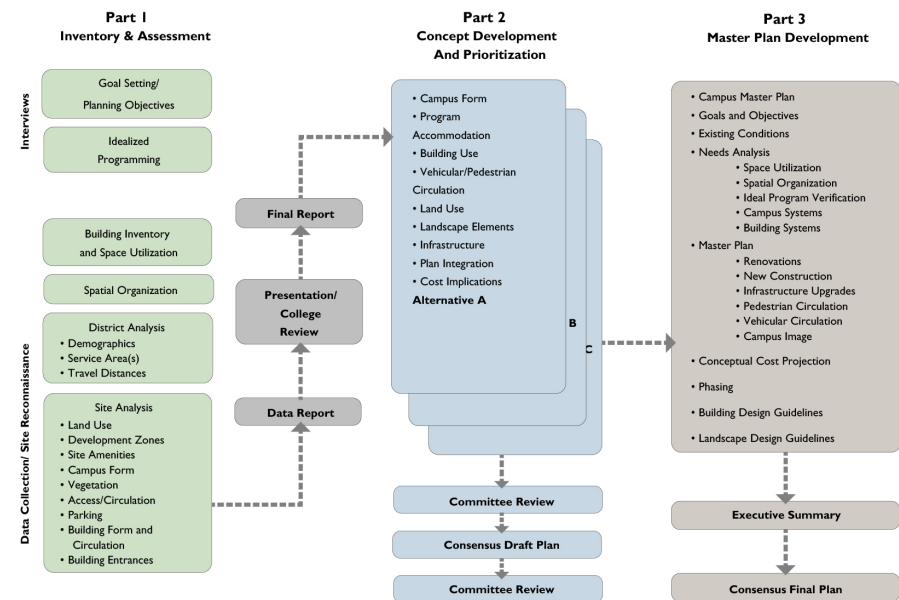
### Phase 2 - Concept Development and Prioritization

Based on information derived during the Inventory and Assessment Phase, various concept alternatives were developed to address the concerns and issues that exist on campus. Each alternative was tested against the planning objectives and the identified program needs to ensure that they met the needs of the University and were reviewed in detail with the Steering Committee. This phase of the process was highly iterative, and interaction with the Steering Committee occurred primarily during a series of workshop sessions. Between the workshop sessions, the planning team documented, generated, and developed concepts and ideas for review at subsequent workshop sessions.

At the completion of this phase, a consensus plan was agreed upon, reviewed by the Steering Committee, and ultimately served as the initial draft of the Facilities Master Plan.

### Phase 3 – The Master Plan

The consensus plan underwent additional development through various stages of testing and refinement. Simultaneously, a prioritization plan, along with cost estimates for each of the major projects identified in the master plan, were developed and reviewed with the Steering Committee and Board of Trustees for consensus. Ultimately, a final draft of the plan was prepared to clearly define the rationale and process for the planning effort.





## EXECUTIVE SUMMARY

### MISSION AND VISION STATEMENTS

As the planning process began, it was important to be cognizant of the ideals under which the University operates. The Mission Statement and Vision Statement for the institution best summarize these ideals.

#### **Mission Statement**

Governors State University is committed to offering an exceptional and accessible education that prepares students with the knowledge, skills, and confidence to succeed in a global society.

#### **Vision Statement**

GSU will create an intellectually stimulating public square, serve as an economic catalyst for the region, and lead as a model of academic excellence, innovation, diversity, and responsible citizenship.

## STRATEGIC PLAN

In addition to supporting the University's Mission, and Vision, the Facilities Master Plan must align with and support the University's Strategic Plan. The current Strategic Plan (Strategy 2025) was finalized by the University as the Facilities Master Plan was developed, and as the Strategic Plan evolves over time, the Facilities Master Plan must also include the flexibility to adapt and align with these evolving strategies. The current Strategy 2025 is as follows:

### Academic Excellence

#### **Provide quality, current, and relevant academic programs**

- Ensure that all academic programs are up to date, relevant, and in demand, while aligned with professional or discipline standards
- Utilize continuous improvement processes for increasing the quality of academic programs
- Provide a campus environment and infrastructure that supports learning / teaching and scholarly / creative activities

### Student Success

#### **Provide equitable pathways to graduation which lead to academic, personal, and career success**

- Deliver academic support services that advance timely degree completion goals
- Provide a broad array of extra-academic support services for all GSU students
- Provide meaningful opportunities for practical career application / experiential learning

### High Quality Faculty & Staff

#### **Create a learning environment where highly qualified and diversified faculty and staff are hired and retained**

- Hire, develop, and retain diverse and exceptional faculty
- Hire, develop, and retain diverse and exceptional staff
- Utilize contingent faculty in an effective and strategic manner to address program and student needs

### Enrollment Optimization

#### **Implement a strategic enrollment plan consistent with the University Mission**

- Optimize enrollment within the framework of the University's Strategic Enrollment Plan
- Increase enrollment of and support for our Hispanic student population
- Determine and develop course / program delivery modes that support enrollment optimization

### Invest in Excellence

#### **Enhance and diversify revenue streams, serve as a destination for social, cultural, and continuing education, and be an economic catalyst for the region**

- Increase and diversify revenue streams and external stakeholder investments to grow resources, reach, and reputation
- Provide opportunities to engage with GSU as a premier community resource / destination
- Contribute to workforce development and regional economy

### Social, Ethical, and Environmental Responsibility

#### **Institutional actions and decisions demonstrate a commitment to social, ethical, and environmental responsibility**

- Demonstrate a commitment to ethics, equity, inclusiveness, diversity, and accountability for all students, faculty, and staff
- Integrate sustainability, environmental health, ecological stewardship, and environmental justice into campus operations, academic programs, University development, and student life
- Realize the University's public responsibility to stimulate educational, cultural, environmental, and economic development in Chicagoland and beyond, with particular emphasis on community members historically underserved by higher education

## EXECUTIVE SUMMARY

### Strong Cyber Presence

***Support the people, tools, and environment that are needed to succeed in today's digital world***

- Infuse information technology excellence across the University's by selecting and implementing information and communications platforms and training and support systems that are driven by University priorities and user needs
- Invest in innovative instructional technologies to deliver and support excellent and accessible academic programs and student services, and build institutional digital expertise through end-user training, development, and recognition
- Increase GSU's Digital Visibility to promote GSU programs, faculty, and resources through our web presence, social media, news media, and digital marketing

### Continuous Improvement

***Institutional processes for continuous improvement are guided by evidence-based decision-making to achieve the Mission of the University***

- Each unit will undergo a strategic planning process resulting in key performance indicators that provide qualitative and quantitative data which demonstrate the unit's contribution toward meeting the goals of the University Strategic Plan
- Engage members of the campus community in an examination of campus / unit wide findings and data analysis
- Inform the campus community about progress toward meeting the Strategic Plan goals

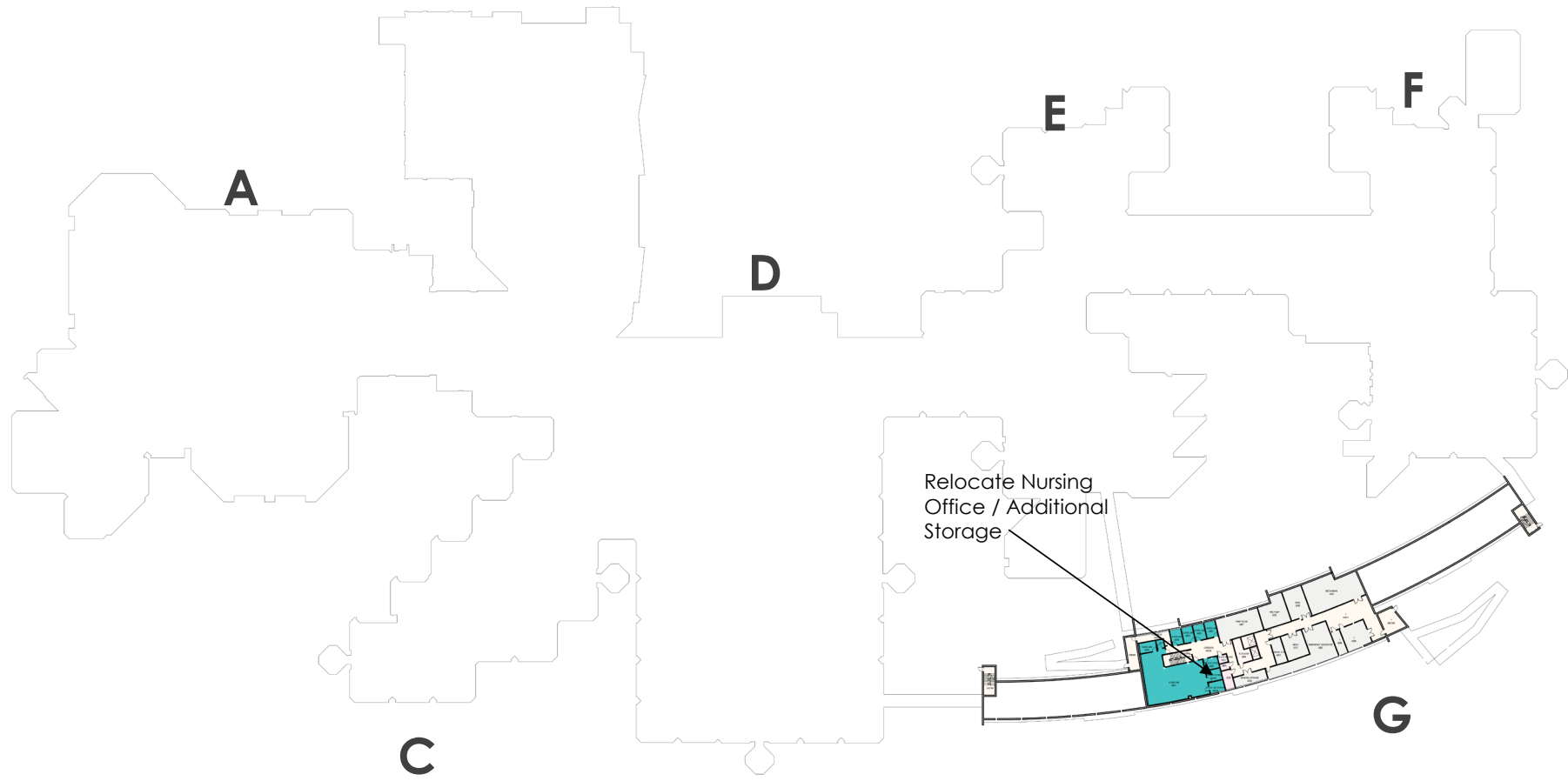
**THE MASTER PLAN**

The Facilities Master Plan illustrates the preferred direction for facilities growth and upgrades throughout the campus. It identifies the intent of building organization, spatial organization, vehicular circulation and parking, pedestrian circulation, landscaping, and infrastructure needs as the facilities are developed.


















- Social Justice Institute
- Student Housing
- New Center for Instruction & Innovation
- New CPA Lobby
- Athletic Field Complex
- New Fieldhouse / Indoor Soccer Facility
- Potential FDC Expansion
- New Student Success Center
- New Library & Learning Commons
- New Academic Extension
- New Center for Health Equity
- New Access Drive



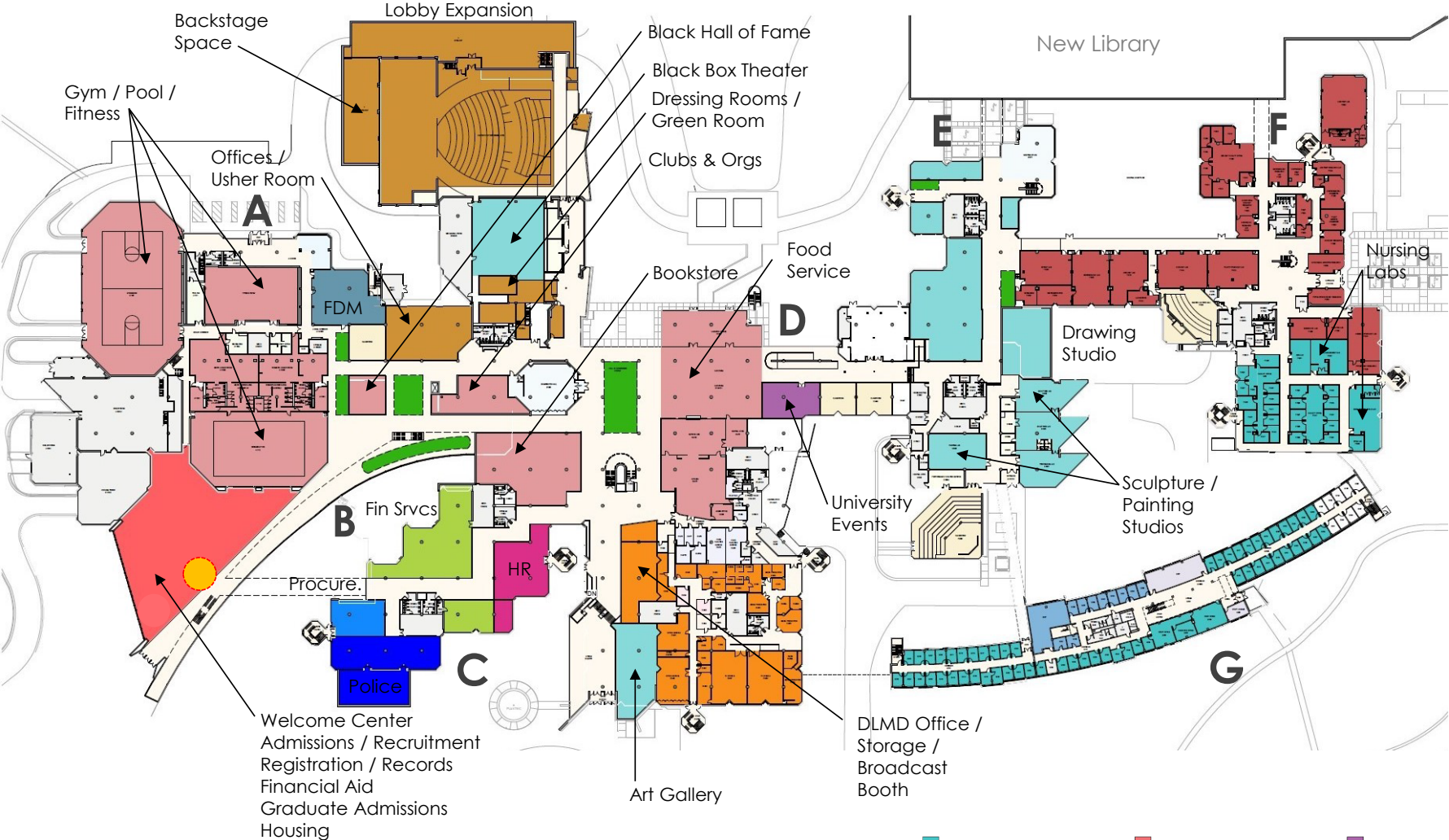
EXECUTIVE SUMMARY



Lower Level Floor Plan 

- |  |   |   |
|--|---|---|
|  COLLEGE OF ARTS & SCIENCES         |  COMPUTER LAB                |  SPONSORED PROGRAMS              |
|  COLLEGE OF BUSINESS                |  CAES                        |  UNIVERSITY EVENTS               |
|  COLLEGE OF EDUCATION               |  STUDENT AFFAIRS (NEW)       |  INSTITUTIONAL RESEARCH          |
|  COLLEGE OF HEALTH & HUMAN SERVICES |  STUDENT AFFAIRS (EXISTING)  |  CAMPUS POLICE                   |
|  SCIENCE, MATH, TECHNOLOGY          |  FINANCIAL SERVICES          |  FACILITIES DEVELOPMENT & MGMNT. |
|  DIGITAL LEARNING & MEDIA DESIGN    |  HUMAN RESOURCES             |  CENTER FOR PERFORMING ARTS      |
|  CLASSROOM                          |  PROCUREMENT & BUS. SERVICES |  COLLABORATION SPACE             |





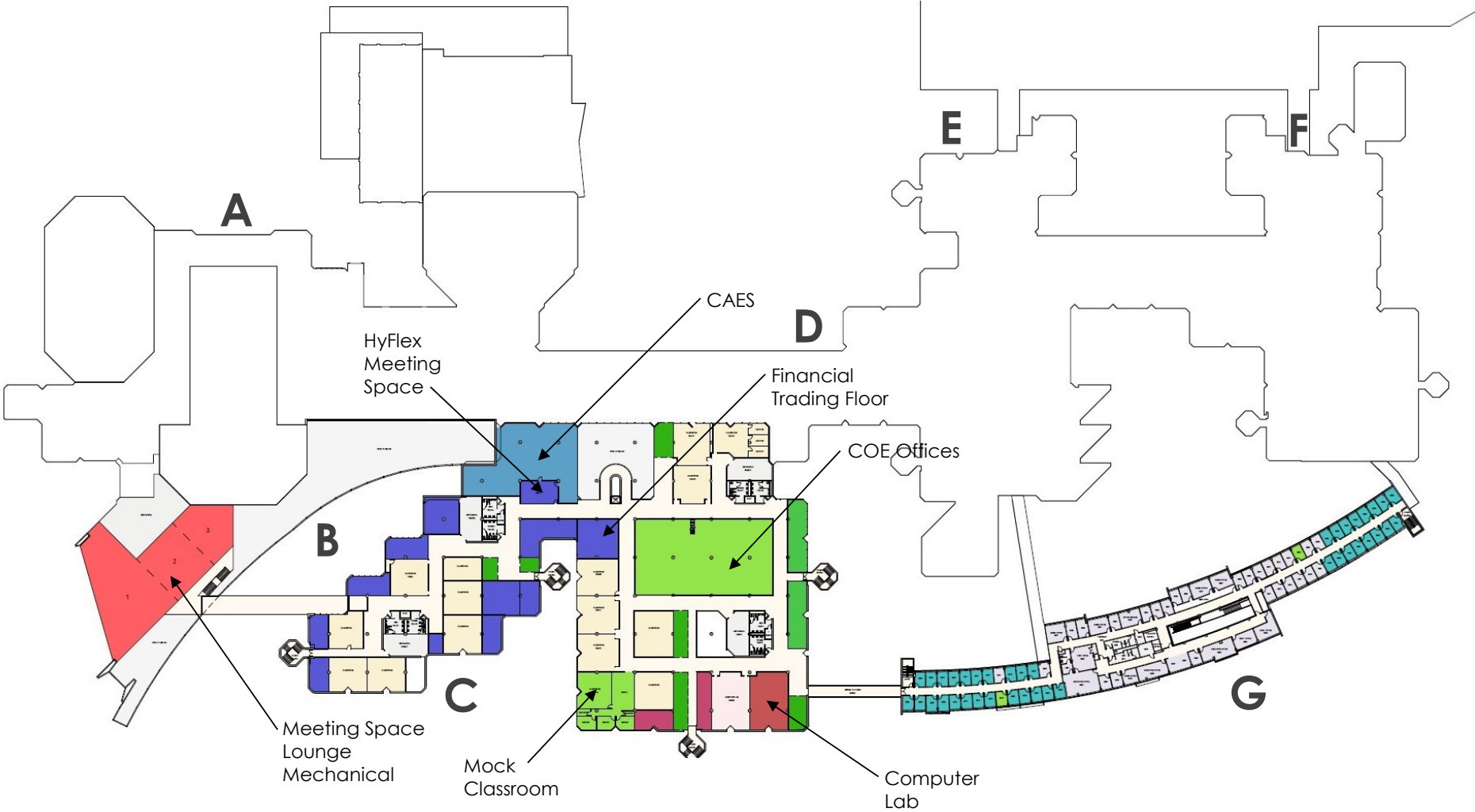
First Floor Plan 

- |  |   |  |
|--|---|--|
|  COLLEGE OF HEALTH AND HUMAN SERVICES |  STUDENT AFFAIRS (NEW)       |  UNIVERSITY EVENTS              |
|  COLLEGE OF ARTS & SCIENCES           |  STUDENT AFFAIRS (EXISTING)  |  CAMPUS POLICE                  |
|  SCIENCE, MATH, TECHNOLOGY            |  FINANCIAL SERVICES          |  FACILITIES DEVELOPMENT & MGMT. |
|  DIGITAL LEARNING & MEDIA DESIGN      |  HUMAN RESOURCES             |  CENTER FOR PERFORMING ARTS     |
|  CLASSROOM                            |  PROCUREMENT & BUS. SERVICES |  COLLABORATION SPACE            |
|  ADMINISTRATION                       |  SCHOOL OF EXTENDED LEARNING |  |

EXECUTIVE SUMMARY



Second Floor Plan 



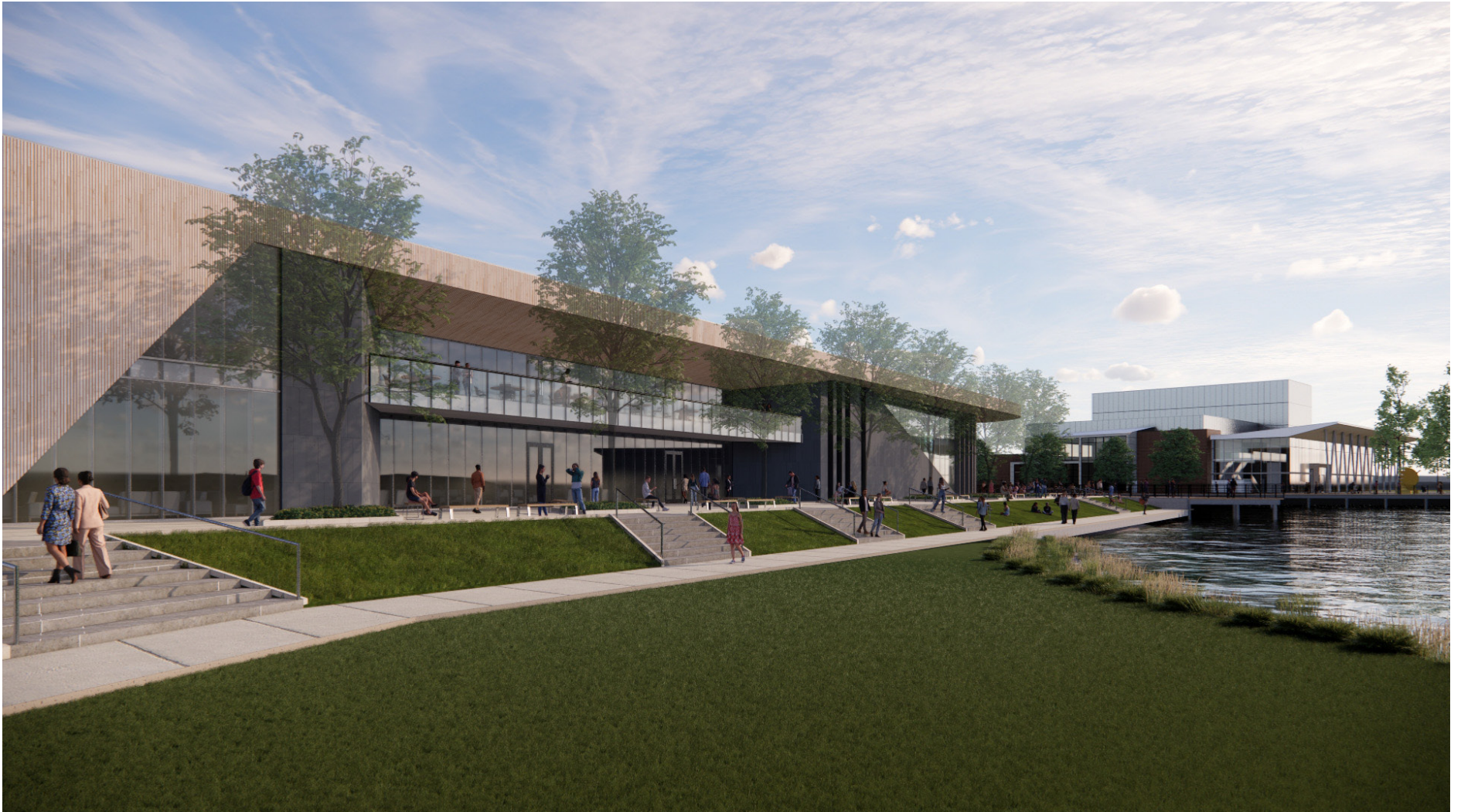
Third Floor Plan



- COLLEGE OF HEALTH AND HUMAN SERVICES
- COLLEGE OF BUSINESS
- COLLEGE OF EDUCATION
- SCIENCE, MATH, TECHNOLOGY
- COMPUTER LAB
- STUDENT AFFAIRS (NEW)
- CLASSROOM
- ADMINISTRATION
- COLLABORATION SPACE



EXECUTIVE SUMMARY



Conceptual View of Proposed New Library & Learning Commons





Conceptual View of Proposed New Library & Learning Commons



EXECUTIVE SUMMARY



Conceptual View of the Center for Instruction & Innovation / CPA from Access Drive





Conceptual View of Plaza Between the Center for Instruction & Innovation / CPA



EXECUTIVE SUMMARY



Conceptual View of New Student Success Center