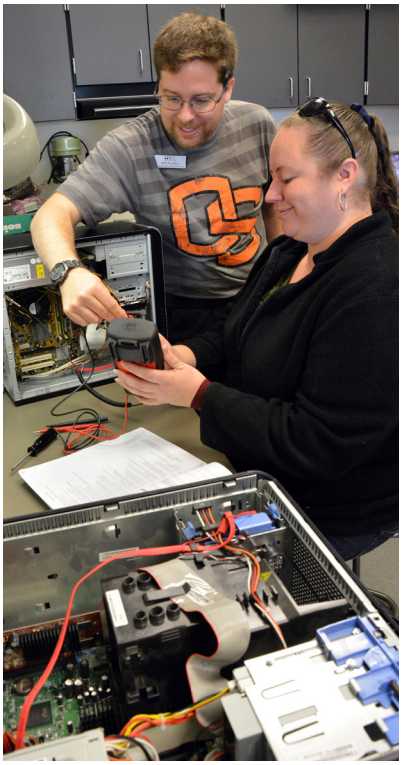
RCC
Rogue Community College



2030 TABLE ROCK CAMPUS MASTER PLAN

ROGUE COMMUNITY COLLEGE

Final
05 October 2017

Hennebery Eddy
Architects

Project Address:
Rogue Community College
Table Rock Campus
7800 Pacific Ave.
White City, Oregon 97503

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RCC TRC Aerial View

BACKGROUND

In 2016 Jackson and Josephine county voters passed a $20 million capital improvement bond for Rogue Community College (RCC). Additionally, RCC received $8 million in matching funds from the State of Oregon for health occupations training. As part of the 2016 bond, RCC has plans for a new the allied health occupations facility, referred to in this report as the Health Professions Building. The facility will provide a purpose-built home for RCC's growing health occupations training programs and will be housed on the RCC Table Rock Campus.

To integrate the Health Professions Building into the Table Rock Campus, RCC developed this campus master plan to accommodate anticipated program growth for current and future Table Rock Campus programs, including Science Tech (also called Career Technical Education), Health and Public Services (also called Health Professions) and supporting campus life and student services programs.

This report is a guide for all recommended campus improvements through 2030. Current funding allocations do not support completion of all recommendations illustrated in this master plan, therefore the master plan calls for phased implementation by the College as funding becomes available.

PROCESS

In spring 2017, RCC held a series of workshops facilitated by Hennebery Eddy Architects to determine the 2030 space needs of the Table Rock Campus. Five program groups were interviewed as part of the process:

- ARTS & LETTERS
- HEALTH PROFESSIONS
- CAREER TECHNICAL EDUCATION
- STUDENT SERVICES
- COLLEGE SERVICES

Following the Program Workshops, an analysis was performed for the opportunities and constraints presented by the physical site, including zoning, transportation, views, surrounding uses, and campus features. A 2030 numeric space program was developed for each stakeholder sub-group, comparing existing space allocation for the TRC, High Tech Center and Riverside A with user-projected proposed space needs for the master campus plan.

Program and analysis information was presented to a Steering Committee comprised of the President, Vice Presidents, Deans, Board of Education, and the RCC Project Manager. The Steering Committee evaluated these recommendations with respect to broader campus and district goals and constraints, and a recommended campus master plan was developed for final review and approval by the RCC Board of Education.

As part of this report, an opinion of probable construction cost ("hard cost") was provided. Construction costs are not the only costs associated with capital improvements projects. To establish a total capital improvement budget (Project Budget), all project costs must be accounted for. Separate from this report, the College has established a detailed budget outlining anticipated costs for furnishings, equipment and fees ("soft costs"). For the purposes of this report, we estimate "soft costs" such as furnishings, equipment and professional fees to add approximately 30-35% of the construction budget to the total Project Budget.

TRC Campus Main Entrance

Program Areas

Arts & Letters

- Continuing Ed
- Testing & Academic Success
- Outcomes & Assessment
- Apprenticeship
- Mathematics
- Library

Health Professions

- Allied Health
- EMS
- Corrections
- Dental
- Nursing
- SO HOPE

Career Technical Education

- Electronics
- Mfg & Welding
- Mechatronics
- Diesel

Building Support

- Restrooms
- Shower & Locker Rooms
- Mechanical & Electrical
- MDF & IDF
- Storage

Student Services

- Student Life & Government
- Veterans Services
- Disability Services
- Counseling & Advising
- Career Services
- Student Records & Employment
- Recruitment
- TRIO
- Cafe & Lounge

College Services

- Bookstore
- Facilities & Maintenance
- IT
- Educational Partnerships
- HR
- STEM

General Purpose

- Classrooms
- Computer Labs
- Conference Rooms
- Staff & Work Rooms

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CAMPUS IMPROVEMENT RECOMMENDATIONS

The master plan seeks to establish the Table Rock Campus as a cohesive community college environment, uniting the currently undeveloped property located west of Pacific Avenue with the existing Table Rock Campus buildings located east of Pacific. In addition to the new Health Professions Building, the plan calls for the development of a Campus Commons that co-locates Student Services, Learning Resources and Student Life program elements. Other improvements include enhanced cohort identification and wayfinding for the TRC building, overall improvements to the campus landscape, and development of a cohesive pedestrian-oriented campus environment. The plan recommends a perimeter parking strategy for the west and east campus locations with a pedestrian plaza strategy designed to knit the campus elements together.

The plan calls for phased development, based on available funding and other priorities of the College. Phase 1 will focus on the west campus and includes a Health Professions Building, the development of a pedestrian infrastructure, and the development of approximately 275 parking spaces at the perimeter. The estimated construction cost for Phase 1 ranges from approximately $14.2m to $15.9m (which equates to an expected Project Cost of $18.5 to $21.6m).

Phase 2 will focus on the east campus and includes improvements to the TRC Building, infill of existing vacant space (the “blue room”) and continuation of pedestrian infrastructure improvements initiated in Phase 1. The estimated construction cost for Phase 2 ranges from approximately $6.5m to $8.1m (which equates to an expected project cost of $8.5m to $10.9m). Funding limitations are likely to dictate sub-phases within the two development priorities outlined in the master plan.

Health Professions Building

A new purpose-built health professions training facility has been identified as the first project of the master plan. Prior to completing this master plan, RCC allocated a total project budget for the Health Professions Building of $16m (approximately $11.2m Construction Budget). This budget does not support all Phase 1 recommendations illustrated in the master plan, which reflects broad needs of the College as informed by the stakeholders’ current understanding of program growth expectations and pedagogical objectives. Plans for the immediate future, including the Health Professions Building, may only achieve some of these goals based on funding limitations. It is appropriate, therefore, to defer alignment of scope and budget to the implementation phase of work, when the selected architect and builder teams will work together with the College to achieve a balanced scope/budget alignment.

Attributions

Steering Committee:
Cathy Kemper-Pelle, President
Curtis Sommerfeld, VP College Services
Kori Ebenhack-Bieber, VP Student Services
Kirk Gibson, VP Instruction
Teresa Rivenes, Dean School of Arts & Letters
Steve Schilling, Dean School of Science Tech
Teri Smith, Dean of Health and Public Services
Kevin Talbert, RCC Board of Education
Dean Wendle, RCC Board of Education
Pat Ashley, RCC Board of Educations
Greg McKown, RCC Project Manager

RCC Stakeholder Representative Groups:
Student Services
Kori Ebenhack-Bieber
John Duarte
Bernyne Spillane
Gaia Layser
Rene McKenzie
Brooke McDermid

College Services
Curtis Sommerfeld
Grant Lagorio
Sara Moye
Eric Gomez
Laura Haga-Duffy

Health Professions
Kirk Gibson
Teri Smith
Linda Wagner
Jeanine Henriques
Gary Heigel

Arts & Letters
Kirk Gibson
Julie Rossi
Bill Jiron
Robert Felthousen
Marie Maguire-Cook
Doug Gardner
Daniella Bivens

Career Technical Education
Kirk Gibson
Juliet Long
Kemp Pheley
Dave McKeen
Ralph Henderson
Steve Foster
Todd Giesbrecht
Cathy Pierson

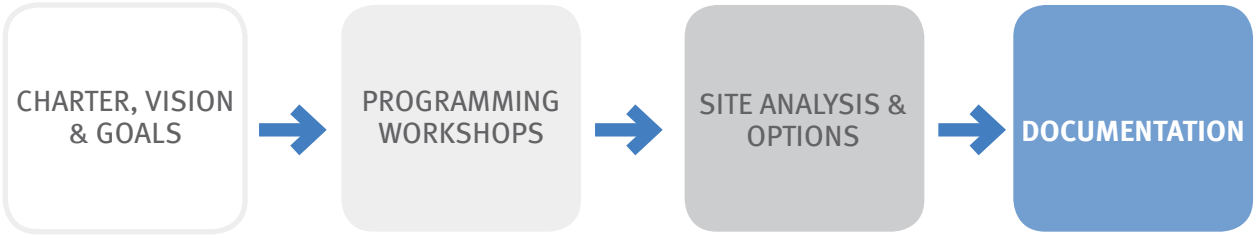
Hennebery Eddy Architects:
Alan Osborne, Principal-in-Charge
Gregg Sanders, Planner and Project Manager
Ashley Nored, Interior Designer

MASTER PLAN PROCESS

In spring 2017, Rogue Community College (RCC) commissioned Hennebery Eddy Architects (HEA) to assist them with the development of a campus master plan for the Table Rock Campus (TRC), located in White City, Oregon. The resulting master plan was designed to accommodate anticipated program growth for current and future campus programs, including Science Tech (also called Career Technical Education), Health and Public Services (also called Health Professions) and supporting campus life and student services programs.

The planning process was intentionally compressed to allow the College to quickly begin work on a recently approved bond measure, passed by voters to accommodate industry demand for health professions training programs.

During the spring of 2017, Rogue Community College held a series of workshops facilitated by Hennebery Eddy Architects. The work set out to determine the 2030 needs of the campus programs, balanced against available funds to accommodate program growth and corresponding space modifications. To avoid duplication of previously completed work, the programming interviews utilized the 2012 Health Science and Flex Tech Lab feasibility study as a basis for the 2030 space program. The process was separated into four phases of work:



ROLE OF THE DECISION MAKERS

The master plan was guided by input from two elements representing the campus community. The Stakeholder Representatives comprised a large group of faculty and staff, established to provide space use recommendations and projections to guide the master plan 2030 space program.

Stakeholder Representatives offered recommendations to a Steering Committee comprised of the President, Vice Presidents, Deans, Board of Education, and the RCC Project Manager. The Steering Committee evaluated these recommendations with respect to broader campus and district goals and constraints. The Steering Committee developed the recommended master plan approach for final review and approval by the RCC Board of Education.

WORKSHOP PROCESS SUMMARY

The first phase of work focused on the development of a Project Charter, outlining the purpose, principles and process to be used for that master plan. The Steering Committee established the charter during the first workshop, and the team referred to the charter statement at the beginning of every workshop thereafter.

The charter was reviewed at the beginning of every workshop to remind decision-makers of the project goals. Minor adjustments and clarifications were made to the charter as needed over the course of the project to ensure that the guidelines remained accurate to the project goals.

Project Charter

Developed by the Steering Committee

PURPOSE

- Establish the site, program and extents for Health Professions programs
- Guide the long-term development of TRC
- Clarify the purpose of the campus
- Enhance the student experience at TRC
- Enhance collaboration between program, students and faculty

PRINCIPLES

- Think long-term and district-wide, not departmental
- Prioritize flexibility and adaptability
- Support the growth of the Health Professions Programs
- Support continued success of Career Technical Programs
- Increase the number of students at TRC
- Increase integration between TRC programs
- Develop a student-focused campus at TRC

PROCESS

- Stakeholder Reps makes space use recommendations to the Steering Committee
- Steering Committee sets parameters and recommends to the Board
- Board of Education provides final decisions

The charter workshop was followed by two visioning workshops. The initial visioning workshop involved the Steering Committee only. A follow up session was facilitated with the Stakeholder Representatives. Outcomes from the two sessions were evaluated to create an overall vision for the project.

Project Vision

Developed jointly by the Stakeholder Representatives and the Steering Committee

- TRC is the center of innovation for RCC.
- TRC is a destination for industry partners in integrated learning and delivery.
- TRC is a student-focused campus designed to create cross collaboration.
- TRC faculty are an asset that are easily available to students.

The charter, vision and goals were used as a guideline for a series of on-site workshops with each of the five major program groups: Student Services, College Services, Health & Public Services, Arts & Letters, and Science Technology. Representatives from these groups were interviewed to better understand how each program currently functions and how it could be improved in the future. Program representatives were asked to describe their work flow, growth expectations, and opportunities for improved learning effectiveness.

A numeric space program was created and presented to the Steering Committee for feedback. Physical site analysis and detailed space use analysis was also prepared for the Steering Committee.

Based on these findings, over twenty initial concepts were explored by the design team. These were distilled into three distinct site plan concepts presented to the Steering Committee for review and feedback. A detailed description of the study concepts and Steering Committee recommendations is provided in the “Recommendations” section of this report.

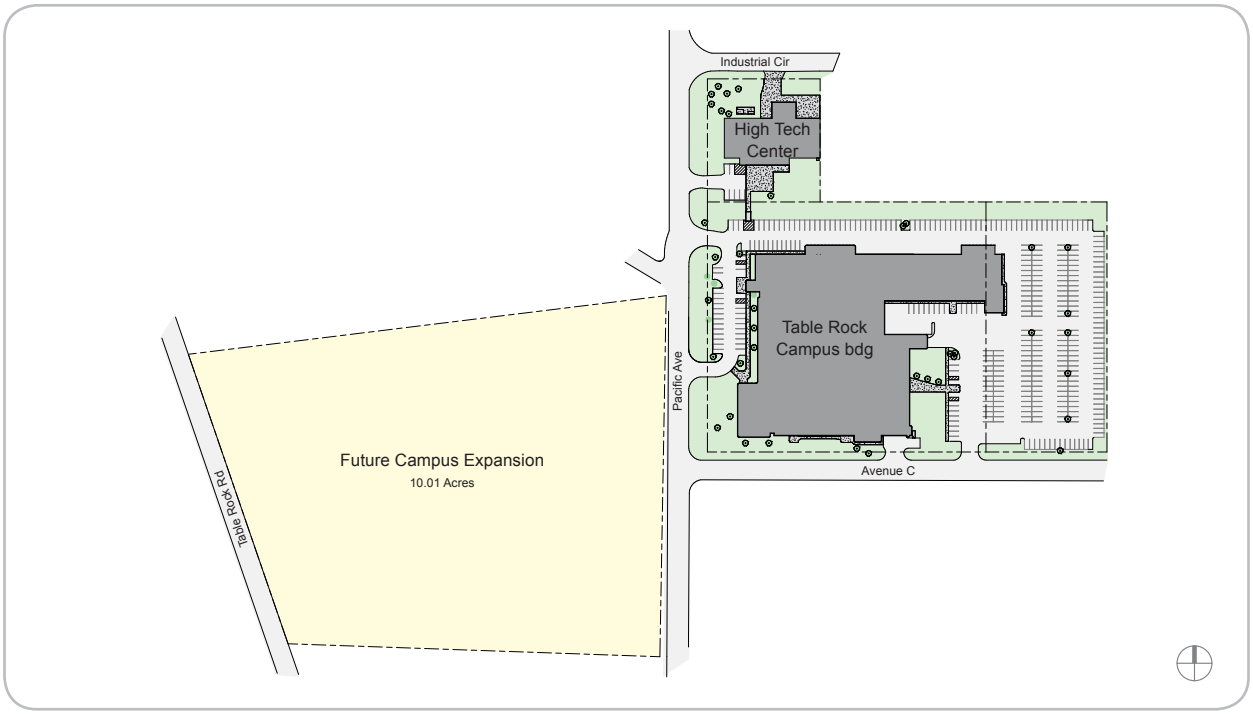
Estimates for probable construction cost were prepared for two variations of the leading recommendation and presented to the Steering Committee for feedback.

Following the Program Workshops, an analysis was performed for the opportunities and constraints presented by the physical site, including zoning, transportation, views, surrounding uses, and campus features.

PLANNING & ZONING SUMMARY

The master plan is limited to the Table Rock Campus (TRC) property currently owned by RCC. This includes the existing TRC site, the High Tech Center site to the north and the 10-acre (west campus) site to the west, across Pacific Avenue. All of three of these properties are within Jackson County's General Industrial zone. The property is surrounded by industrial uses and industries. Subsequently, Jackson County views this area as an "industrial sanctuary", prioritizing industrial uses over other uses. The zone limits non-industrial uses, particularly as they relate to increased traffic volume that may compete with industrial traffic.

It is important to note that the General Industrial Zone specifically prohibits College and University uses, but does allow Commercial and Business School uses. Based on discussions with Tracie Knight, a planner at Jackson County, RCC's Science Tech and Health Professions programs qualify as Commercial or Business School uses since they provide workforce training directly related to surrounding industry. However, general education program uses not directly related to the Science Tech or Health Professions workforce training program requirements may be considered a College or University use and would therefore not be allowed within the zone under current provisions. Changing the zone or modification to the code is possible, although it is a technical process that can take several years. Since RCC has a long-term interest in this campus, it may be advisable to investigate opportunities for a formal zone change to this property in order to allow the college flexibility in future programming for the campus.



TRC Campus Existing Site Plan

SITE ZONING & ACCESS

- Site: General Industrial Zone (Section 5.5.1)
- Zoning: Limited to Commercial or Business Schools
- Access:

  Full access from Pacific Ave

  Limited Access from Table Rock Rd

SITE PARKING

- Parking: Code does not specifically identify College University or Business School

  Schools (K-12): Min 1:25 seats/classroom; Max 2 spaces per classrooms

  RCC to set parking requirement based on current & projected uses

LANDSCAPE & SETBACK

- Parking lot landscaping required
- Stormwater Pollution Control Plan required
- On-site stormwater detention likely required
- No floor area ratio (FAR) limitations
- Very limited setback or other requirements

WHAT CAN WE DO?

- Continue to provide CTE & Health Professions Programs
- Gen Ed classes only if required by CTE and Health Professions

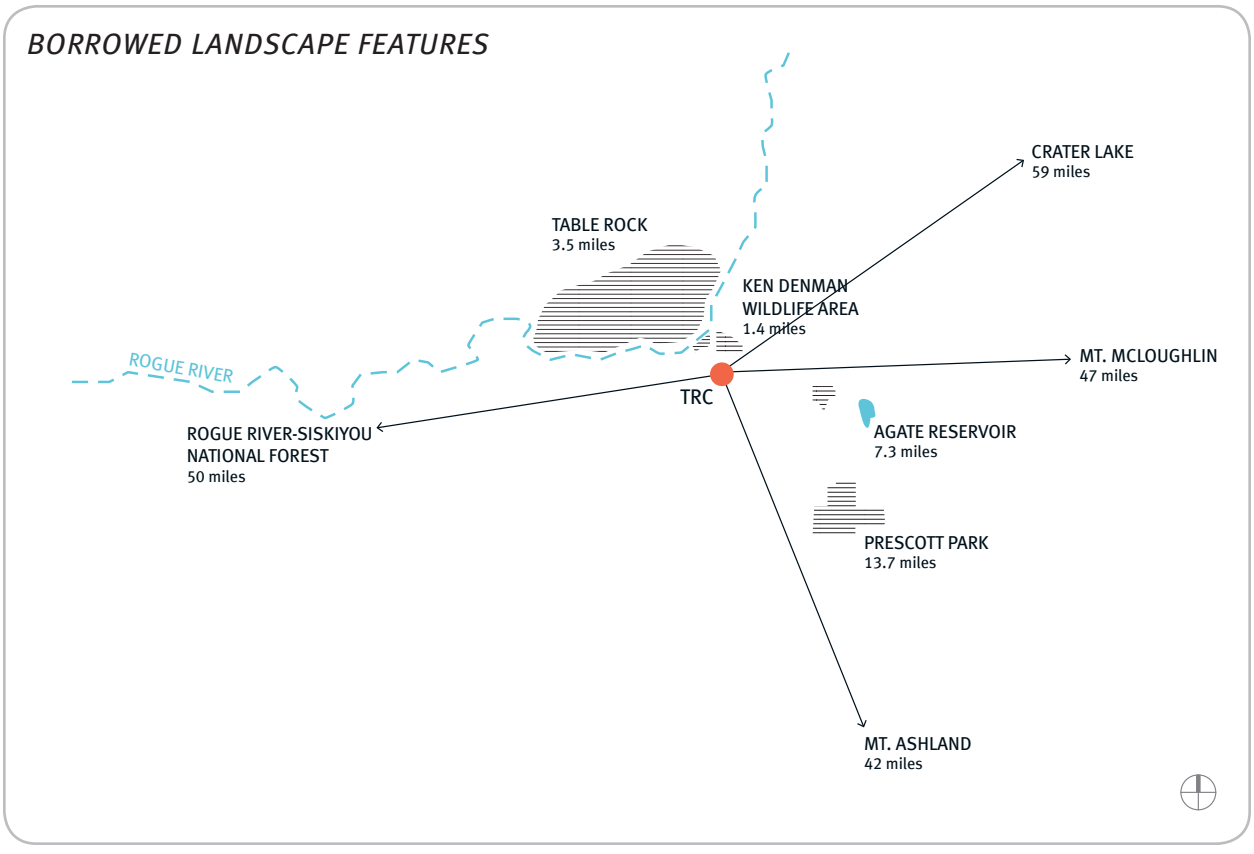
WHAT CAN'T WE DO?

- Full service campus
- Comprehensive pedestrian traffic changes

TABLE ROCK CAMPUS PHYSICAL AND UTILIZATION ANALYSIS

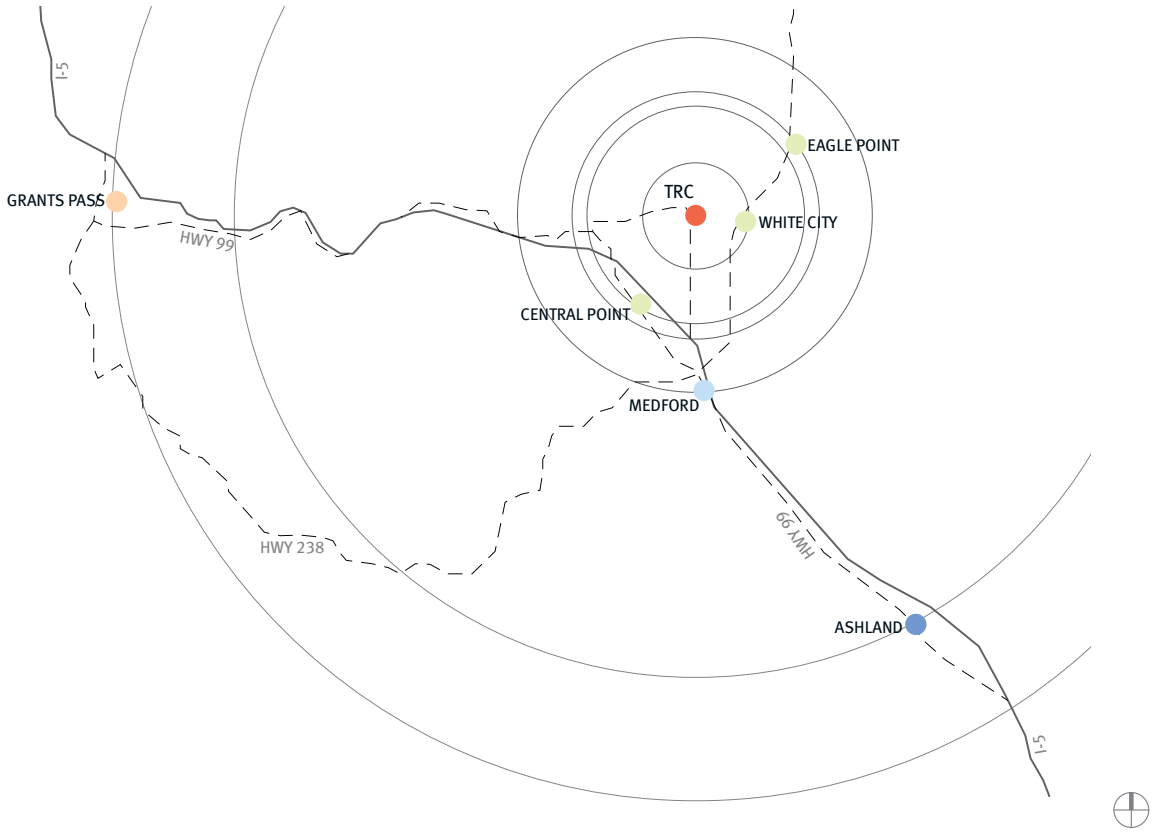
The design team spent several days working on site and observing existing conditions. The Table Rock Campus features views of Table Rock, Mt. McLoughlin and other natural elements, although these views are largely obscured from view within the existing campus buildings. The design team recommends that any new buildings and/or improvements to existing buildings should be designed in such a way as to capture and enhance these views in the future.

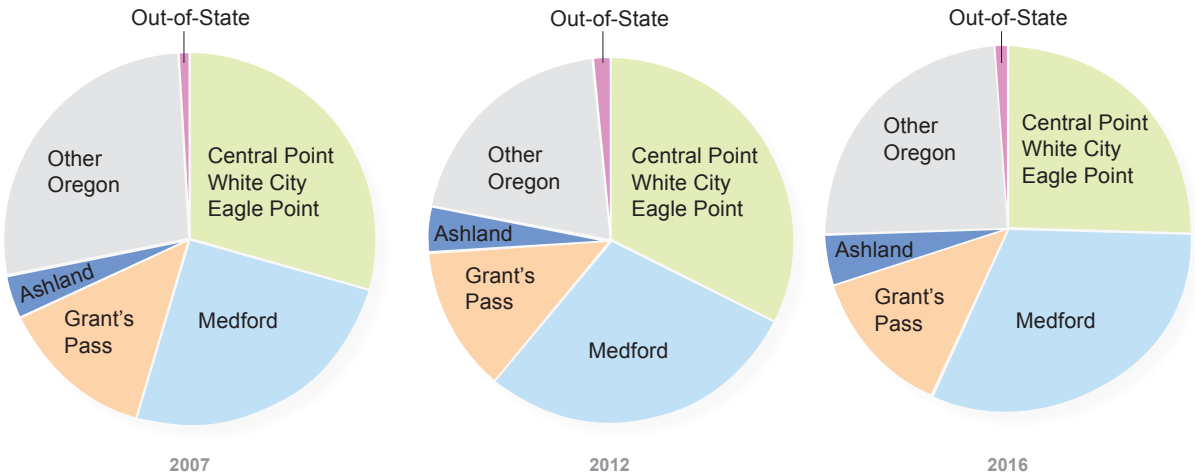
Based on residence data provided by the registrar's office, we determined that the majority of campus users arrive from the south, most often from Table Rock Road. The west campus site has an opportunity to connect to Table Rock Road with a limited right-in/right-out access that could provide RCC with a Table Rock Road address. Most users appear to currently travel north on Pacific Avenue, and first encounter the southwest corner of the existing campus building (the corner of Pacific and Avenue C). The primary parking for the building is located at the southeast corner of campus, out of view to first time visitors. Limited parking and a second building entry are located on the west side of campus. However, this arrangement creates confusion about the campus "front door" for many users. Despite signage and an architectural improvement to the east side of the main campus building, users frequently describe the primary parking area as the "back" of the building. Multiple program groups requested a strong and clear front door presence visible from Table Rock Road and Pacific Avenue.



TRC has impressive views and connection to nearby natural elements.

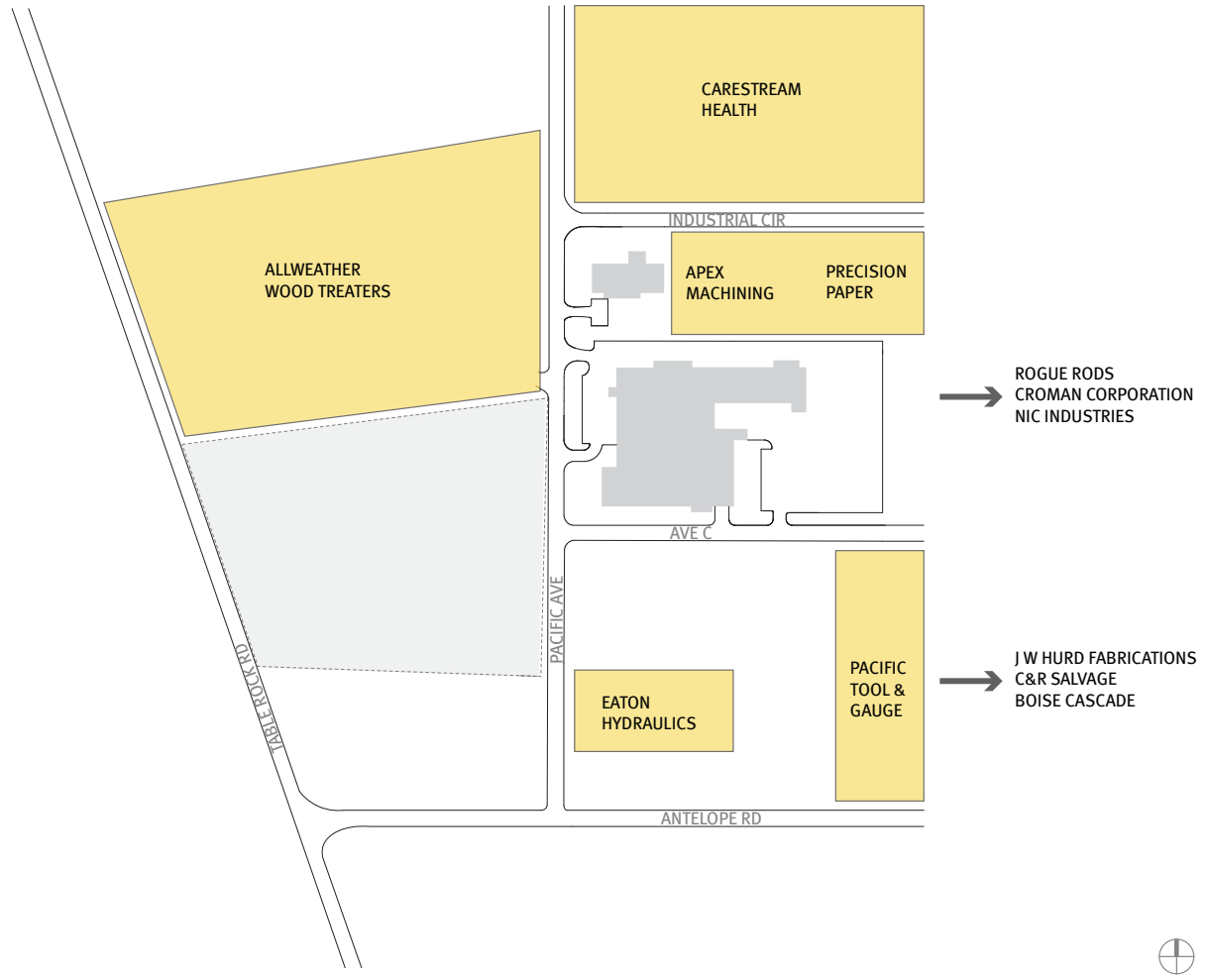
STUDENT RESIDENCY





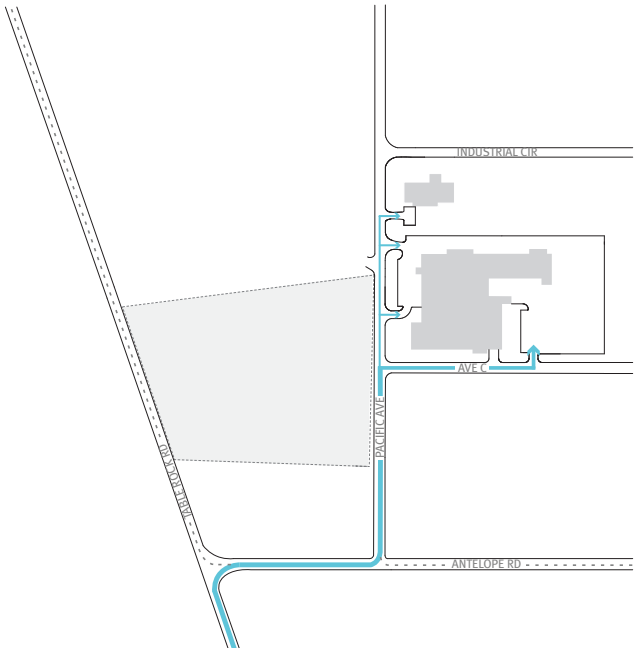
The majority of TRC students reside in Jackson County.

INDUSTRY PARTNER PROXIMITY



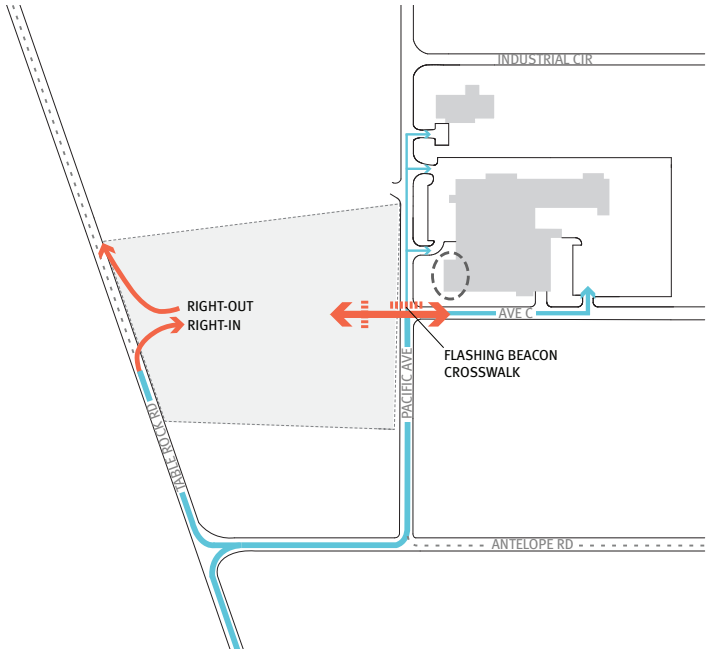
TRC is located in an industrial zone and with adjacent industry partners.

CURRENT APPROACH



The majority of campus users arrive from the south, most often from Table Rock Road.

PROPOSED APPROACH

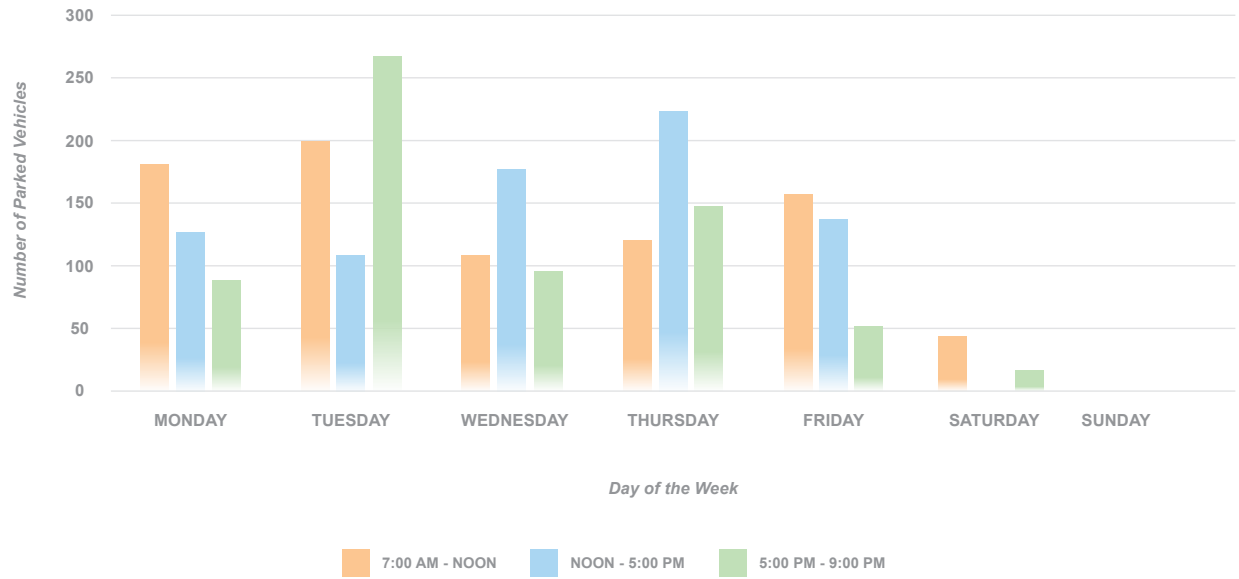


A new right-in right-out would direct traffic and create a Table Rock Road address.

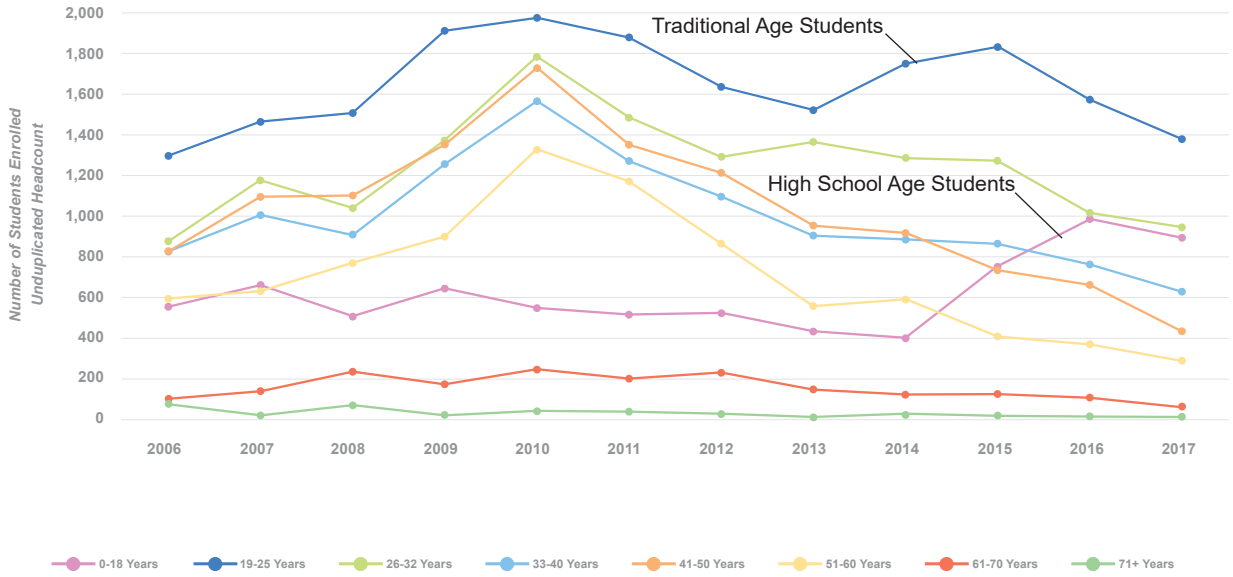
In addition to site analysis, the design team requested data from the registrar's office to develop an objective framework for campus use over a ten-year time frame. The analysis evaluated student demographics, building utilization, parking, student body growth and program growth. The data showed very little change over the preceding ten-year period, except for predictable growth spikes during the recession years. From 2008-2017 the ethnicity profile of the campus remained virtually unchanged, although a slight uptick in the Hispanic population was observed along with a corresponding decrease in the white population. However, the number of first generation students on campus has increased over the past 10 years. Enrollment by age group has remained steady, except for a noticeable increase in high-school age students since 2014 due to a new arrangement with the local high school. More than half of the students come from the Medford/Central Point area, with most of the remainder coming from other areas of Jackson and Josephine counties. FTE and unduplicated headcount have been nearly flat on average over the past ten years. This trend is sharply contrasted with the Health Professions programs, which have seen rapid growth since 2015.

Peak parking illustrates that campus is busiest Tuesdays, with peak parking utilization Tuesday evenings. Peak classroom utilization echoes this trend, illustrating that most students arrive using a personal vehicle. An accepted industry standard for efficient utilization is approximately 65%. Although many stakeholders reported the need for additional classrooms to meet demand, analysis illustrated that overall utilization for existing general purpose classrooms and computer labs is generally less than 30%, with the notable exception of Tuesday evenings in fall and winter. This indicates that class scheduling may be a viable alternative to building additional general-purpose classroom spaces. Utilization is far higher for the specialized CTE labs. Although overall averages are below 40%, utilization is consistently high Tuesdays, Wednesdays and Thursdays.

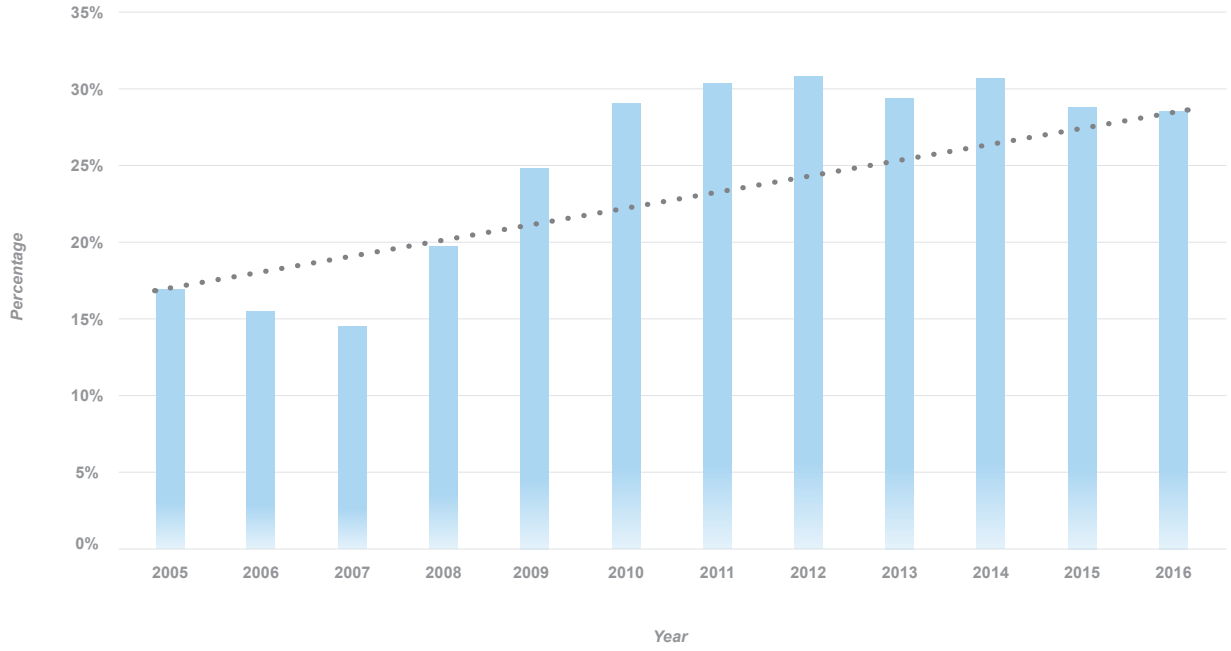
PEAK PARKING



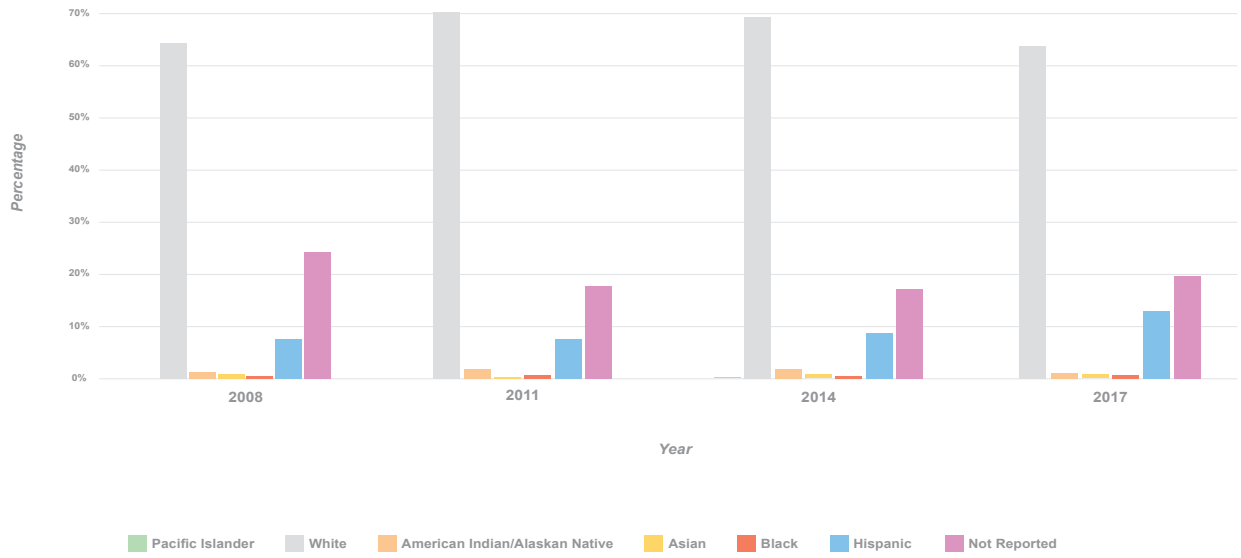
ENROLLMENT AGE



FIRST GENERATION

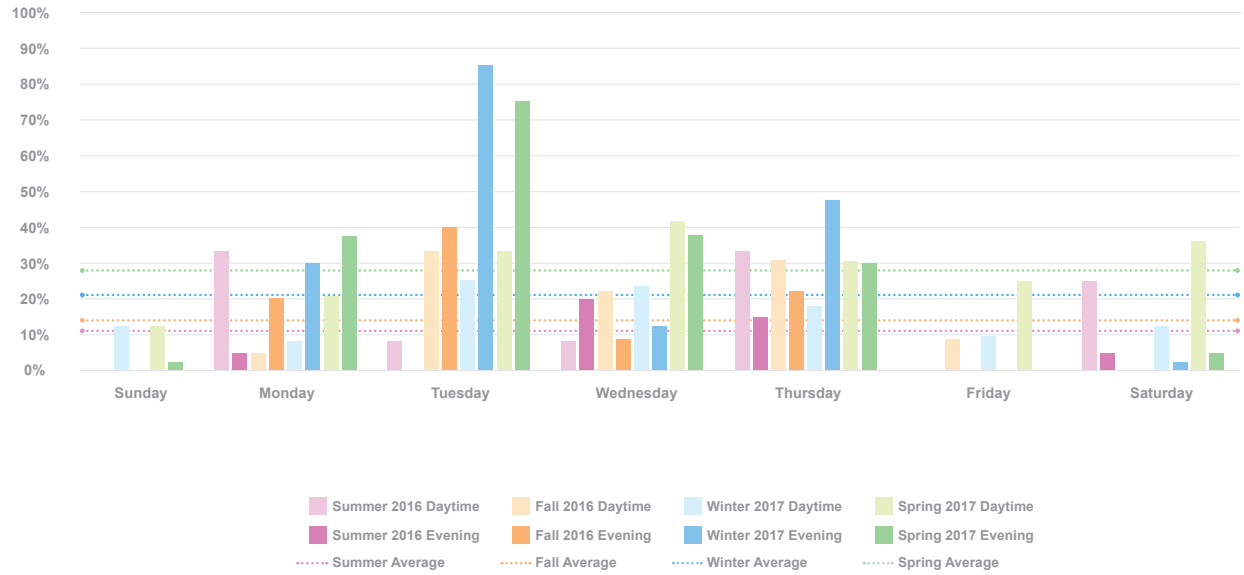


ETHNICITY



FULL TIME EQUIVALENT (FTE)

GENERAL PURPOSE CLASSROOM UTILIZATION

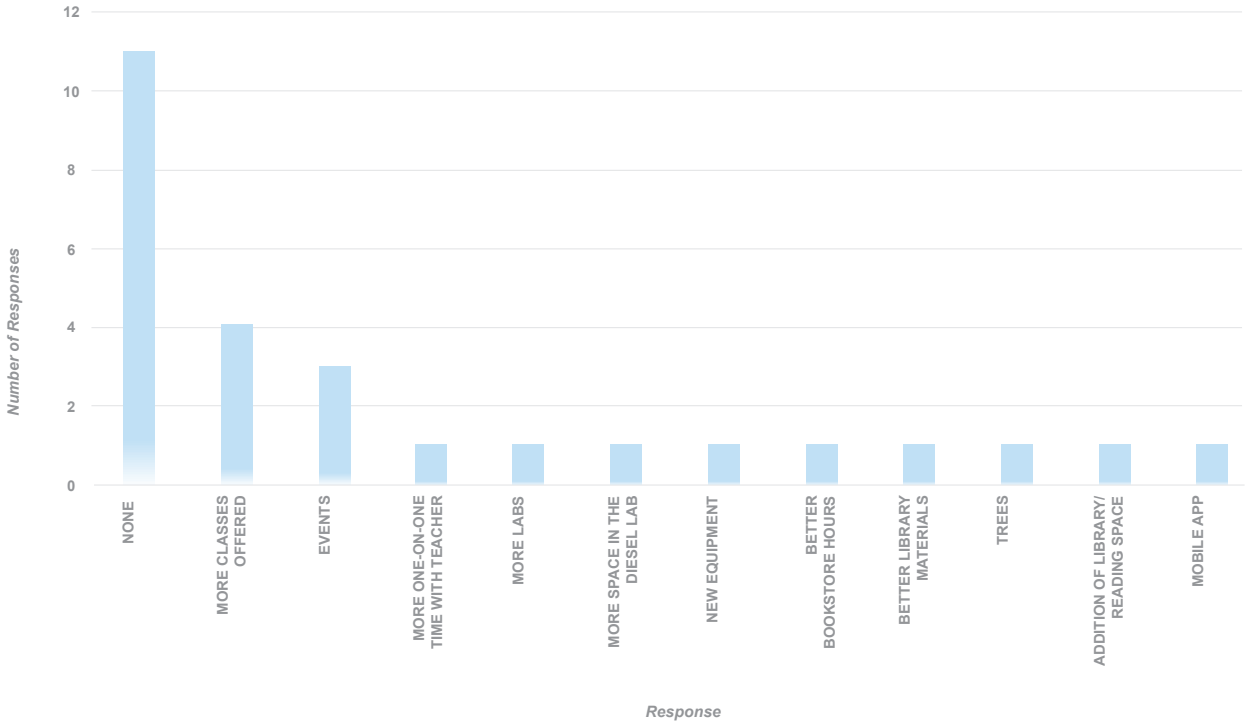


CTE CLASSROOM & LAB UTILIZATION

COMPUTER LAB UTILIZATION

ALLIED HEALTH ENROLLMENT

STUDENT SURVEY



WHAT WOULD HELP CREATE A CONNECTION FOR YOU AT TRC?

2030 SPACE PROGRAM FINDINGS

A master numeric space program was developed for the TRC, projecting space needs to 2030. The program was based on the program groups established previously, including Arts & Letters, Health & Public Services, Science Tech, Student Services, College Services, General Purpose and Building Support. The space program compared existing space allocation for the TRC, High Tech Center (HTC) and Riverside A (RVCA) with user-projected proposed space needs. A summary of the proposed needs by sub-grouping is outlined below.

Overall, the proposed program indicated net assignable growth projection of approximately 23,000 SF, with an overall gross area growth of approximately 27,000 SF. Existing circulation area was considered insufficient, as such the proposed program increased it as a percentage of net assignable. Likewise, the inefficient building configuration in RVC A, skewed existing allied health program numbers above normal and the project program assumed a more efficient layout with new development.

The Health & Public Services sub-group identified approximately 39,000 SF of required program area. Approximately 160,000 SF of area was identified for all Table Rock Campus programs. However, during the process, the design team noted several areas where spatial elements could be shared across programs, potentially reducing the overall area requirement for the campus. The program identified approximately 19,000 SF of program areas that have the potential to be shared across multiple sub-groups. Sharing spatial elements could have the added benefit of enhancing cross-discipline interaction and improving overall campus engagement—two primary features of the charter principles.

A detailed spatial program per sub-group is illustrated on the following section.

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2030 Master Program Summary

PROGRAM GROUP	EXISTING	PROPOSED	*DELTA*
Arts & Letters	9,107 SF	13,966 SF	*4,859 SF*
Health Professions	14,017 SF	24,452 SF	*10,435 SF*
Career Tech Education	28,040 SF	27,687 SF	*-353 SF*
Student Services	4,663 SF	13,260 SF	*8,597 SF*
College Services	20,071 SF	16,310 SF	*-3,761 SF*
General Purpose	14,807 SF	15,670 SF	*863 SF*
Building Support	6,981 SF	9,213 SF	*2,232 SF*
Subtotal	*97,686 SF*	*120,558 SF*	*22,872 SF*
Common Circulation	18,323 SF	30,140 SF	*0 SF*
Interior & Exterior Walls	17,224 SF	9,645 SF	*0 SF*
TOTAL	**133,233 GSF**	**160,342 GSF**	*27,109 GSF*

NEW HEALTH PROFESSIONS BUILDING GSF	
2030 Master Program Area	160,342 GSF
Total Existing HTC Building Program Area	13,066 GSF
Total TRC Building Program Area	108,559 GSF
TOTAL	**38,717 GSF**

PARKING LOT	EXISTING	PROPOSED
Total Parking Lot	80,300 GSF	240,000 GSF
Total Paved Instruction	63,300 GSF	52,000 GSF

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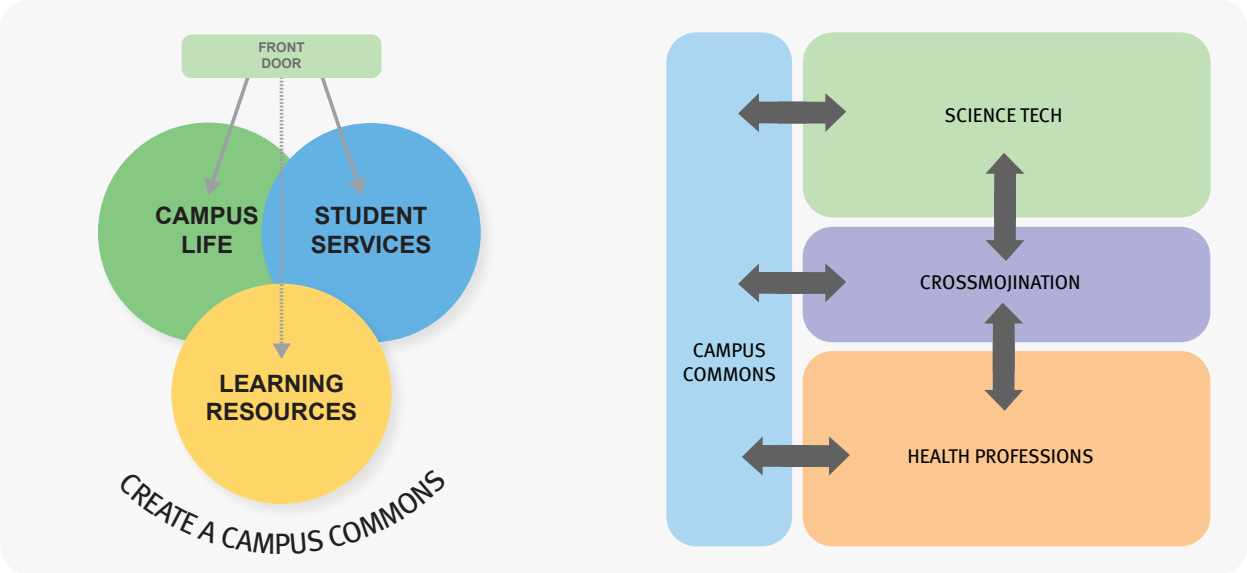
PROGRAM PRIORITIES

In spring 2017, Rogue Community College (RCC) commissioned Hennebery Eddy Architects (HEA) to assist them The five stakeholder sub-groups were interviewed during a two-day intensive programming workshop. Using current floor plans as the basis for discussion and evaluation, the team reviewed existing space uses in the Table Rock Campus building (TRC), Riverside Building A (RVC A) and the TRC High Tech Center, which was considered an existing condition even though it is set to begin construction during summer 2017.

The programming workshops allowed the design team to analyze current and proposed space use by type and potential impact on student engagement. We studied office, classroom, informal learning, support and campus life spaces. Primary recommendations for each sub-group are highlighted on the following pages.



(L to R) Key Findings & Ideal Program Adjacency

Program Priorities

Arts & Letters

- Increase connection & visibility to campus commons & library
- Increase testing center size & improve non-student access
- Create dedicated Continuing Ed Classroom
- Add three (3) more general purpose classrooms

Health Professions

- Create unified Health Professions Zone
- Provide space for 10 dental exam stations
- Provide comprehensive sterile processing lab
- Increase EMS storage & acoustics of EMS Skills Lab
- Create EMS Sim Labs
- Provide hi-fi Nursing Lab
- Co-locate Allied Health & Nursing Offices

Career Technical Education

- Create clear CTE wing
- Provide larger and visible Mechatronics Lab
- Provide easy access from TRC to HTC Building & programs
- Provide two (2) more diesel bays
- Provide larger & dedicated apprenticeship area
- Provide paved obstruction-free instruction parking lot

Student Services

- Create a campus commons
- Provide clear front door & wayfinding
- Locate closer to front door, campus life and learning resources area
- Provide Community Room

College Services

- Increase size and location of Bookstore (x2) and receiving (x10)
- Increase size of Facilities & locate staging area nearby
- Maintain security at front door
- Provide two (2) more General Purpose Computer Labs
- Centralize IT staff

ARTS & LETTERS

The library and testing labs are utilized by both campus community and outside visitors, and therefore need proximity to the main entry. RCC projects growth in the Testing Center to accommodate an additional testing group, Pearson Vue. RCC also projects growth in the Library and Learning Resource Center, with a desire to be closer to the bookstore and café.

Provide more tutoring and group study areas

Increase connection & visibility to Campus Commons

Increase Library stack area to accommodate Health Professions research texts

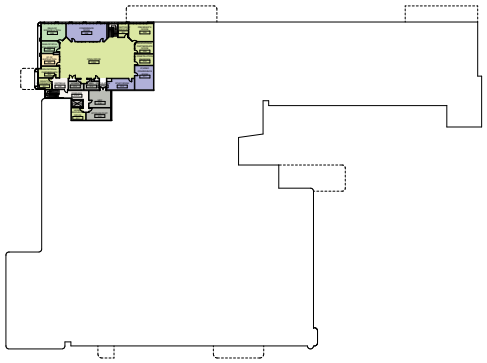
Testing Center: Improve non-student access to testing center

Increase size of testing area (maintain 2 separate spaces)

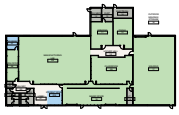
Create dedicated Continuing Ed classroom

Add 3 more general purpose classrooms of this size (total 6)

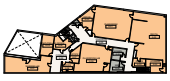
TABLE ROCK CAMPUS

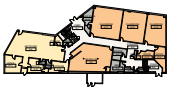


HIGH-TECH CENTER



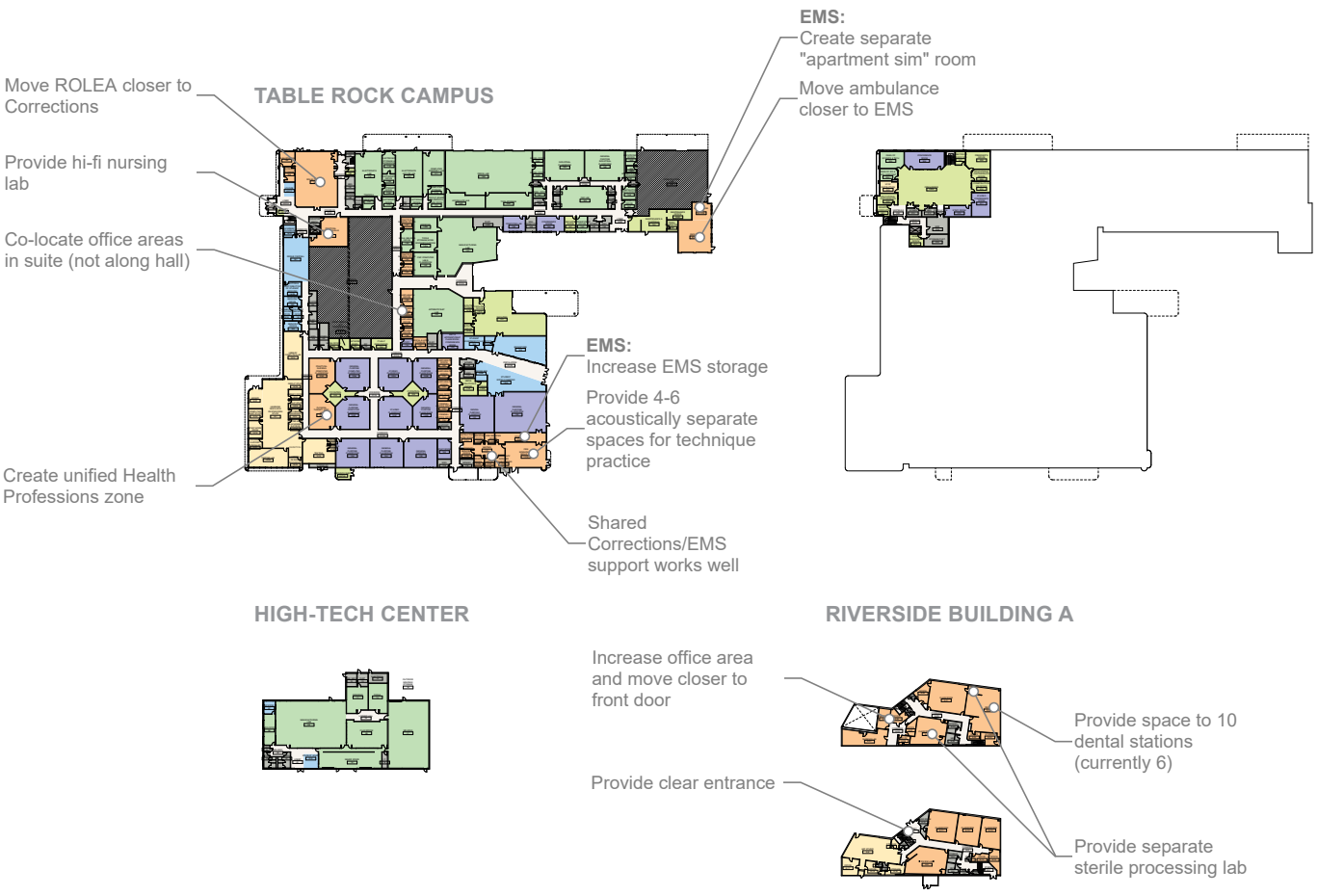
RIVERSIDE BUILDING A





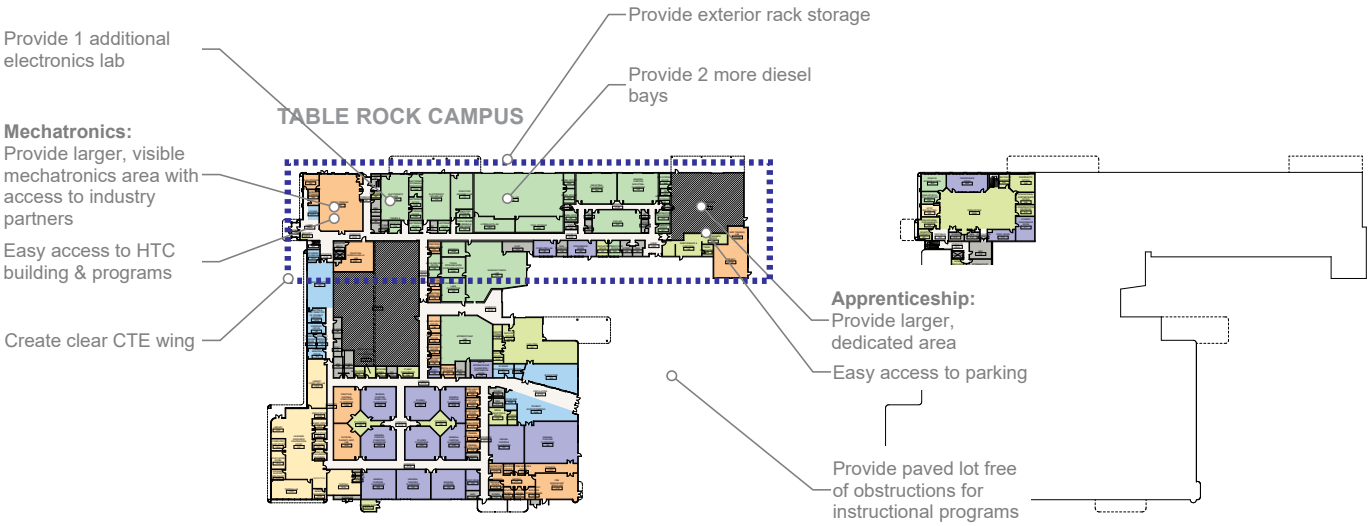
HEALTH PROFESSIONS

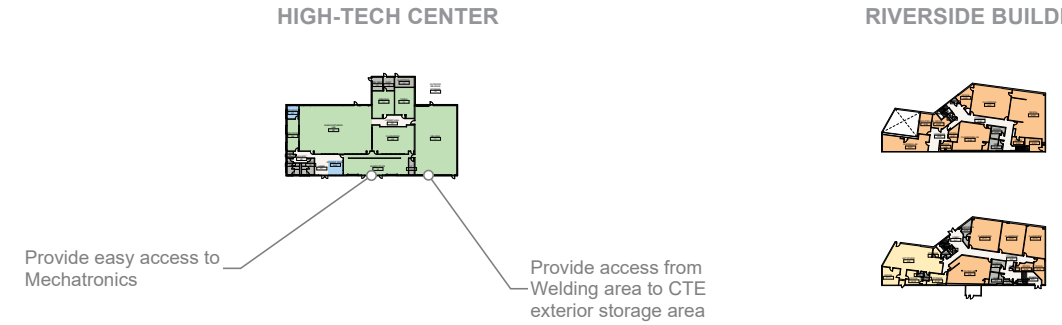
Currently, offices in the TRC are typically located individually along hallways. While convenient from a space planning perspective, this arrangement leaves faculty somewhat isolated from one another and leaves students walking long corridors to find instructors. One exception is the EMS/Corrections staff that are currently co-located in the southwest corner of the TRC. This co-location strategy appears to work well for both faculty and students and could be used as a model for other programs. Offices for the Allied Health programs in RVC A are currently very under-sized with two or more staff sharing rooms designed as individual office spaces.



CAREER TECHNICAL EDUCATION

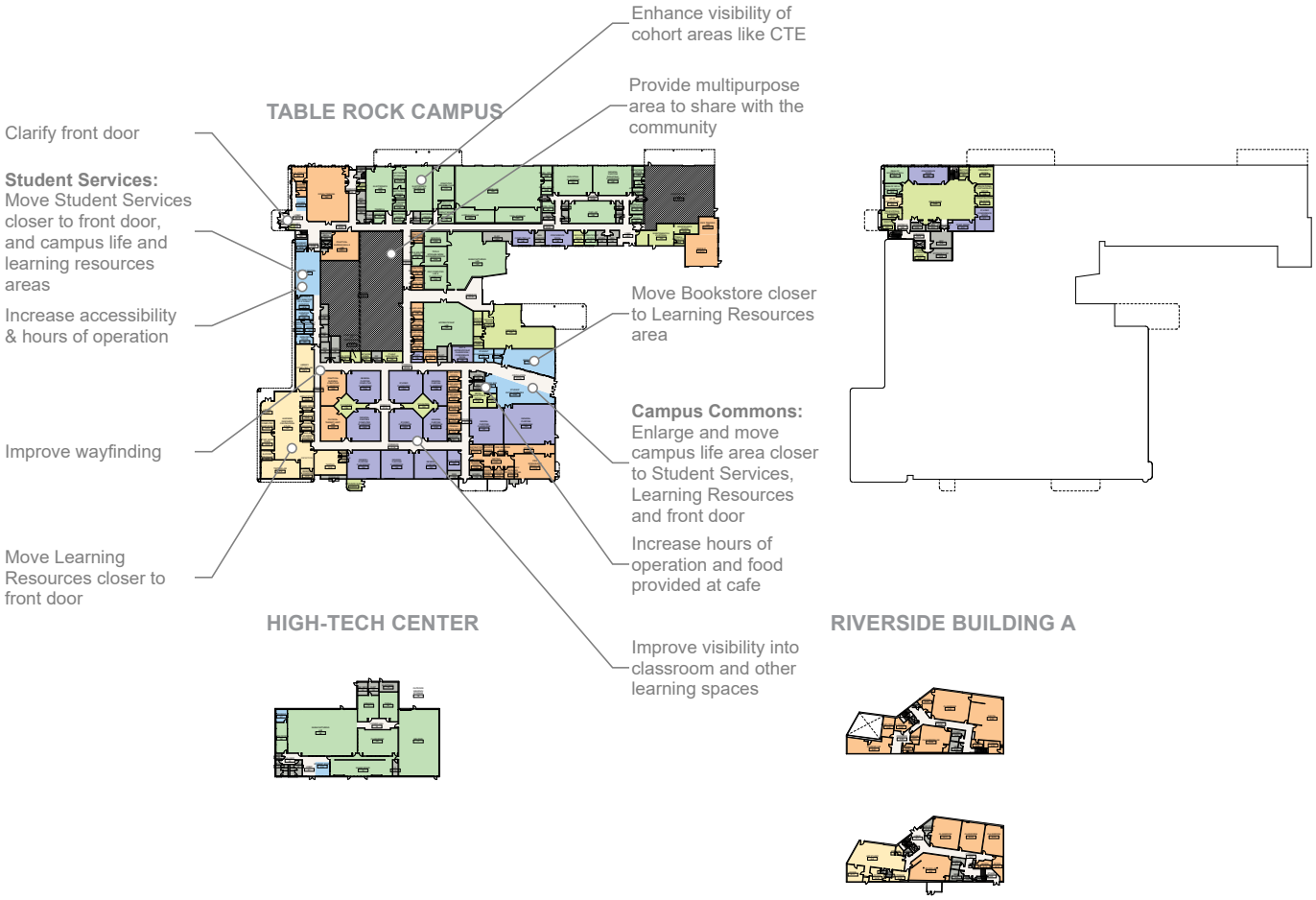
Science Tech lab spaces were generally considered to work well and no overall growth for Science Tech was projected. This is largely a product of the construction program being dismantled and the High Tech Center coming on line in the near future. Major changes for Science Tech involve the addition of two diesel bays and a new mechatronics room. The mechatronics room requires high visibility and access for industry partners. Consequently, TRC Room 184 was considered an ideal space for size and adjacency. While technically not a Science Tech program, Apprenticeship shares many characteristics with Science Tech and the Construction Lab 156 was considered an ideal location to accommodate its growth.





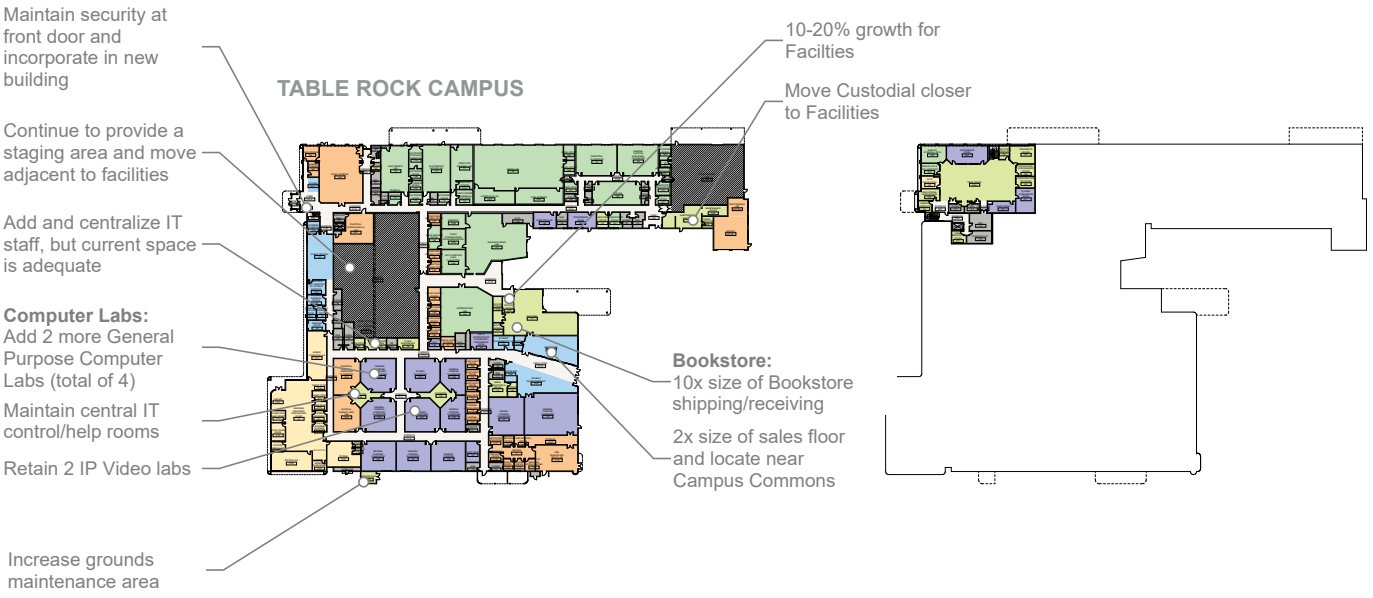
STUDENT SERVICES

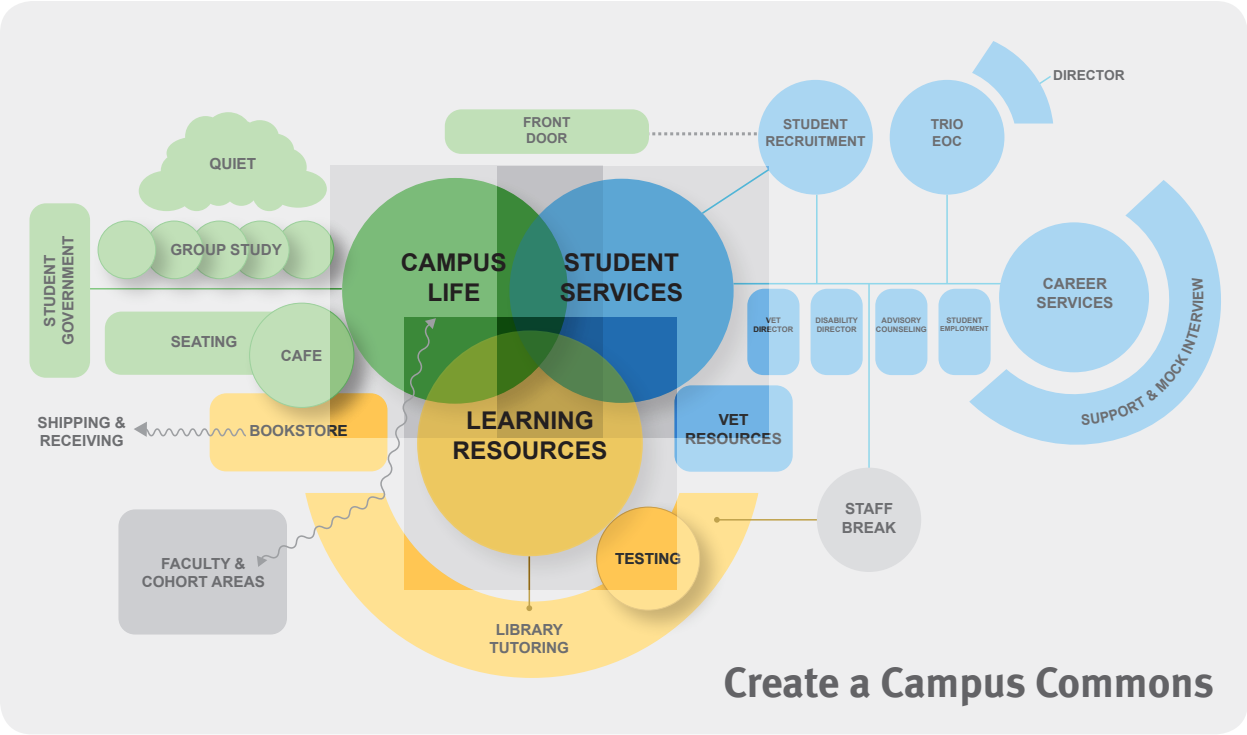
A more robust and centralized student services area, featuring extended hours, programs and resources was requested by multiple program groups. The current Student Services area, including Rogue Central, is not staffed to allow full hours of operation because the current student population size does not justify full time staff levels. Nevertheless, feedback from students, staff and faculty indicate full time student services staff to be both a priority for current students, and a perceived potential barrier for would-be students who might otherwise attend the campus.



COLLEGE SERVICES

Many programs requested additional classroom spaces. However, utilization analysis suggested that some of these classroom requests may be shared by multiple programs, thereby reducing the overall number of classroom spaces needed. The preferred classrooms in the TRC are the three general purpose rooms on the south side of the building, TRC Rooms 122, 124 and 126. These are mid-sized 30 person rooms, with exterior windows, projection media, and flexible furniture. Rooms like Classroom 100 near the Student Lounge were considered undesirable because they are too large to facilitate effective conversation and learning. Rooms like the IP Video TRC Room 123 and the computer classrooms were also considered undesirable by faculty because of their odd shape and the fact that reserving an IP Video room in one location automatically reserves it in another campus location, even if the second location is not needed.





All groups interviewed raised concern about the lack of a cohesive campus community. Although stakeholders felt that students did share strong connections within their program sub-groups, they did not feel a strong connection to the College generally or the Table Rock Campus in particular. The strongest concerns lay with a feeling that the building often feels empty, even during busy times such as Tuesday night. This is exacerbated by the desire to have more classes and services offered on campus. It was generally felt that student growth may be limited by lack of student services, and paradoxically the lack of student services is limited by insufficient student growth.

In addition to the development of specific space changes for each program group, all groups discussed the need to overhaul of the interface between student services, learning services, and campus life features. From this feedback, the design team developed a key finding from the workshops: the need to create a “campus commons” that united these three elements into a single area of the building. The Campus Commons should be adjacent to the main entry of the campus and situated to allow easy access to faculty and program cohort areas.

NUMERIC SPACE PROGRAM

A 2030 numeric space program was developed for each stakeholder sub-group, including, Arts & Letters, Health & Public Services, Science Tech, Student Services, College Services, General Purpose and Building Support. The space program compared existing space allocation for the TRC, High Tech Center and Riverside A with user-projected proposed space needs. A detailed account by sub-group is illustrated on the following pages.

During the programming interviews, stakeholders were grouped into five primary user categories. Based on an analysis if 10-year utilization trends, the design team noted several room areas that appeared to offer potential to be shared across several program groups. These areas included general use classrooms, conference rooms and support areas without specific architectural features.

Areas of potential shared use are noted in green in the detailed program, but shown here to capture the requested space needs of each program group. During the implementation phase, it may be possible to combine many of these spaces to improve efficiency of space utilization and reduce overall college space requirements.

SHARED SPACE	EXISTING	**PROPOSED**
Private Study Room	275 SF	1220 SF
Group Study	141 SF	1180 SF
Classroom - Continuing Ed	0 SF	900 SF
Classroom - Nursing	825 SF	900 SF
Classroom - Allied Health	0 SF	900 SF
IP/Video Classroom	2070 SF	2100 SF
Classroom - Medium	2882 SF	5400 SF
Staff Phone Room	0 SF	130 SF
Conference - Medium	1216 SF	1650 SF
Conference - Large	692 SF	700 SF
Staff Break/Work Room	562 SF	500 SF
Copy Room	126 SF	240 SF
Computer Lab - Large	2080 SF	3150 SF
TOTAL	**10,869 NSF**	**18,970 NSF**

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PROGRAM SUMMARY

Rogue Community College - Table Rock Campus

Program Group	Existing: Total Assignable NSF	Existing: Subtotal Assignable NSF	Proposed: Total Program Group NSF	Proposed: Subtotal Program Group NSF	DELTA: Program Assignable NSF	*Potentially Shared Spaces: Subtotal Program Group NSF*
Arts & Letters	9,107 SF		13,966 SF		***4,859 NSF***	***1,600 NSF***
Health Professions	14,017 SF		24,452 SF		***10,435 NSF***	***2,250 NSF***
Science Tech	28,040 SF		27,687 SF		***-353 NSF***	***00 NSF***
Student Services	4,663 SF		13,260 SF		***8,597 NSF***	***1,700 NSF***
College Services	20,071 SF		16,310 SF		***-3,761 NSF***	
General Purpose	14,807 SF		15,670 SF		***863 NSF***	***13,420 NSF***
Building Support	6,981 SF		9,213 SF		***2,232 NSF***	
	TOTAL	**97,686 NSF**	**TOTAL**	**120,558 NSF**	***22,872 NSF***	***18,970 NSF***

Subtotal		97,686 NSF	**Subtotal**		**120,558 NSF**
Common Circulation (Actual)	19%	18,323 NSF	Common Circulation (Grossing)	25%	30,140 NSF
Interior & Exterior Walls (Actual)	15%	17,224 NSF	Interior & Exterior Walls (Grossing)	8%	9,645 NSF

	EXISTING PROGRAM GSF		MASTER 2030 PROGRAM GSF	*Program GSF DELTA*
Total Existing Program Area (TRC+HTC+RVCA)	**133,233 GSF**	**Total Proposed Program Area**	**160,342 GSF**	***27,109 GSF***
Total Existing HTC Building Program Area	*13,066 GSF*			
Total Existing RVCA Building (HP Program Area Only)	*11,608 GSF*	**Potentially Shared Space Total:**	***18,970 NSF***	**38,717 GSF**
Total TRC Building Program Area	*108,559 GSF*			**Gross Area Required for New Building**

Total Existing Parking Lot Area	**80,300 GSF**	**Total Proposed Parking Lot Area**	**240,000 GSF**
Total Existing Paved Instruction Area	**63,300 GSF**	**Total Proposed Paved Instruction Area**	**52,000 GSF**

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Arts & Letters

Rogue Community College - Table Rock Campus

2030 MASTER PLAN PROGRAM

		Existing					Proposed						DELTA	
Space Type		Qty of Rooms	Unit	SF/RM	Total NSF	Subtotal	Qty of Rooms	Unit	SF/RM	Calc Avg NSF/unit	Total NSF	Subtotal		Notes
ADMIN														
Adjunct Faculty Work Room		1	4 Seats	241	241 SF		1	6 Seats	300	50 SF/seat	300 SF		*59 SF*	
Faculty Office - Private													*00 SF*	
Continuing Education		0	-	-	00 SF		2		120		240 SF		*240 SF*	Current shared office - location/size unknown
Program Support Specialist		1		132	132 SF		1		120		120 SF		*-12 SF*	
Testing Admin & Academic Success		1		138	138 SF		1		120		120 SF		*-18 SF*	
Outcomes & Assessment		1		138	138 SF		1		120		120 SF		*-18 SF*	
Apprenticship		1		182	182 SF		1		120		120 SF		*-62 SF*	
Mathematics		1	1 Seats	126	126 SF		0	-	-	-	00 SF		*-126 SF*	
Faculty Office - Shared													*00 SF*	
Library		1		138	138 SF		1	2 Seats	200		200 SF		*62 SF*	
Trades & Workforce Asst		1		144	144 SF		1	2 Seats	200		200 SF		*56 SF*	
Admin Office - Executive													*00 SF*	
Dean of Arts & Letters		0	-	-			1	1 Seats	180		180 SF		*180 SF*	
Dean of Instruction		1	2 Seats	208	208 SF		1	1 Seats	180		180 SF		*-28 SF*	
Suite Circulation	*20%*										356 SF		*356 SF*	
					TOTAL	**1,447 NSF**					**TOTAL**	**2,136 NSF**	***689 SF***	
TESTING & TUTORING														
Testing Lab - Large		2		739	1,477 SF		3		735		2,205 SF		*728 SF*	
Testing Room - ADA		2	1 Seats	48	96 SF		2	1 Seats	50		100 SF		*04 SF*	
Reception		1	1 Seats	150	150 SF		1	2 Seats	180		180 SF		*30 SF*	
Learning Resource Center/Tutoring		1		2000	2,000 SF		1	1 Areas	2500		2,500 SF		*500 SF*	
					TOTAL	**3,723 NSF**					**TOTAL**	**4,985 NSF**	***1,262 SF***	
LIBRARY														
Library Stacks		1	1 Areas	277	277 SF		1	1 Areas	500		500 SF		*223 SF*	
Computer Lab		1	24 Seats	894	894 SF		1	12 Seats	445		445 SF		*-449 SF*	
Library Reserve Bookroom		1	1 Rooms	137	137 SF		1		150		150 SF		*13 SF*	
					TOTAL	**1,308 NSF**					**TOTAL**	**1,095 NSF**	***-213 SF***	
STUDENT STUDY														
Private Study Room		2	6 Seats	137.5	275 SF		***3***	***6***	***140***		***420 SF***		*145 SF*	
Group Study		1	6 Seats	141	141 SF		***2***	***6***	***140***		***280 SF***		*139 SF*	
					TOTAL	**416 NSF**					**TOTAL**	**700 NSF**	***284 SF***	
CLASSROOMS														
Classroom - Continuing Ed		0	-	-	00 SF		***1***	***30 Seats***	***900***	***30 SF/seat***	***900 SF***		*00 SF*	Continuing Ed/Community/Gen Purp
Apprenticeship Lab - LG		1	1 Rooms	2213	2,213 SF		1		4000		4,000 SF		*1,787 SF*	
					TOTAL	**2,213 NSF**					**TOTAL**	**4,900 NSF**	***2,687 SF***	
SUPPORT														
Storage - Apprenticeship		1	-	85	00 SF		1		150		150 SF		*150 SF*	Continuing Ed/Community/Gen Purp
					TOTAL	**00 NSF**					**TOTAL**	**150 NSF**	***150 SF***	
					Subtotal	**9,107 NSF**				**Subtotal**		**13,966 NSF**	***4,859 SF***	

Total Proposed Program Area	**13,966 GSF**
Potentially shared	***1,600 SF***
Potential DELTA	3,259 SF

Legend

** = HTC Building*

** = RVCA Building*

** = Potentially Shared Spaces*

NSF Net Square Feet

GSF Net Square Feet

Health Professions

Rogue Community College - Table Rock Campus

2030 MASTER PLAN PROGRAM

Space Type	Existing Rooms/ Area	Unit	SF/RM	Total NSF	Subtotal	Proposed Rooms/ Area	Unit	SF/RM	Calc Avg NSF/unit	Total NSF	Subtotal	DELTA	Notes
ALLIED HEALTH & NURSING													
OFFICE													
Faculty Office - Private												*00 SF*	
Nursing	2		140	280 SF		1	1 Seats	120		120 SF		*-160 SF*	
Allied Health	7		143	1,000 SF		5	1 Seats	120		600 SF		*-400 SF*	Reflects reduction of 2 offices duplicated at TRC and RVCA
Admin Office - Private												*00 SF*	
Nursing	1	-	136	136 SF		1	1 Seats	120		120 SF		*-16 SF*	
Admin Office - Executive												*00 SF*	
Dean of Allied Health	*1*	*-*	*105*	*105 SF*		1	1 Seats	180		180 SF		*75 SF*	
Dean of Nursing	*0*	*-*	*-*			1	1 Seats	180		180 SF		*180 SF*	
Admin Office - Private												*00 SF*	
S.O. HOPE	*2*		*133*	*266 SF*		9	1 Seats	120		1,080 SF		*814 SF*	
Admin Office - Shared												*00 SF*	
S.O. HOPE	*1*	*2 Seats*	*178*	*178 SF*		0	-	-	-	00 SF		*-178 SF*	
Faculty Office - Shared												*00 SF*	
Allied Health	*1*	*2 Seats*	*238*	*238 SF*		2	2 Seats	200	100 SF/seat	400 SF		*162 SF*	
Allied Health & H.P. Edu Coord	*1*	*2 Seats*	*139*	*139 SF*		1	1 Seats	120	120 SF/seat	120 SF		*-19 SF*	HP Edu Coordinator moving to different campus
Adjunct Faculty Work Room	*1*	*-*	*208*	*208 SF*		1	5 Seats	200	40 SF/seat	250 SF		*42 SF*	
Suite Circulation	*20%*									586 SF		*586 SF*	
				Total	2,550					Total	3,636	***1,086 SF***	
LAB													
Lab - PN Sim Lab	1		909	00 SF		1		1000		1,000 SF		*1,000 SF*	
Lab - Physical Therapy Asst.	1		825	825 SF		0	-	-	-	00 SF		*-825 SF*	
Lab - Panoramic X-ray Room	0	-	-	00 SF		1		50		50 SF		*50 SF*	
Lab - RN Sim Lab	*1*		*1002*	*1,002 SF*		1		1000		1,000 SF		*-02 SF*	
Lab - Medical Assistant	*1*	*-*	*599*	*599 SF*		1	10 Seats	1000	100 SF/seat	1,000 SF		*401 SF*	
Lab - Dental Assistant & Hygienist	*1*	*-*	*1212*	*1,212 SF*		1	10 Seats	1760	176 SF/seat	1,760 SF		*548 SF*	Includes: Patient Reception/Medical Records, Labs Sinks & Casework, 10-Operatories at 120 sf, Patient Education Area
Lab - Sterile Processing	*1*	*-*	*170*	*00 SF*		1		250		250 SF		*250 SF*	
Lab - Phlebotomy & Blood Draw	*1*	*-*	*784*	*00 SF*		1		785		785 SF		*785 SF*	
Lab & Scrub Rm - Surgical Tech	*0*	*-*	*-*	*00 SF*		1		400		400 SF		*400 SF*	
Lab - Clinical Lab Assistant	*0*	*-*	*-*	*00 SF*		1		250		250 SF		*250 SF*	Flexible program space for undefined program
Suite Circulation	*20%*									1,466 SF		*1,466 SF*	
				Total	3,638					Total	7,961	***4,323 SF***	
SUPPORT													
Storage - Practical Nursing	1		155	155 SF		1		150		150 SF		*-05 SF*	
Storage - Registered Nursing	0	-	-	00 SF		1		150		150 SF		*150 SF*	
Storage - SOHOPE	1		170	170 SF		1		150		150 SF		*-20 SF*	
Storage - Surgical Technician	0	-	-	00 SF		1		150		150 SF		*150 SF*	
Storage - Clinical Lab Assistant	0	-	-	00 SF		1		150		150 SF		*150 SF*	Flexible program space for undefined program
Storage - Medical Assistant	*0*	*-*	*-*	*00 SF*		1		150		150 SF		*150 SF*	
Storage - Dental	*2*	*-*	*146*	*00 SF*		1		150		150 SF		*150 SF*	
Storage - Phlebotomy	*1*	*-*	*45*	*45 SF*		1		150		150 SF		*105 SF*	
				Total	370					Total	1,200	***830 SF***	
				TOTAL	**6,558**					**TOTAL**	**12,797**	***6,239 SF***	
EMS & CRIMINAL JUSTICE													
OFFICE													
Faculty Office - Private												*00 SF*	
ROLEA	1		140	140 SF		1		120		120 SF			
Criminal Justice	2		280	560 SF		2		120		240 SF			
Emergency Services	3		117	350 SF		3		120		360 SF			
Emergency Services Asst.	1		120	120 SF		1		120		120 SF			
Fire Sciences	1		110	110 SF		1		120		120 SF			
Emergency Services Adjunct	1		120	120 SF		1		120		120 SF			
Faculty Office - Shared	0	-	-	00 SF				200		00 SF		*00 SF*	
ROLEA/Criminal Justice	0	-	-	00 SF		1	4 Seats	250		250 SF			
EMS	0	-	-	00 SF		1	2 Seats	200		200 SF			
Faculty Office - Reception/Waiting	1		336	336 SF		1		330		330 SF		*-06 SF*	
Instructor Work Room	1		206	206 SF		1		200		200 SF		*-06 SF*	
Suite Circulation	*20%*									412 SF		*412 SF*	
				Total	1,942					Total	2,472	***530 SF***	
LAB													
Lab - EMS Skills Lab	1		1057	1,057 SF		1		1500		1,500 SF		*443 SF*	
Lab - EMS Sim Lab - Residence	1		341	341 SF		1		650		650 SF		*309 SF*	
Lab - EMS Sim Lab - Ambulance	0	-	-	00 SF		1		650		650 SF		*650 SF*	
Lab - ROLEA Training	1		2295	2,295 SF		1		2000		2,000 SF		*-295 SF*	
				Total	3,693					Total	4,800	***1,107 SF***	
SUPPORT													
Support - EMS Bay	1		1083	1,083 SF		1		1083		1,083 SF		*00 SF*	
Storage - EMS Storage	1		486	486 SF		1		750		750 SF		*264 SF*	
Storage - ROLEA	1		255	255 SF		1		300		300 SF		*45 SF*	
				Total	1,824					Total	2,133	***309 SF***	
				TOTAL	**7,459**					**TOTAL**	**9,405**	***1,946 SF***	
CLASSROOM													
Classroom - Nursing	0	16 Seats	825	825 SF		*1*	*30 Seats*	*900*	*30 SF/seat*	*900 SF*		*75 SF*	
Classroom - Allied Health	0	-	-	00 SF		*1*	*30 Seats*	*900*	*30 SF/seat*	*900 SF*		*900 SF*	
Classroom - General Purpose LG	*1*		*1118*	*1,118 SF*		0	-	-	-	00 SF			
Classroom - General Purpose MD	*2*		*780*	*1,559 SF*		0	-	-	-	00 SF			
				TOTAL	**3,502**					**TOTAL**	**1,800**	***-1,702 SF***	
SUPPORT													
Conference Room	0	-	-	00 SF		*1*	*15 seats*	*450*	*30 SF/seat*	*450 SF*		*450 SF*	*Staff/faculty, PALS*
				TOTAL	**0**					**TOTAL**	**450**	***450 SF***	
				Subtotal	**14,017 NSF**					**Subtotal**	**24,452 NSF**	***10,435 SF***	

Total Proposed Program Area	**24,452 GSF**	Potentially shared	***2,250 SF***
		Potential DELTA	8,185 SF

Science Tech

Rogue Community College - Table Rock Campus

2030 MASTER PLAN PROGRAM

Space Type	Existing Rooms/ Area	Unit	SF/RM	Total NSF	Subtotal	Proposed Rooms/ Area	Unit	SF/RM	Calc Avg NSF/unit	Total NSF	Subtotal	DELTA	Notes
ADMIN													
Faculty Office - Private												*00 SF*	
Manfucaturing & Welding	1		278	278 SF		1		120		120 SF			
Mechatronics	1		161	161 SF		1		120		120 SF			
Construction Tech	1		184	184 SF		1		120		120 SF			
Diesel Office	1		161	161 SF		1		120		120 SF			
Diesel Office	1		153	153 SF		1		120		120 SF			
Diesel Office	1		151	151 SF		1		120		120 SF			
Electronics Office	1		144	144 SF		1		120		120 SF			
Electronics Office	1		156	156 SF		1		120		120 SF			
Electronics Office	1		143	143 SF		1		120		120 SF			
Electronics Office	1		143	143 SF		1		120		120 SF			
Admin Office - Private				00 SF								*-85 SF*	
Dean of Science Tech Asst.	1		205	205 SF		1		120		120 SF			
Admin Office - Executive												*-228 SF*	
Dean of Science Tech	1		408	408 SF		1		180		180 SF			
Faculty Office - Open + Private	-	-	-	*00 SF*		*1*		*508*		*508 SF*		*508 SF*	
Suite Circulation *20%*										378 SF		*378 SF*	
				TOTAL	**2,287**					**TOTAL**	**2,386**	***99 SF***	
CLASSROOM													
Classroom - LG	2		1175	2,349 SF		1		960		960 SF		*-1,389 SF*	
Classroom - XL	*1*		*1099*	*1,099 SF*		*1*		*1099*		*1,099 SF*		*00 SF*	
				TOTAL	**3,448**					**TOTAL**	**2,059**	***-1,389 SF***	
LAB													
Electronics Lab	2		1222	2,443 SF		2		1222		2,444 SF		*01 SF*	
Construction Lab	1		4144	4,144 SF		-	-	-	-	00 SF		*-4,144 SF*	
Computer Assembly Lab	1		787	787 SF		1		787		787 SF		*00 SF*	
Circuit Board Soldering Lab	1		238	238 SF		1		238		238 SF		*00 SF*	
Diesel Lab	1		3740	3,740 SF		1		3740		3,740 SF		*00 SF*	
Diesel Component Lab	-	-	-	00 SF		1		2700		2,700 SF		*2,700 SF*	
Hydraulics Lab	1		559	559 SF		1		559		559 SF		*00 SF*	
CAD Lab	1		1048	1,048 SF		1		1048		1,048 SF		*00 SF*	
Manuf Lab/CNC/Grinding	1	3 Rooms	3606	3,606 SF		-	-	-	-	00 SF		*-3,606 SF*	
Mechatronics Lab	-	-	-	00 SF		1		2000		2,000 SF		*2,000 SF*	
Manuf Lab/CNC/Grinding	-	-	-	*00 SF*		*1*		*3901*		*3,901 SF*		*3,901 SF*	
Welding	*1*		*2805*	*2,805 SF*		*1*		*2805*		*2,805 SF*		*00 SF*	
Maker Space	*1*		*1336*	*1,336 SF*		*1*		*1336*		*1,336 SF*		*00 SF*	
				TOTAL	**20,706**					**TOTAL**	**21,558**	***852 SF***	
SUPPORT													
Storage - Electronics	1		292	292 SF		1		292		292 SF		*00 SF*	
Storage - Computer	1		130	130 SF		1		130		130 SF		*00 SF*	
Storage - Diesel	1		717	717 SF		1		717		717 SF		*00 SF*	
Storage - Manufacturing	1		460	460 SF		-	-	-	-	00 SF		*-460 SF*	
Storage - Manufacturing	-	-	-	00 SF		*1*		*545*		*545 SF*		*545 SF*	
				TOTAL	**1,599**					**TOTAL**	**1,684**	***85 SF***	
				Subtotal	**28,040 NSF**				**Subtotal**		**27,687 NSF**	***-353 SF***	

Total Proposed Program Area	**27,687 GSF**

Potentially shared ***00 SF***

Potential DELTA 00 SF

Legend

** = HTC Building*

** = RVCA Building*

** = Potentially Shared Spaces*

NSF Net Square Feet

GSF Net Square Feet

Student Services

Rogue Community College - Table Rock Campus

2030 MASTER PLAN PROGRAM

Space Type		Existing Rooms/ Area	Unit	SF/RM	Total NSF	Subtotal	Proposed Rooms/ Area	Unit	SF/RM	Calc Avg NSF/unit	Total NSF	Subtotal	DELTA	Notes
STUDENT SERVICES														
Admin Office - Private		6	1 Seat	146 SF	875 SF						00 SF		*-875 SF*	
Student Life Coordinator		0	-	-	00 SF		1		120 SF		120 SF		*120 SF*	
Student Government Advisor		0	-	-	00 SF		1		120 SF		120 SF		*120 SF*	
Veterans Coordinator		0	-	-	00 SF		1		120 SF		120 SF		*120 SF*	
Disabilty Specialist		1		121 SF	121 SF		1		120 SF		120 SF		*-01 SF*	
Disabilty Coordinator		1		121 SF	121 SF		1		120 SF		120 SF		*-01 SF*	
Counselor/Advisor		1		148 SF	148 SF		3		120 SF		360 SF		*212 SF*	
Recruitment		1		72 SF	72 SF		1		120 SF		120 SF		*48 SF*	
Student Employment		0	-	-	00 SF		1		120 SF		120 SF		*120 SF*	
Career Services		1		174 SF	174 SF		2		120 SF		240 SF		*66 SF*	
Student Records		1		64 SF	64 SF		1		120 SF		120 SF		*56 SF*	No information on (e) office size
Dir Enrollment Services		1		64 SF	64 SF		1		120 SF		120 SF		*56 SF*	No information on (e) office size
TRIOS and Support		2		103 SF	205 SF		3		120 SF		360 SF		*155 SF*	
Suite Circulation		0	-	-	00 SF		1		00 SF		408 SF		*408 SF*	
Science Tech Adivising					*00 SF*		*1*		*149 SF*		*149 SF*		*149 SF*	
Admin Office - Shared													*00 SF*	
Veteran's Back Off. & Student Worker		1	1 Seats	178 SF	178 SF		1	2 Seats	200 SF		200 SF		*22 SF*	
Admin Office - Open													*00 SF*	
Rogue Central Specialist + Circulation		1	1 Seats	585 SF	585 SF		1	3 Seats	120 SF		360 SF		*-225 SF*	
Reception/Waiting													*00 SF*	
Rogue Central		1		540 SF	540 SF		1		150 SF		150 SF		*-390 SF*	
Veterant's Resource Center		0	-	-	00 SF		1		50 SF		50 SF		*50 SF*	
Student Government		0	-	-	00 SF		1		50 SF		50 SF		*50 SF*	
Career Services		0	-	-	00 SF		1		50 SF		50 SF		*50 SF*	
Suite Circulation	*20%*										403 SF		*403 SF*	
					TOTAL	**3,147**					**TOTAL**	**3,860**	***713 SF***	
CAMPUS LIFE														
Lounge/Study Tables - Social		1		00 SF	00 SF		1		1,000 SF		1,000 SF		*1,000 SF*	
Lounge/Study Tables - Quiet		1	-	1,141 SF	1,141 SF		1		1,500 SF		1,500 SF		*359 SF*	
Lounge - Soft Seating		1		148 SF	148 SF		6		200 SF		1,200 SF		*1,052 SF*	
Café - Full Service		0	-	-	00 SF		1		1,000 SF		1,000 SF		*1,000 SF*	
Café - Coffee Bar		1		227 SF	227 SF		0	-		-	00 SF		*-227 SF*	
Mock Interview Rooms							2	-	80 SF	-	160 SF		*160 SF*	
					TOTAL	**1,516**					**TOTAL**	**4,700**	***3,184 SF***	
STUDENT STUDY														
Group Study Rooms		0	-	-	00 SF		***6***	***6 Seats***	***150 SF***		***900 SF***		*900 SF*	
Quiet Study Rooms		0	-	-	00 SF		***10***	***2 Seats***	***80 SF***		***800 SF***		*800 SF*	
Student Lounge		*1*		*204*	*204 SF*		*1*		*204 SF*		*204 SF*		*00 SF*	
					TOTAL	**0**					**TOTAL**	**4,700**	***4,700 SF***	
					Subtotal	**4,663 NSF**					**Subtotal**	**13,260 NSF**	***8,597 SF***	

Total Proposed Program Area	**13,260 GSF**
Potentially shared	***1,700 SF***
Potential DELTA	6,897 SF

Legend

** = HTC Building*

** = RVCA Building*

** = Potentially Shared Spaces*

NSF Net Square Feet

GSF Net Square Feet

College Services

Rogue Community College - Table Rock Campus

2030 MASTER PLAN PROGRAM

Space Type		Existing Rooms/ Area	Unit	SF/RM	Total NSF	Subtotal	Proposed Rooms/ Area	Unit	SF/RM	Calc Avg NSF/unit	Total NSF	Subtotal	DELTA	Notes
ADMIN														
Building Security		1	1 Seats	47	47 SF		2	1 Seats	50		100 SF		*53 SF*	2 if new building
Admin Office - Private													*00 SF*	
Educational Partnerships		2	1 Seats	219	438 SF		2	1 Seats	120		240 SF		*-198 SF*	
Construction PM		1	1 Seats	204	204 SF		1	1 Seats	120		120 SF		*-84 SF*	
Grant's Coordinator		1	1 Seats	143	143 SF		1	1 Seats	120		120 SF		*-23 SF*	
Human Resources		1	1 Seats	159	159 SF		1	1 Seats	120		120 SF		*-39 SF*	
Marketing		1	1 Seats	126	126 SF		1	1 Seats	120		120 SF		*-06 SF*	
Admin Office - Executive													*00 SF*	
President		1	1 Seats	428	428 SF		1	1 Seats	180		180 SF		*-248 SF*	
Admin Office - Shared													*00 SF*	
Security Officer & Risk Coord		1	2 Seats	173	173 SF		1	2 Seats	200		200 SF		*27 SF*	
Open Office													*00 SF*	
Educational Partnerships		4	1 Seats	72	288 SF		4	1 Seats	64		256 SF		*-32 SF*	
STEM Coordinator		1	1 Seats	72	72 SF		1	1 Seats	64		64 SF		*-08 SF*	
Grant's		1	1 Seats	72	72 SF		1	1 Seats	64		64 SF		*-08 SF*	
PT Faculty		1	1 Seats	72	72 SF		1	1 Seats	64		64 SF		*-08 SF*	
Vacant Workstations		4	1 Seats	72	288 SF		2	1 Seats	64		128 SF		*-160 SF*	
Suite Circulation		1	-	2035	2,035 SF		1	-	-		115 SF		*-1,920 SF*	
Suite Circulation	*20%*										286 SF		*286 SF*	
					TOTAL	**4,545**					**TOTAL**	**2,177**	***-2,368 SF***	
BOOKSTORE														
Bookstore		1	1 Seats	1181	1,181 SF		1	2 Seats	2300		2,300 SF		*1,119 SF*	
Admin Office - Private		1	2 Seats	132	132 SF		1	2 Seats	200		200 SF		*68 SF*	
Shipping/Receiving/Mail		1	0 Seats	200	200 SF		1	1 Seats	2000		2,000 SF		*1,800 SF*	
Café/Grab-n-Go		0	-	0	00 SF		1	1 Rooms	220		220 SF		*220 SF*	
					TOTAL	**1,513**					**TOTAL**	**4,720**	***3,207 SF***	*Reflects significant increase requested for Bookstore + Shippping*
FACILITIES & MAINTENANCE														
Grounds Shed		1	-	170	170 SF		1	-	250		250 SF		*80 SF*	
Janitor's Closet		1	-	71	71 SF		2	-	70		140 SF		*69 SF*	2 if new building
Janitor's		*1*		*38*	*38 SF*		*1*		*38*		*38 SF*		*00 SF*	
Facilities Workroom & Storage		1	-	2308	2,308 SF		1	-	2770		2,770 SF		*462 SF*	
Staging		1	-	8440	8,440 SF		1	-	2500		2,500 SF		*-5,940 SF*	Existing = Blue Room
Custodial Workroom & Storage		1	-	700	700 SF		1	-	700		700 SF		*00 SF*	
Facilities Office - Private		2	1 Seats	133.5	267 SF		2	1 Seats	120		240 SF		*-27 SF*	
Custodial Office - Shared		1	2 Seats	254	254 SF		1	2 Seats	240		240 SF		*-14 SF*	
Trash Compactor		1	-	123	123 SF		1	-	123		123 SF		*00 SF*	
					TOTAL	**12,371**					**TOTAL**	**7,001**	***-5,370 SF***	*Refects staging change from "Blue Room"*
IT														
Media Production & Repair		1	6 Seats	298	298 SF		1	6 Seats	300		300 SF		*02 SF*	
Storage		0	-	-	00 SF		1	-	150		150 SF		*150 SF*	
Admin/Faculty Office													*00 SF*	
Media Office		1	1 Seats	112	112 SF		1		120		120 SF		*08 SF*	
Computer Srvs & IT Programming		1	1 Seats	112	112 SF		2		120		240 SF		*128 SF*	2 if new building
Network Administrator		1	1 Seats	112	112 SF		1		120		120 SF		*08 SF*	
Shared Admin/Faculty Office													*00 SF*	
IT Help Desk/Repair		1	2 Seats	229	229 SF		1	2 Seats	200		200 SF		*-29 SF*	
IT/Control Room		2	1 Room	390	779 SF		2	2 Areas	390		779 SF		*00 SF*	
Suite Circulation	*20%*										502 SF		*502 SF*	
					TOTAL	**1,642**					**TOTAL**	**2,411**	***769 SF***	
					Subtotal	**20,071 NSF**					**Subtotal**	**16,310 NSF**	***-3,761 SF***	
											Total Proposed Program Area		**16,310 GSF**	

Legend

** = HTC Building*

** = RVCA Building*

** = Potentially Shared Spaces*

NSF Net Square Feet

GSF Net Square Feet

General Purpose

Rogue Community College - Table Rock Campus

2030 MASTER PLAN PROGRAM

Space Type	Existing Rooms/ Area	Unit	SF/RM	Total NSF	Subtotal	Proposed Rooms/ Area	Unit	SF/RM	Calc Avg NSF/unit	Total NSF	Subtotal	DELTA	Notes
CLASSROOM													
IP/Video Classroom	2		1035	2,070 SF		*2*	*30 Seats*	*1050*	*35 SF/seat*	*2,100 SF*		*30 SF*	
Classroom - XL	1		2090	2,090 SF		0	-	-	-	00 SF		*-2,090 SF*	Users prefer 30 person classrooms
Classroom - LG	1		1242	1,242 SF		0	-	-		00 SF		*-1,242 SF*	Users prefer 30 person classrooms
Classroom - M	3		961	2,882 SF		*6*	*30 Seats*	*900*	*30 SF/seat*	*5,400 SF*		*2,518 SF*	
Classroom - SM	2		755	1,510 SF		0	-	-	-	00 SF		*-1,510 SF*	
				TOTAL	**9,794**					**TOTAL**	**7,500**	***-2,294 SF***	
CONFERENCE & STAFF ROOM													
Staff Phone Room	0	2 Seats	0	00 SF		*2*	*2 Seats*	*65*		*130 SF*		*130 SF*	
Conference - Medium	3	12 Seats	405	1,216 SF		*3*	*12 Seats*	*400*		*1,200 SF*		*-16 SF*	
Conference - Large	1	20 Seats	692	692 SF		*1*	*20 Seats*	*700*		*700 SF*		*08 SF*	
Staff Break/Work Room	2		281	562 SF		*2*		*250*		*500 SF*		*-62 SF*	
Copy Room	1	-	126	126 SF		*2*		*120*		*240 SF*		*114 SF*	
				TOTAL	**2,596**					**TOTAL**	**2,770**	***174 SF***	
COMMUNITY AREA													
Community/Multipurpose Room	0	-	-	00 SF		1	100 Seats	2000	20 SF/seat	2,000 SF		*2,000 SF*	Room divider to serve as 2-SM classrooms
Prefunction	0	-	-	00 SF		1		250		250 SF		*250 SF*	
				TOTAL	**0**					**TOTAL**	**2,250**	***2,250 SF***	
COMPUTER LAB													
Computer Lab/Classroom - LG	2		1040	2,080 SF		*3*	*30 Seats*	*1050*	*35 SF/seat*	*3,150 SF*		*1,070 SF*	
Computer Lab - SM	1		337	337 SF		-	-	-	-	00 SF		*-337 SF*	
				TOTAL	**2,417**					**TOTAL**	**3,150**	***733 SF***	
				Subtotal	**14,807 NSF**					**Subtotal**	**15,670 NSF**	***863 SF***	

Total Proposed Program Area	**15,670 GSF**	Potentially shared	***13,420 SF***
		Potential DELTA	-12,557 SF

Legend

** = HTC Building*

** = RVCA Building*

** = Potentially Shared Spaces*

NSF Net Square Feet

GSF Net Square Feet

Building Support

Rogue Community College - Table Rock Campus

2030 MASTER PLAN PROGRAM

	Existing						Proposed						DELTA	
Space Type	Rooms/ Area	Unit	SF/RM	Calc Avg NSF/unit	Total NSF	Subtotal	Rooms/ Area	Unit	SF/RM	Calc Avg NSF/unit	Total NSF	Subtotal		Notes
RESTROOMS														
Men RR	6		141		844 SF		10		180		1,800 SF		*956 SF*	Need to run code analysis
Women RR	6		152		910 SF		10		120		1,200 SF		*290 SF*	Need to run code analysis
Single RR	3		57		171 SF		4		75		300 SF		*129 SF*	
Wellness Room	1		84		84 SF		2		85		170 SF		*86 SF*	
Shower	2		85		170 SF		2		85		170 SF		*00 SF*	
Locker Room	-	-	-	-	00 SF		3		200		600 SF		*600 SF*	
Restroom	*1*		*336*		*336 SF*		*1*		*336*		*336 SF*		*00 SF*	
Locker Room	*1*		*372*		*372 SF*		*1*		*372*		*372 SF*		*00 SF*	
Women RR	*2*		*138*		*275 SF*		-	-	-	-	00 SF			
Men RR	*2*		*144*		*287 SF*		-	-	-	-	00 SF			
					TOTAL	**3,449**					**TOTAL**	**4,948**	***1,499 SF***	
MEP														
Mechanical/Sprinkler/Elev Mech	6		56		334 SF		1		600		600 SF		*266 SF*	
Electrical	3		190		571 SF		1		600		600 SF		*29 SF*	
MDF/Telecom	2		259		517 SF		1		400		400 SF		*-117 SF*	
IDF	3		230		690 SF		6		120		720 SF		*30 SF*	
Fire/Mechanical	*1*		*134*		*134 SF*		*1*		*134*		*134 SF*		*00 SF*	
Electrical	*1*		*185*		*185 SF*		*1*		*185*		*185 SF*		*00 SF*	
IT	*1*		*86*		*86 SF*		*1*		*86*		*86 SF*		*00 SF*	
Dust	*1*		*140*		*140 SF*		*1*		*140*		*140 SF*		*00 SF*	
Electrical	*1*		*46*		*46 SF*		-	-	-	-	00 SF			
IT	*1*		*144*		*144 SF*		-	-	-	-	00 SF			
					TOTAL	**2,847**					**TOTAL**	**2,865**	***18 SF***	
SUPPORT														
Mail Room	1		161		161 SF		1		200		200 SF		*39 SF*	
Storage	3		142		425 SF		8		150		1,200 SF		*775 SF*	
Storage	*3*		*33*		*99 SF*		-	-	-	-	00 SF			
					TOTAL	**685**					**TOTAL**	**1,400**	***715 SF***	
					Subtotal	**6,981 NSF**					**Subtotal**	**9,213 NSF**	***2,232 SF***	
											Total Proposed Program Area	**9,213 GSF**		

Legend

** = HTC Building*

** = RVCA Building*

** = Potentially Shared Spaces*

NSF Net Square Feet

GSF Net Square Feet

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TRC 10-acre site, looking NW

CONCEPT OPTIONS STUDIED

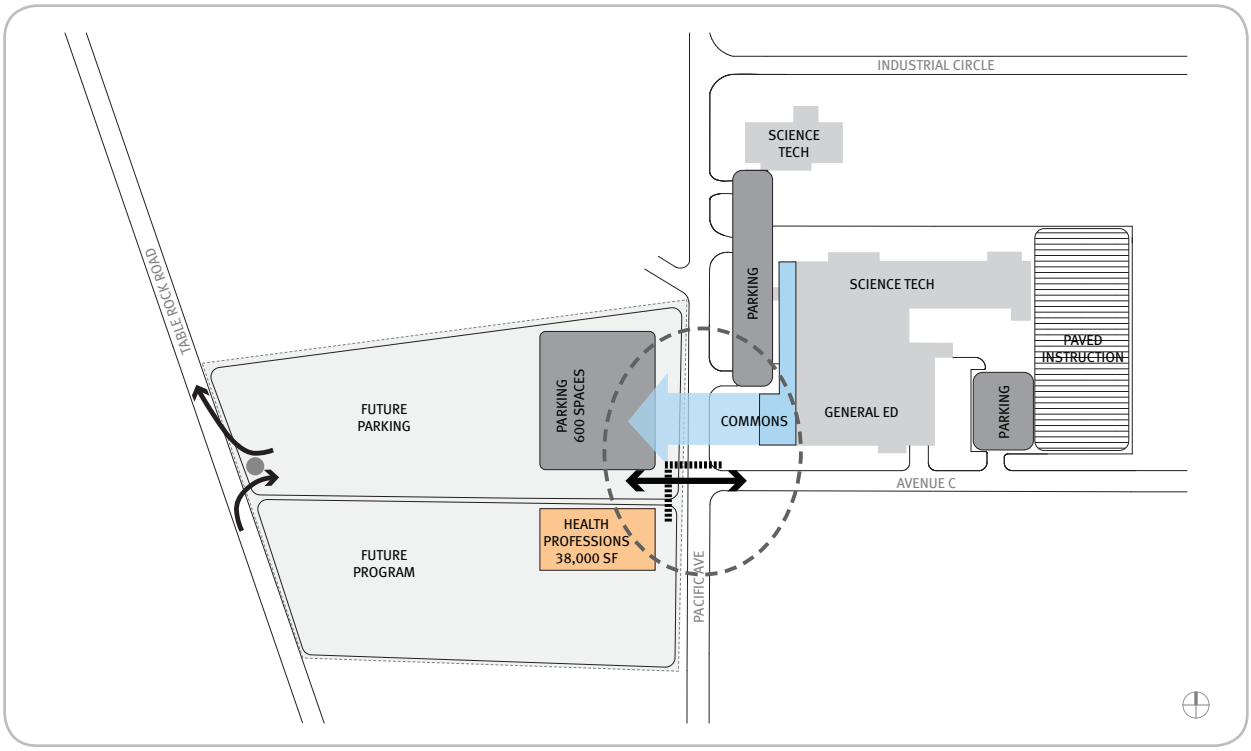
Over twenty study concepts were created and tested by the design team. These were distilled into three distinct approaches and presented to the Steering Committee for review and feedback. Initial options were presented diagrammatically and reviewed in terms of spatial arrangement, campus atmosphere, and development potential. Options were numbered, but the assigned number did not indicate order of preference. A summary of the characteristics and feedback for each option is provided below.

OPTION 1

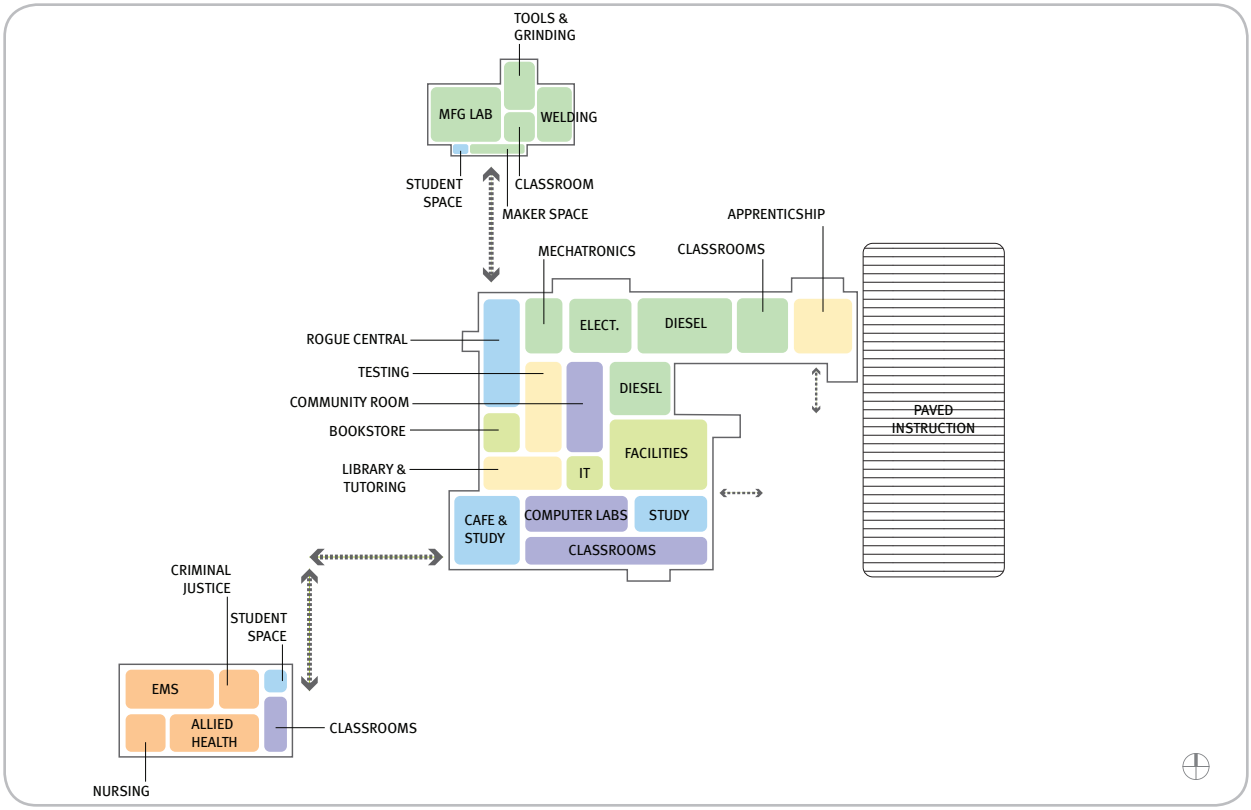
- Develop new campus "front door" at Pacific Avenue/Avenue C, with "back of house" elements on east side of TRC campus, adjacent to Science Tech programs
- Provide renovation of existing west side of TRC building and new entry at southwest corner of TRC
- Add new right-in/right-out access to west campus via Table Rock Road (aligned with Avenue C)
- Relocate majority of parking to northeast corner of west campus, with closest connection to southwest corner of TRC
- Locate new Health Professions Building on southeast corner of west campus
- Provide pedestrian road crossing at corner of Pacific and Avenue C
- Provide limited convenience parking near TRC and High Tech Center
- Provide paved truck instruction area on west side of TRC
- Provide reserved area for future development on west side of west campus (adjacent to Table Rock Road)

The Steering Committee endorsed the idea of creating an east side "back of house" area for truck training and similar uses, but had concerns about locating the majority of parking across Pacific Avenue. Creating a new, stand-alone Health Professions Building on the west campus was considered positive, but the Steering Committee thought that the southeast corner location was too far from the TRC main building.

As a variation of this option, the Steering Committee asked to look at locating the Health Professions Building on the northeast quadrant of the west campus. A summary and conceptual site plan are located later on in this report under the "Preferred Option" sub-section.



Option 1 Site Plan

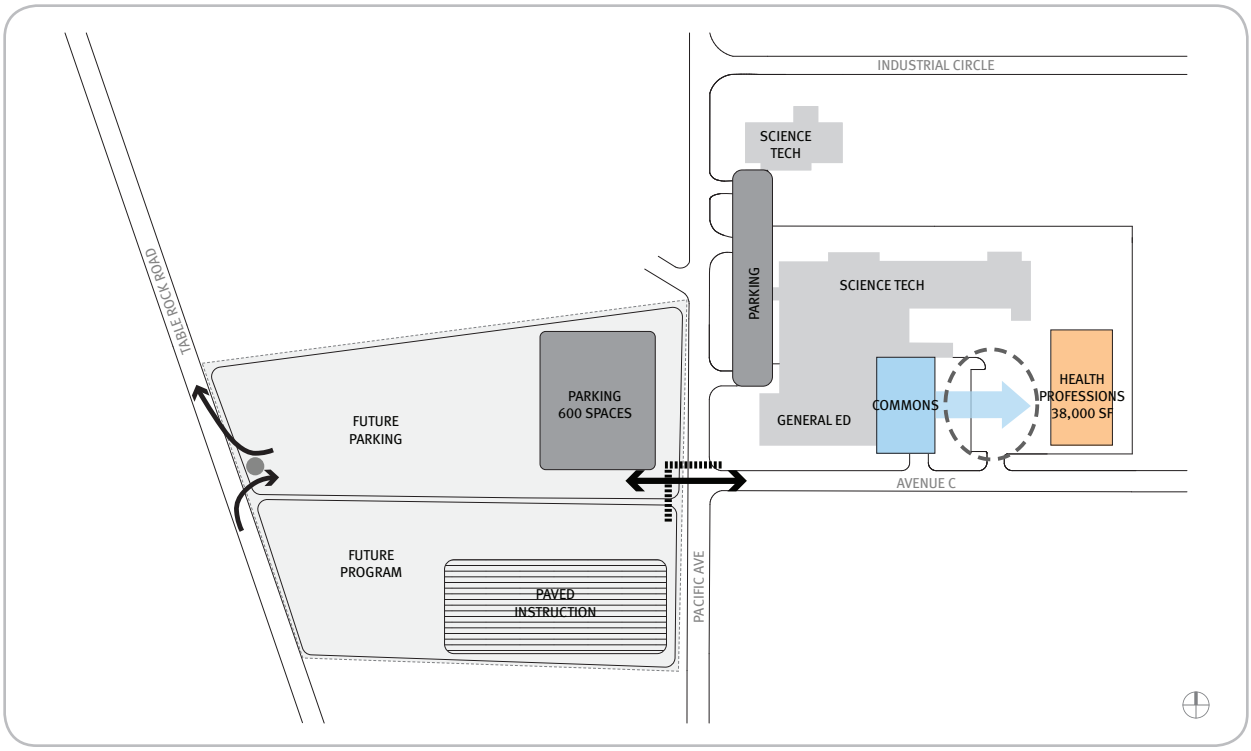


Option 1 Floor Plan Bubble Diagram

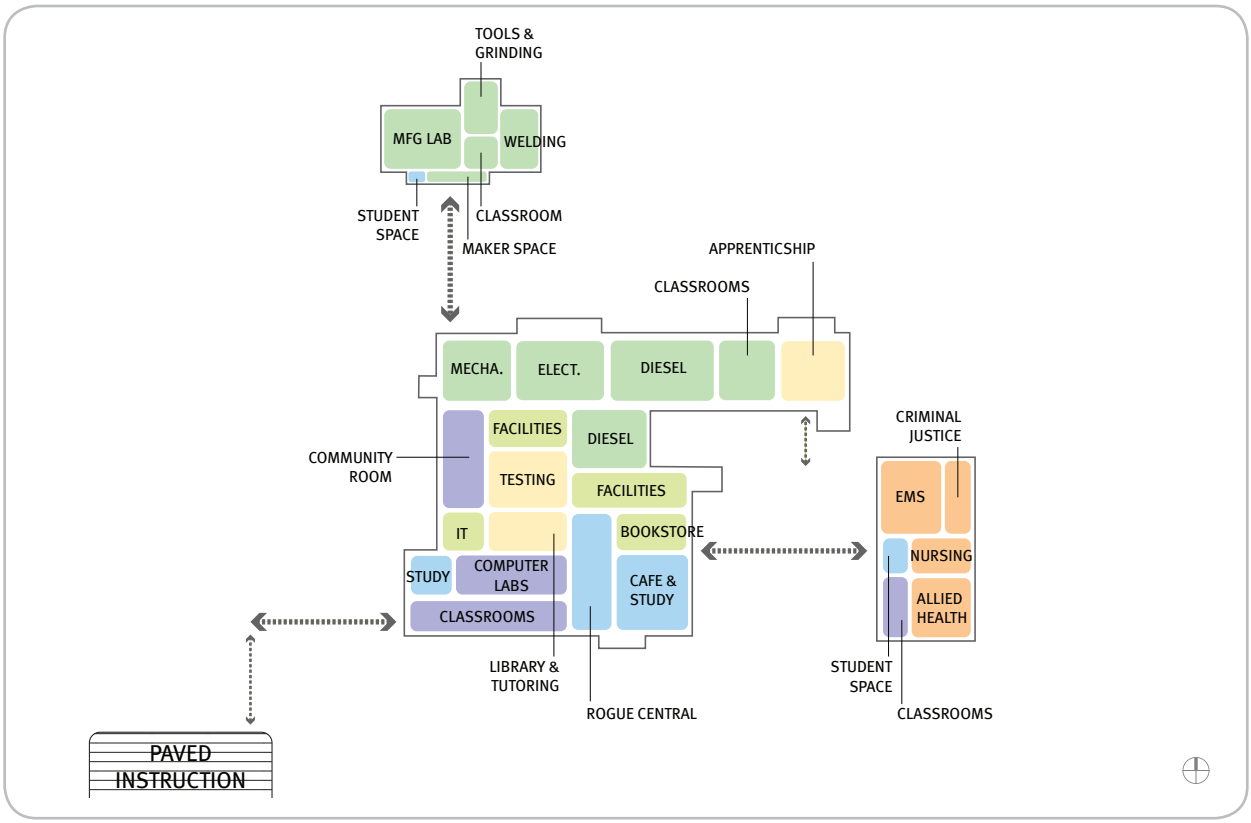
OPTION 2

- Enhance existing campus "front door" at TRC east parking area, with development of new courtyard connection in current parking area
- Locate new Health Professions Building on southeast corner of east campus
- Concentrate all program areas on east site, with parking and "back of house" elements on west site
- Provide renovation of existing east side of TRC building with enhanced Commons area at southeast corner of TRC
- Add new right-in/right-out access to west campus via Table Rock Road (aligned with Avenue C)
- Relocate majority of parking to northeast corner of west campus
- Provide pedestrian road crossing at corner of Pacific and Avenue C
- Provide limited convenience parking near TRC and High Tech Center, west side only
- Provide paved truck instruction area on west site
- Provide reserved area for future development on west side of west campus (adjacent to Table Rock Road)

The Steering Committee rejected this concept. They decided that enhancing the east parking area of TRC into a new campus "front door" did not clarify the campus entry. Additionally, they concluded that locating the parking as shown on the west site would create an uncomfortably long walk for most campus users. The Steering Committee also determined that locating the new Health Professions Building on the east site would not allow the college to showcase the new building, effectively hiding it from view.



Option 2 Site Plan

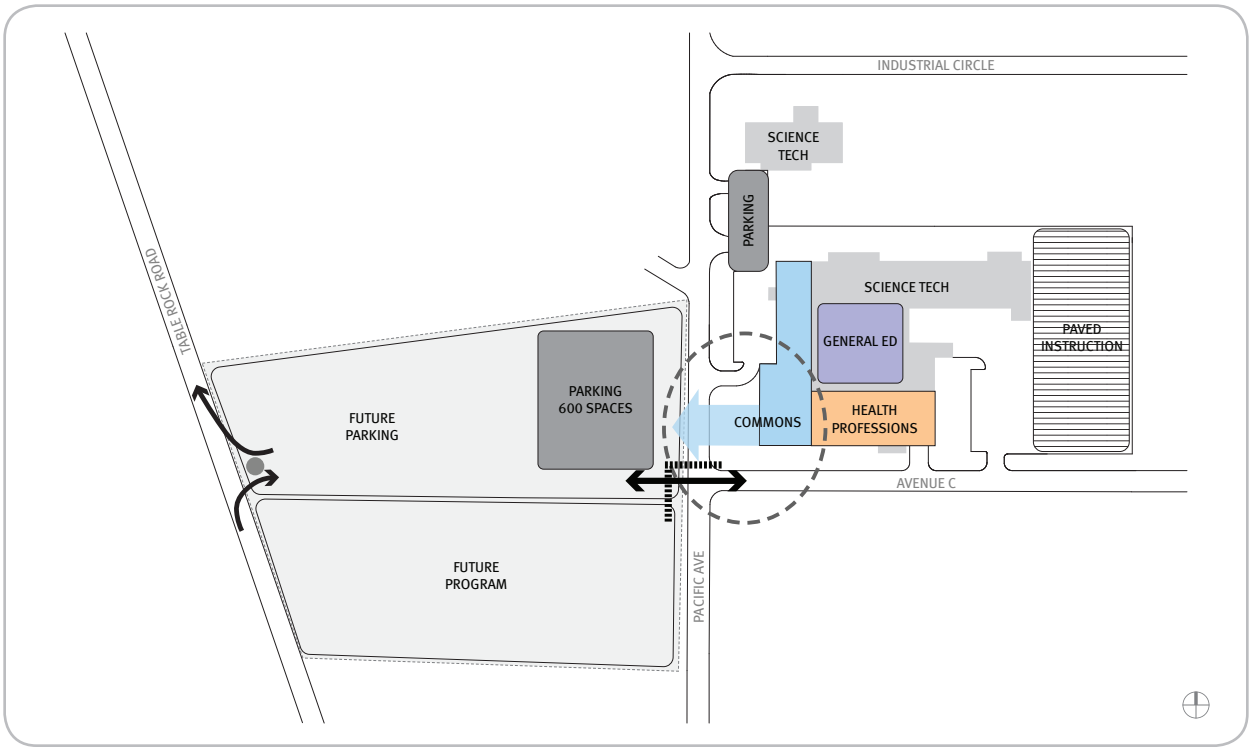


Option 2 Floor Plan Bubble Diagram

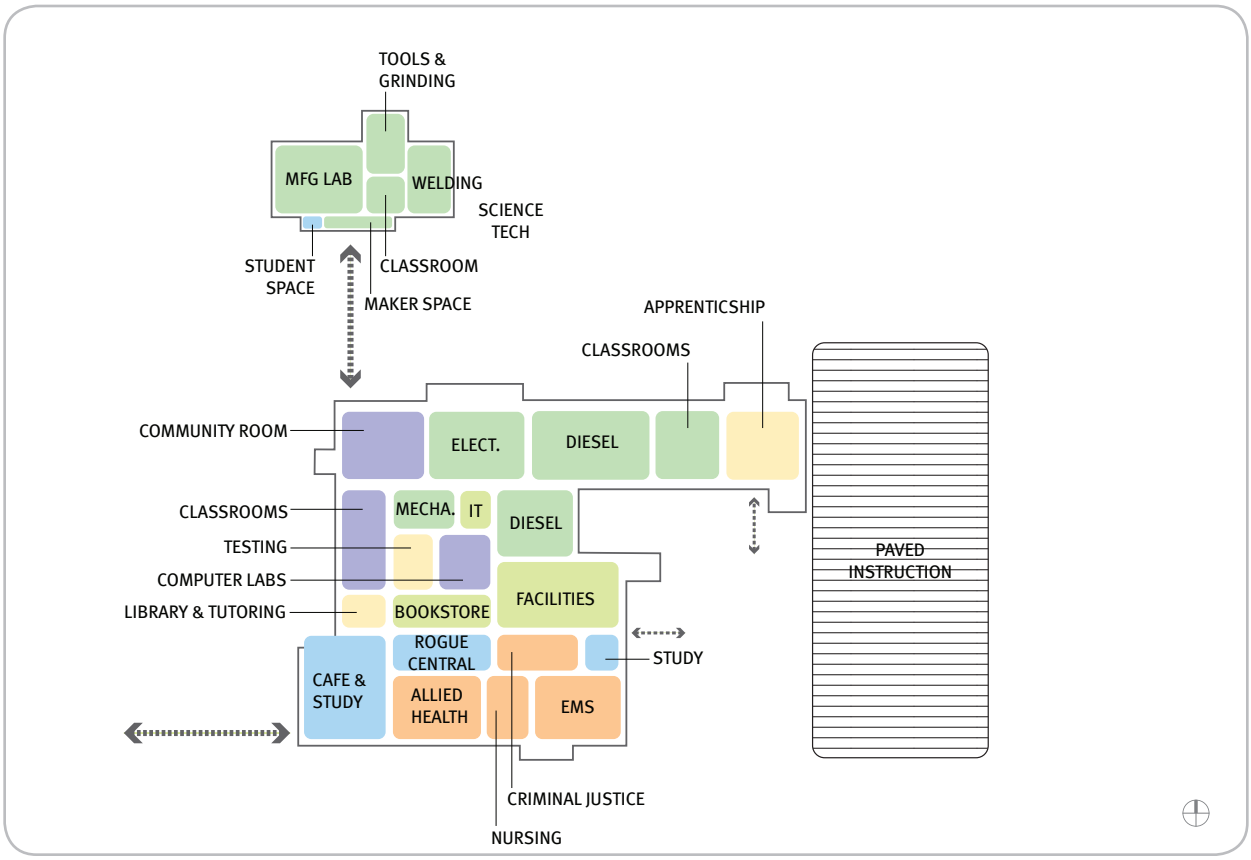
OPTION 3

- Develop new campus "front door" at Pacific Avenue/Avenue C, with "back of house" elements on east side of TRC campus, adjacent to Science Tech programs
- Concentrate program areas within the existing TRC building with the goal of improved utilization
- Provide a substantial renovation of existing TRC building, impacting all areas except the Science Tech wing (north wing)
- Create new Campus Commons and new entry at southwest corner of TRC
- Create Health Professions wing in south area of TRC
- Create General Education area in center of TRC to promote cross discipline connection opportunities between Health Professions and Science Tech Programs
- Relocate majority of parking to northeast corner of west campus, with closest connection to southwest corner of TRC
- Add new right-in/right-out access to west campus via Table Rock Road (aligned with Avenue C)
- Provide pedestrian road crossing at corner of Pacific and Avenue C
- Provide limited convenience parking near High Tech Center
- Provide paved truck instruction area on west side of TRC
- Provide reserved area for future development on west side of west campus (adjacent to Table Rock Road)

The Steering Committee was mixed on this approach, with some members expressing approval based the potential for better utilization of the existing campus and cost effectiveness. Others were concerned that renovation of the existing building would be inconsistent with the voter-approved bond that described a new Health Professions Building. There was also concern that the EDA (federal Economic Development Administration) funding of the TRC may contain use restrictions for that site, complicating a major renovation of the TRC building.



Option 3 Site Plan

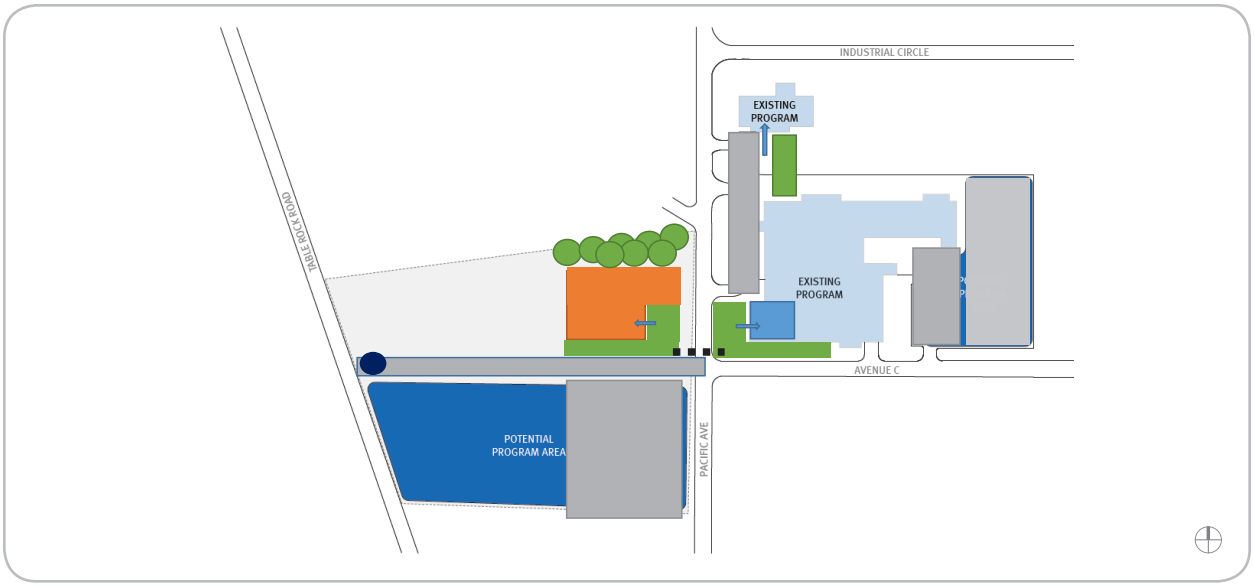


Option 3 Floor Plan Bubble Diagram

PREFERRED OPTION

- Develop new campus “front door” at Pacific Avenue/Avenue C, with “back of house” elements on east side of TRC campus, adjacent to Science Tech programs
- Provide renovation of existing west side of TRC building and new entry at southwest corner of TRC
- Add new right-in/right-out access to west campus via Table Rock Road (aligned with Avenue C)
- Relocate majority of parking to southeast corner of west campus, with closest connection to southwest corner of TRC
- Locate new Health Professions Building on northeast corner of west campus
- Provide pedestrian road crossing at corner of Pacific and Avenue C
- Provide limited convenience parking near TRC and High Tech Center
- Provide paved truck instruction area on east side of TRC
- Provide reserved area for future development on west side of west campus (adjacent to Table Rock Road)

The Steering Committee asked to look at options for increasing the parking on the east campus for TRC users and locating the Health Professions Building on the northeast quadrant of the west campus, closer to the renovated “front door” of TRC. Four option variations were explored during the meeting, including a preferred option shown below with a new Health Professions Building at the northeast corner of the west campus and parking split between east and west campuses.



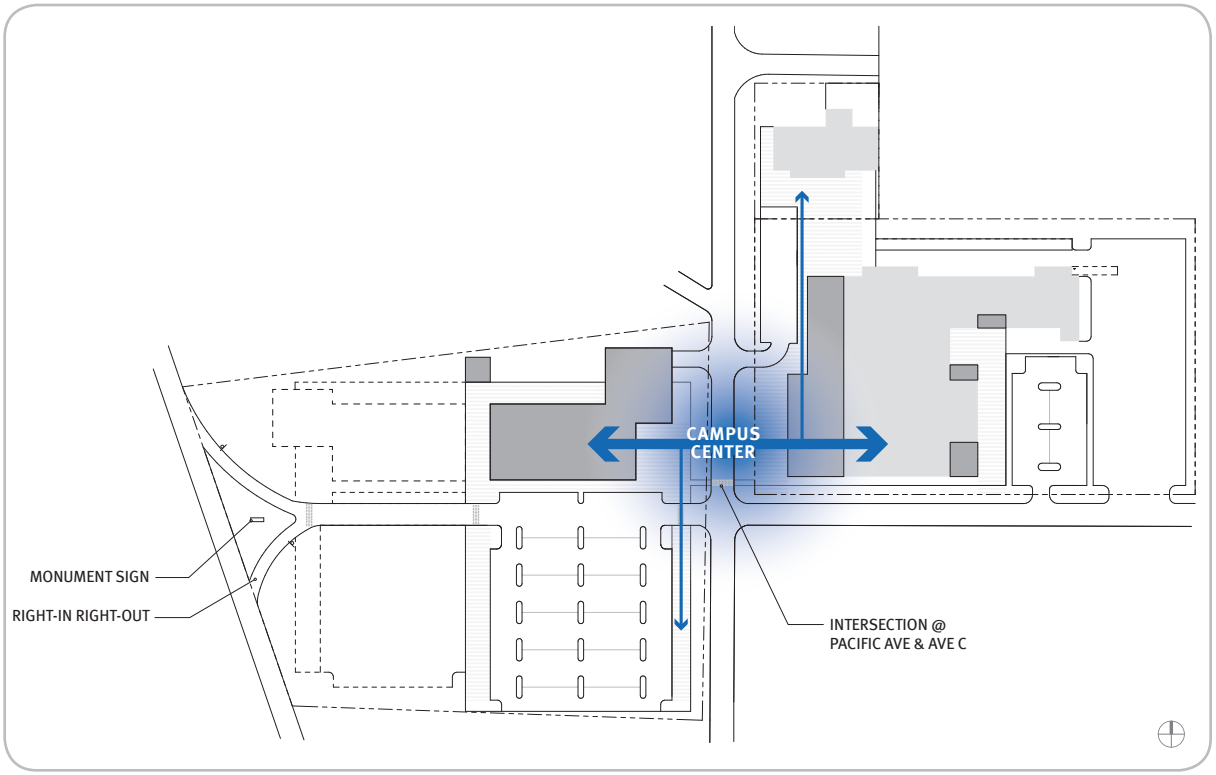
Preferred Option Site Plan

PLANNING PRINCIPLES

Based on the analysis and assessment work in the previous section, the design team developed campus design principles to guide the plan options and recommended approach. The principles addressed a variety of design decisions, including campus scale, circulation, organizational clarity, context, student cohorts and placemaking. The following diagrams illustrate how these principles established the foundation for the master plan priorities of the Recommended Approach, detailed in Section 1.06.

CAMPUS CENTER

- Establish the intersection of Pacific Avenue and Avenue C as the center of campus
- Relocate building entries to face the campus center and reinforce Campus Center concept
- Establish a new right-in/right-out connection to Table Rock Road, aligned with Avenue C
- Establish new monument signage and "campus gate" at Table Rock Road access
- Establish Table Rock Road address for campus



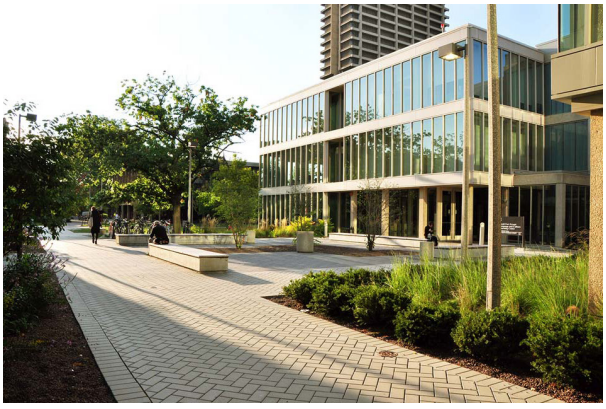
Campus Center Site Diagram

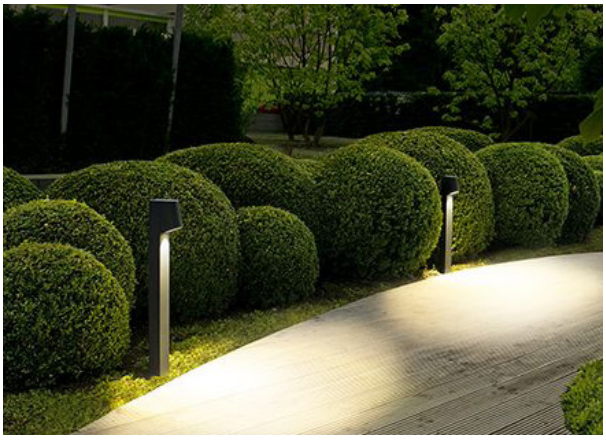
PEDESTRIAN PLAZA AND LANDSCAPE

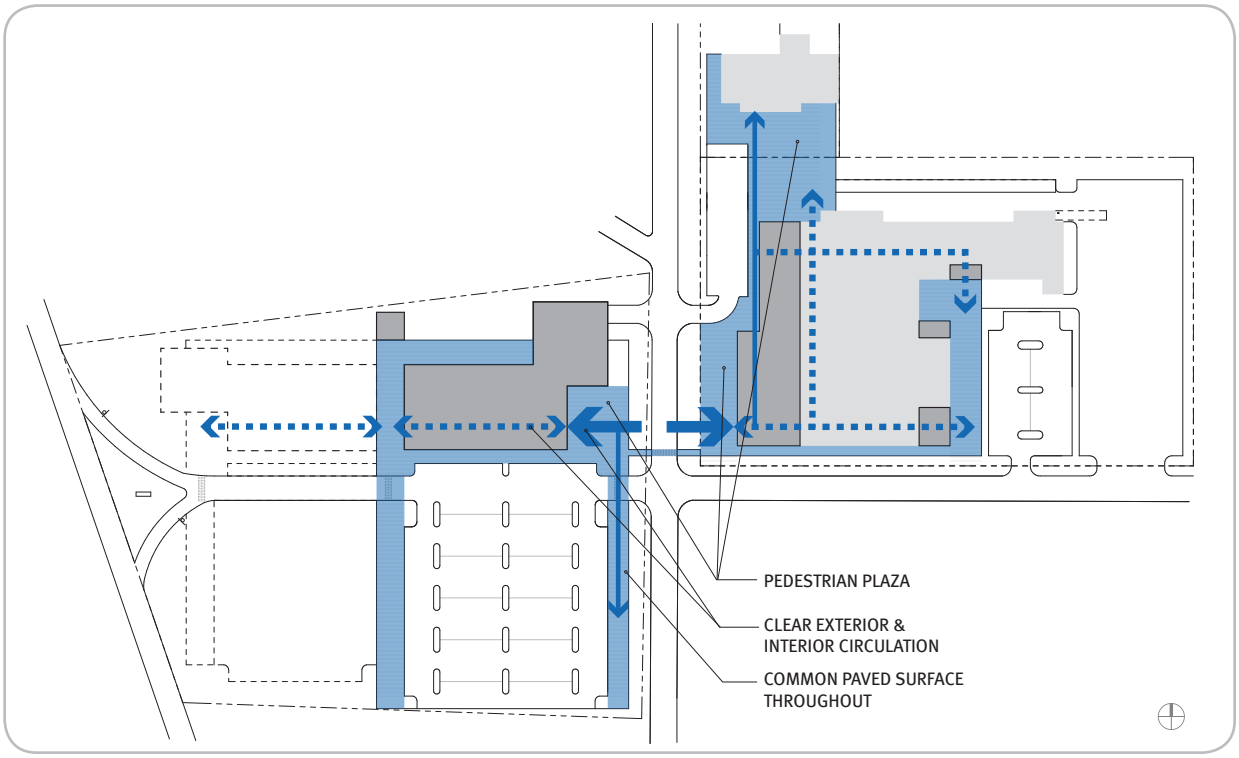
- Create consistent pedestrian ground plane linking all elements of the campus through a common paved surface and landscape language to support the Campus Center
- Create north-south pedestrian route connecting parking areas
- Create pedestrian plaza gathering areas adjacent to primary building entries and along major pedestrian circulation routes
- Use trees and landscape beds to break up large areas of pedestrian plazas
- Include cast-in-place concrete benches and seating options for permanent seating
- Use landscape to create buffers to prevent crossing Pacific at locations other than the crosswalk at Pacific and Avenue C
- Align plaza areas and planters across the site to create a consistent framework for the campus ground plane
- Use combination of concrete pavers and cast concrete surfaces to establish a campus standard approach for the ground plane
- Use trees to frame areas and establish campus pedestrian scale
- Partially culvert existing trench between TRC and High Tech Center to allow creation of adjoining campus plaza area

SITE LIGHTING

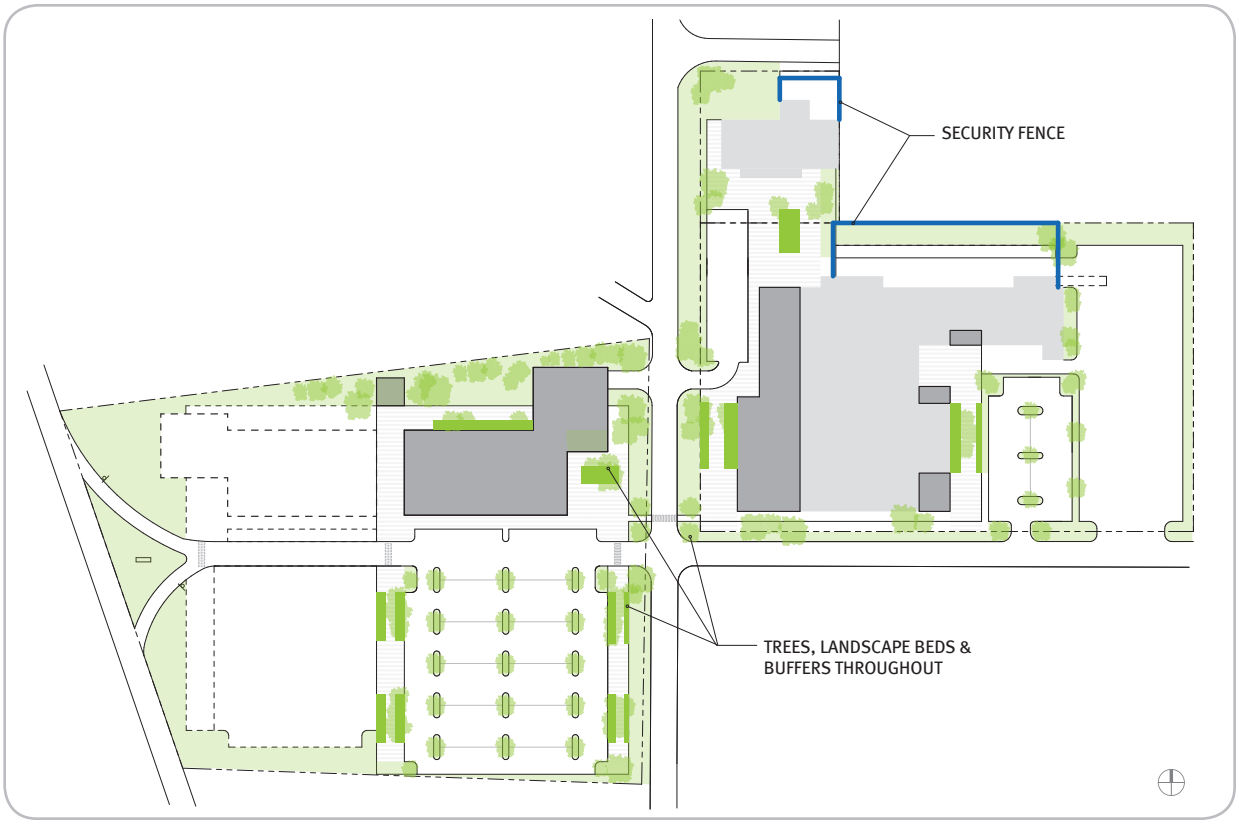
- Provide new uniform campus lighting throughout campus—use LED lighting with dark sky cut off
- Provide LED bollards and in-pavement lighting at pedestrian crossing and other areas where pole mounted lighting is insufficient—otherwise provide pole mounted lighting in all parking and pedestrian areas to maintain 1-5 FC uniform lighting throughout campus







Pedestrian Plaza Site Diagram



Landscape Site Diagram

CAMPUS ARCHITECTURAL CHARACTER

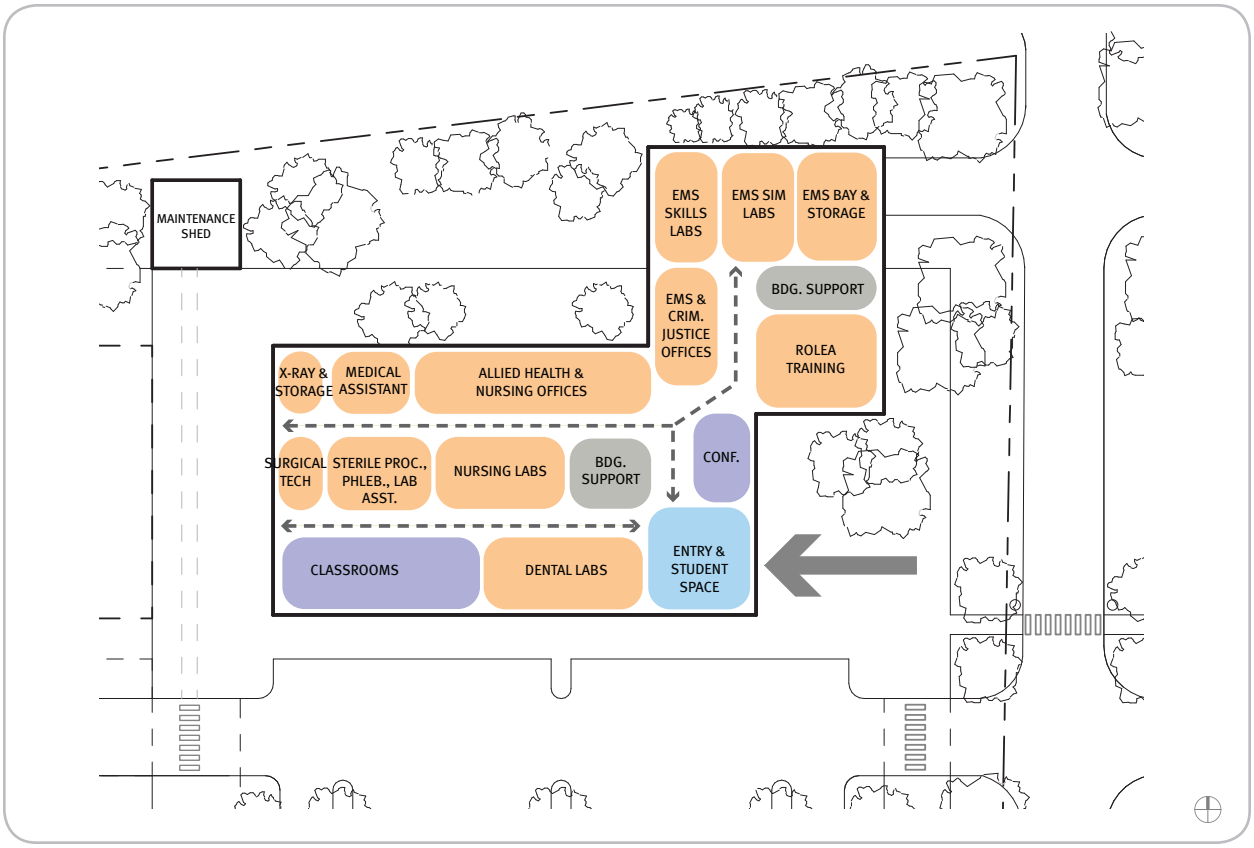
- Reference existing industrial character of surrounding architecture
- Use metal wall panel and glazing system of existing TRC building
- Use concrete and corten steel architectural language established in High Tech Center renovation
- Design to enhance visibility into the building and connection to the outdoors with increased use of glazing
- Establish defined central points of entry
- Provide large areas of floor-to-ceiling glazing at building entries and facing the Campus Center and differentiate punched opening elsewhere to establish building hierarchy
- Align entries between buildings to allow direct pedestrian access through buildings during inclement weather
- Screen all mechanical equipment from view
- Prioritize low-maintenance, durable materials
- Avoid high-end exterior cladding materials to remain consistent with industrial vernacular
- Use high performance clear glazing with low-e coating to enhance visibility and daylighting into the buildings without sacrificing thermal comfort
- Replace tinted glazing in existing buildings
- Use exterior sunshades and other passive strategies to reduce thermal load
- Frame openings to capture views of Table Rock, Mt. McLoughlin and other adjacent landscape features

CAMPUS INTERIOR CHARACTER

- Use branding colors and graphics to enhance cohort identification
- Design to facilitate cross-disciplinary interaction and promote collaboration with strategic adjacency
- Establish internal circulations that terminates with fully glazed openings to increase connection to outdoors, establish internal wayfinding, and telegraph internal organization to the exterior of the building
- Establish central lobby areas at building entries to provide gathering areas establish self-evident wayfinding
- Provide 10’ minimum ceilings in all classrooms
- Provide alcoves and semi-enclosed areas at multiple scales for informal learning groups
- Utilize fully glazed walls to increase visibility into enclosed rooms
- Provide mixture of soft and hard seating in general education and allied health training areas
- Provide durable hard seating in Science Tech areas
- Develop campus interior finish standard to unify campus interior
- Prioritize durable, low-maintenance finish materials that do not impact indoor air quality
- Design for quality acoustics in classrooms, labs and student study areas
- Provide access to daylight for classrooms, offices and other frequently occupied rooms

HEALTH PROFESSIONS BUILDING

- Follow Campus Architectural and Interior Character guidelines
- At one-story option, establish sloped metal roofing systems with southerly orientation for solar-ready attachment
- At one-story option, provide ambulance training bay—align with new drive apron as shown at east campus
- At two-story option, establish circulation, structure and cladding to facilitate future addition as shown
- Provide clear circulation within building to allow direct access to future building as shown
- Provide access to quiet exterior “garden” location for stress relief
- Prioritize public spaces to the building perimeter and ensure daylight and views
- Provide glazed walls at non-perimeter rooms and offices to provide secondary daylight



Health Professions Building Bubble Diagram illustrating a potential space plan that supports the desired building program

TABLE ROCK CAMPUS BUILDING

- Follow Campus Architectural and Interior Character guidelines
- Provide new exterior façade with extensive glazing facing Campus Center and East Parking
- Provide glazed secondary entry connecting TRC to High Tech Center across the adjoining campus plaza
- Revise internal circulation to improve wayfinding—designate major circulation paths through a change in flooring color and terminate all major circulation routes with glazed openings
- Use color and super-graphics to “brand” cohort areas within the facility
- Create a large Campus Commons area at southwest corner of building and establish new building entry—include centralized Student Services, Student Life, Learning Resources areas, bookstore/convenience store, food service, student lounge and study areas
- Increase area at southwest corner to enhance campus presence and visibility of Campus Commons
- Enhance existing north wing as Science Tech wing
- Create Mechatronics room near primary or secondary building entry with clear adjacency to High Tech Center
- Create Apprentice Lab with clear access to east parking, including direct card access for afterhours use
- Locate general education support classrooms in center of building
- Remove loading dock extension at east side and infill area under remaining portion to square building and provide central circulation spine
- Relocate loading dock to north east corner of TRC (recommended approach) to allow maximum east side parking with minimal interference with truck driving instruction area

TABLE ROCK CAMPUS BUILDING (cont'd)

- Locate facilities and shipping/receiving near selected loading dock area
- Relocate loading dock to east side "elbow" (alternate option) to minimize travel between shipping/receiving and bookstore/convenience store (avoid pedestrian cross traffic hazard)
- Locate facilities and shipping/receiving near selected loading dock area
- Locate secondary building card-access entry points at northwest corner, southeast corner, south side of Science Tech wing
- Provide Community Room for campus-wide events and potential revenue
- Increase area at southwest corner to enhance campus presence and accommodate Campus Commons (see below) and renovation of backfill areas

HIGH TECH CENTER

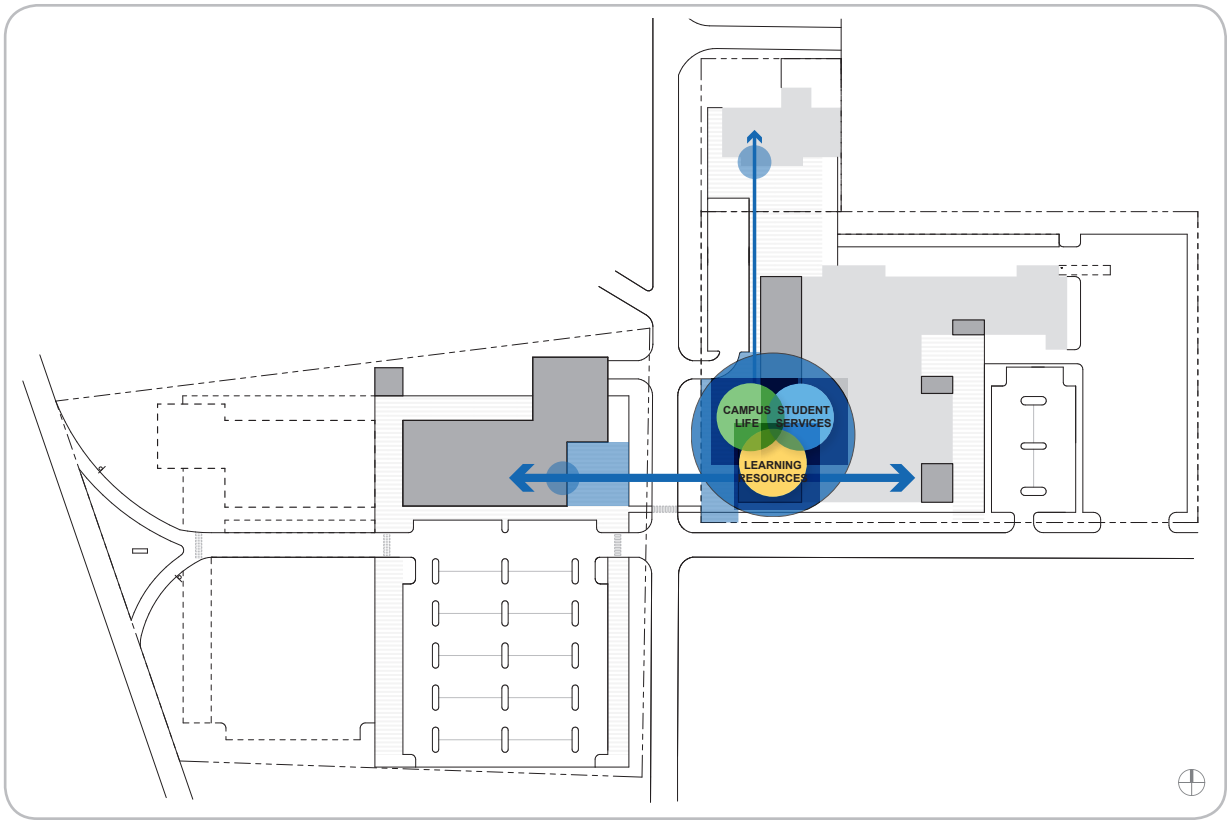
- Follow Campus Architectural and Interior Character guidelines
- Enhance connection of Maker Lab to adjoining campus plaza area
- Provide gathering area adjacent to main entry door and parking
- Enhance connection of Maker Lab and Welding to Science Tech wing

CAMPUS COMMONS

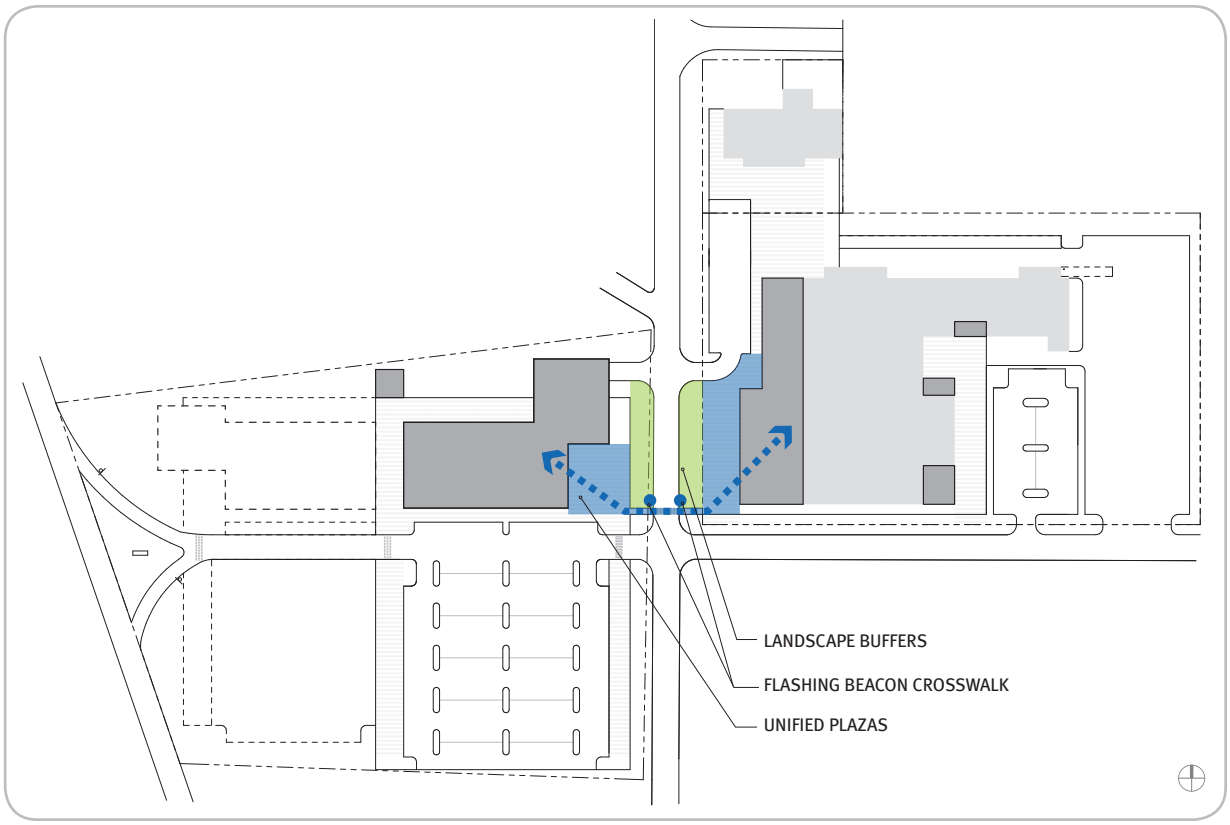
- Centrally located Student Life, Student Services and Learning Resources program components
- Located within the TRC Building at the southwest corner of building, connected to new building entry
- New Centralized Student Services
- New Student Life and food service
- New Learning Resources areas including Testing
- New Library, private and group study
- New Bookstore/convenience store

EAST & WEST CAMPUS PEDESTRIAN CONNECTION

- Provide Flashing Beacon Crosswalk (FBC) at corner of Pacific Avenue and Avenue C
- Provide landscape barriers to discourage and prevent crossing Pacific at non-sanctioned locations
- Align entries of Health Professions and TRC
- Align plazas outside Health Profession and TRC
- Use trees and landscape feature to further unify west and east campus visually



Campus Commons Diagram



East & West Campus Pedestrian Connection

TABLE ROCK ROAD VEHICLE CONNECTION

- Provide new right-in/right-out access from Table Rock Road
- Follow all requirements from Jackson County regarding road construction standards, turning radii, etc
- Align with Avenue C
- Provide short radius right-in approach and as long as possible for right -out approach
- Provide cast-in-place curbs and traffic control including stop signs and pavement markings

CAMPUS PARKING

- Provide distributed parking at campus perimeter
- Provide majority of parking near Health Professions Building
- Allow clear connections to and through buildings from all parking areas
- Avoid labeling parking by discipline (example avoid terms like “Science Tech Parking)
- Use compass location to describe parking area (example “East Campus Parking)
- Relocate access points and parking configuration of west parking area
- Provide new drive aprons at all parking areas, relocated as shown to provide proper cross street alignment and scaled openings
- Provide curbs, pedestrian areas, and parking landscaping per Jackson County standards and as shown
- Provide ADA accessible parking near all entries and as shown
- Avoid compact parking stalls—use standard 9x18 or larger spots
- Avoid pedestrian/truck traffic intersections
- Clearly identify all campus parking entry points
- Avoid charging for campus parking and avoid areas labeled “Visitor Parking”
- Provide convenience loading areas for delivery trucks and student use near dedicated secondary entry points
- Provide traffic control measures at west campus connection to Table Rock Road, including raised crosswalks at main drive aisle and stop signs at access/egress locations as shown

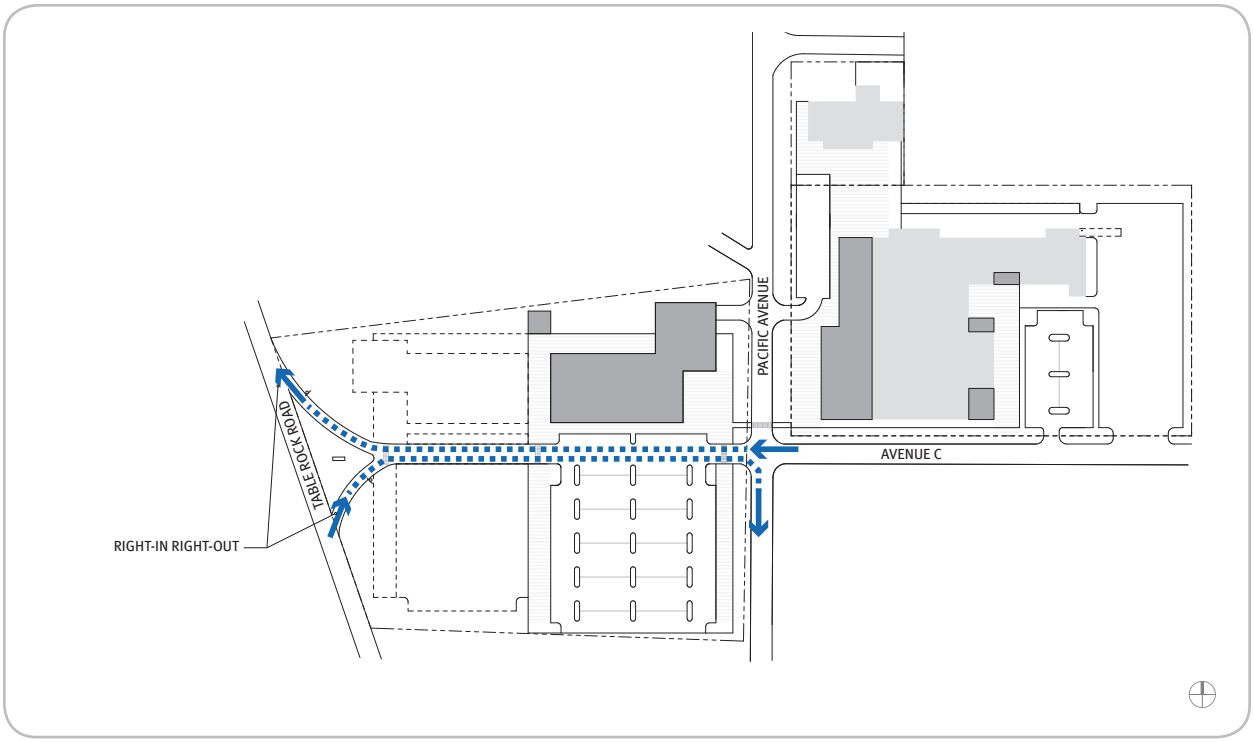
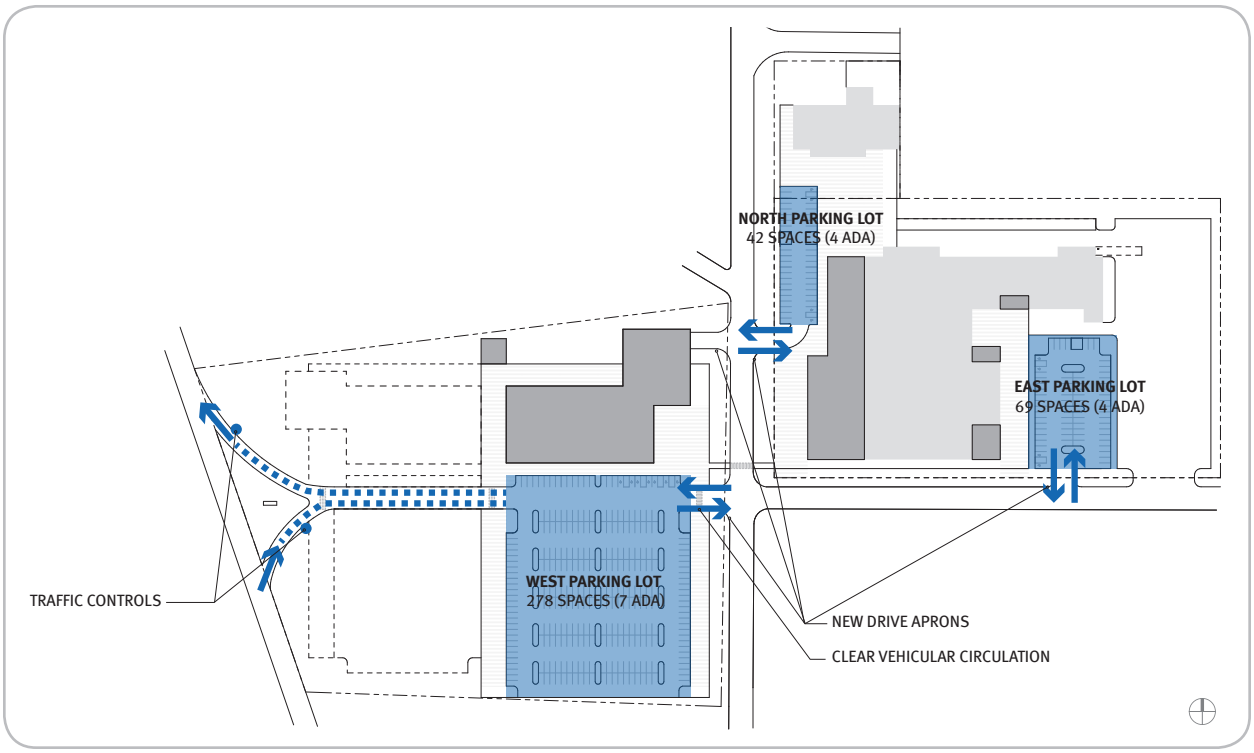


Table Rock Road Vehicle Connection



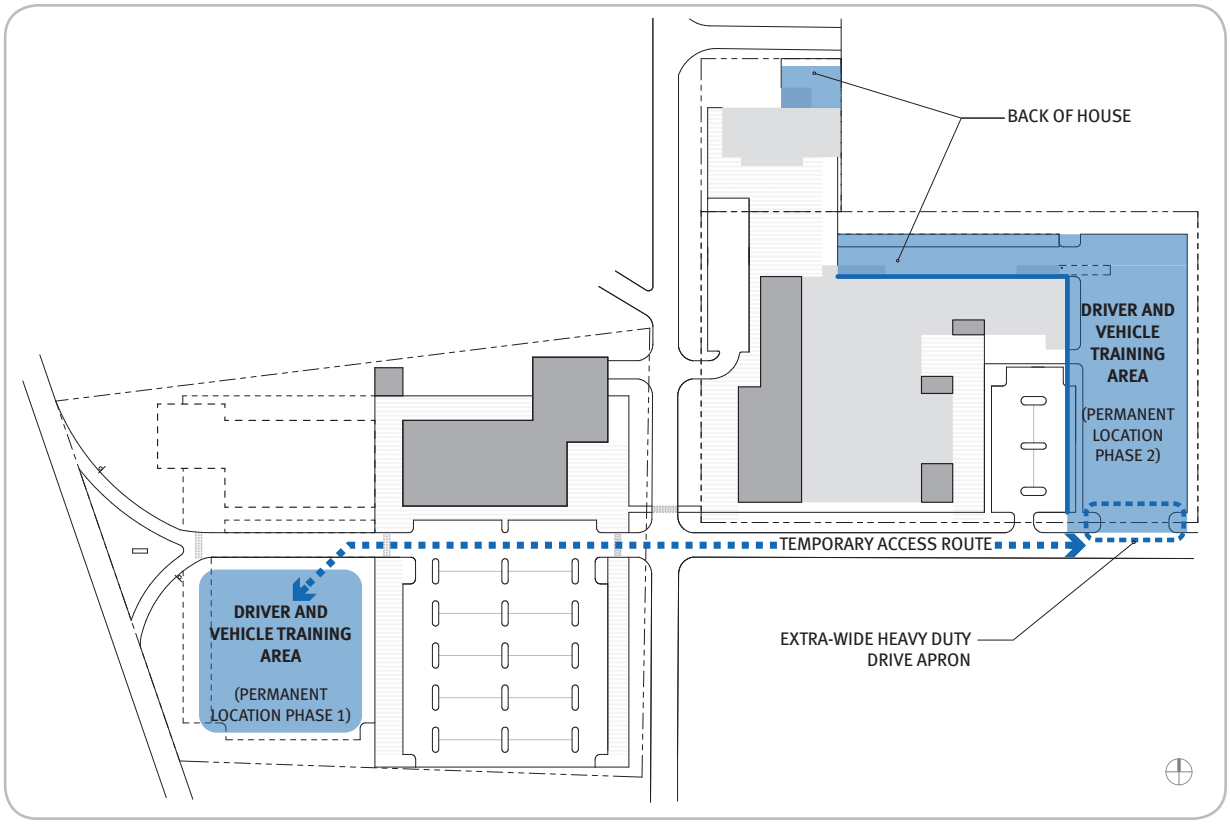
Campus Parking

CAMPUS "BACK OF HOUSE"

- Establish north and east side of east campus as "back of house areas" for programs that generate noise, clutter or are designed for non-public uses

TRUCK DRIVING TRAINING AREA

- Establish east side of east campus as an area reserved for truck driver education, EMS vehicle training, motorcycle education and other similar programs
- Remove all internal islands, light standards of other obstructions from the existing parking area
- Re-pave area with heavy duty pavement section
- Place pole-mounted LED lighting at perimeter of paved area to provide 1-5 FC uniform lighting in Training Area
- Provide temporary gravel area at west side of west campus during Phase 1 work to allow continuous uninterrupted operation of Training area—provide construction access from Pacific until Table Rock Road access is complete



Truck Driving Training Area Diagram

CAMPUS SIGNAGE

- Provide pole-mounted monument sign in triangle area of Table Rock Road access/egress
- Provide monument blade sign mounted on concrete plinth at Campus Center (intersection of Pacific Avenue and Avenue C)
- Provide uniform building mounted signage on all campus buildings using raised letter or similar building signage conspicuously mounted in a consistent location (example upper corner of building near entry)
- Provide internal building directories and campus maps inside the main lobby of all campus buildings

CAMPUS SUSTAINABILITY

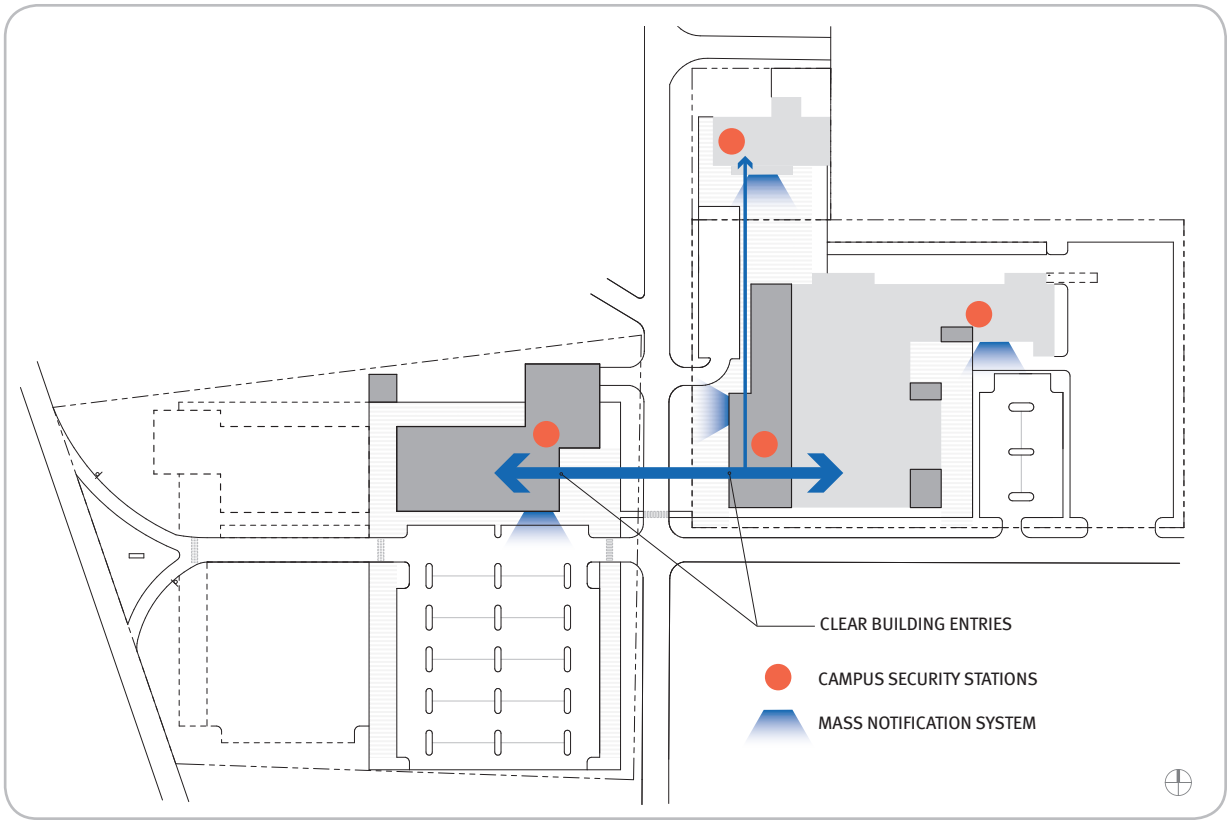
- Establish a design target of 20% beyond Oregon Energy Code all new or renovated campus improvements, strive for Oregon Reach Code where achievable
- Perform cost benefit ECM (Energy Conservation Measure) analysis and energy modeling on all new construction or major renovations--prioritize energy and water saving strategies when cost-benefit analysis demonstrates payback of 10-years or less
- Evaluate the potential for USGBC LEED certification on all new construction of major renovations—prioritize LEED certification if cost-benefit analysis demonstrates cost-effectiveness for achievement of LEED Gold or higher certification
- Provide solar-ready infrastructure on all new construction and major renovations

CAMPUS SECURITY

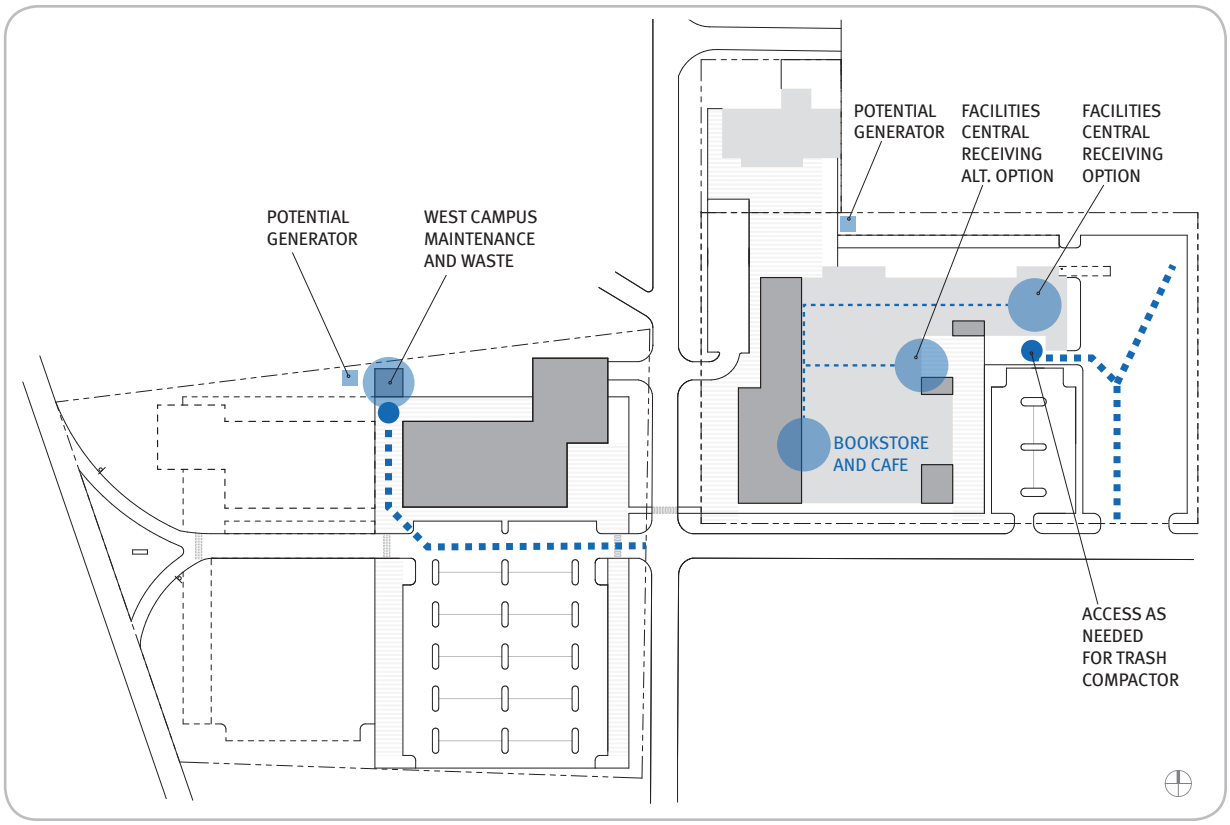
- Provide clearly identified building entries with intentionally limited access to secure operations
- Provide campus-wide CCTV at all building entries and key circulation points
- Establish campus lock-down and mass notification emergency protocols
- Establish card access program for exterior entry at all buildings
- Provide security personnel station at major building entries and establish coordinated security monitoring throughout campus

CAMPUS WASTE MANAGEMENT & MAINTENANCE

- Maintain existing trash compactor as central waste collection for the campus
- Provide central waste collection and recyclable transfer area for west campus
- Establish campus standard for campus waste and recycling collection inside all campus buildings
- Establish food waste composting protocol for campus
- Establish separate maintenance facilities for west campus and east campus grounds maintenance
- Provide centralized custodial area in each campus building with localized custodial closets for every 20,000 SF +/- of building area
- Establish central Facilities and Maintenance office within the TRC building



Campus Security Diagram



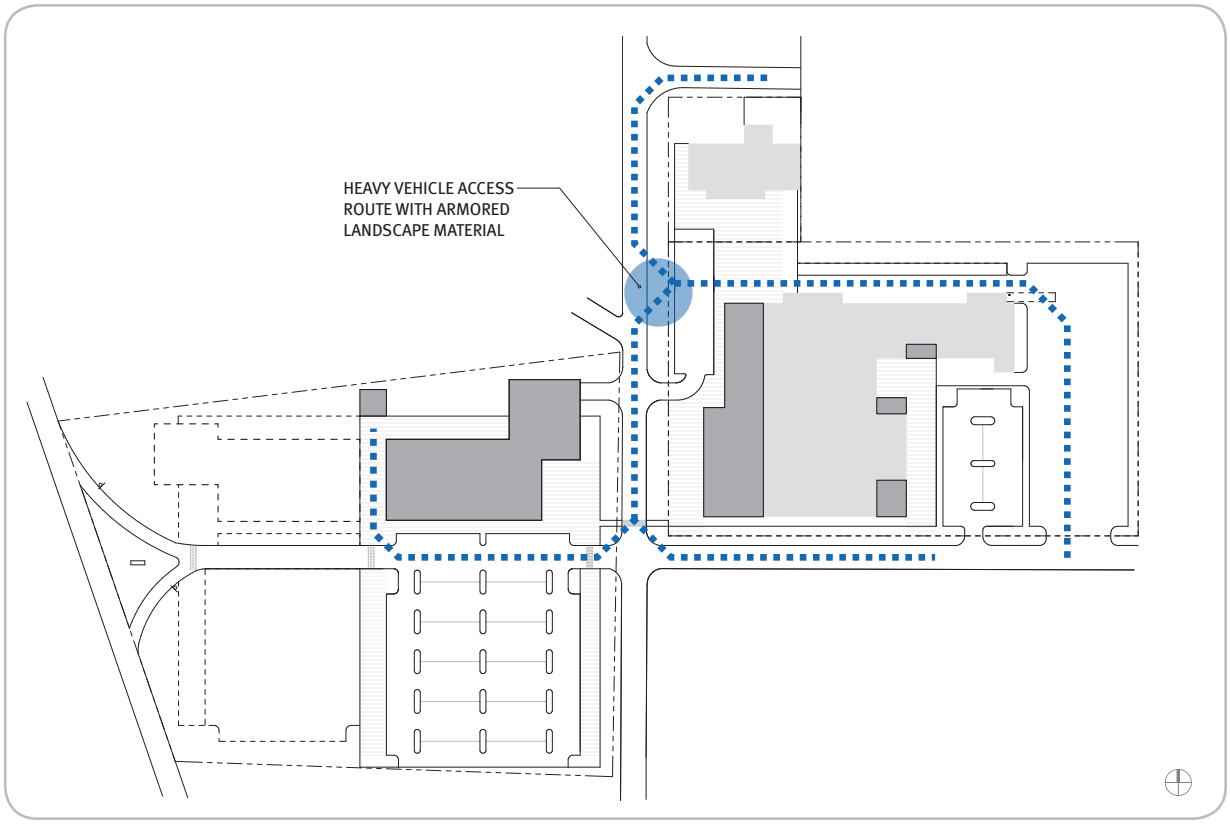
Campus Waste Management & Maintenance Diagram

CAMPUS FIRE APPARATUS ACCESS

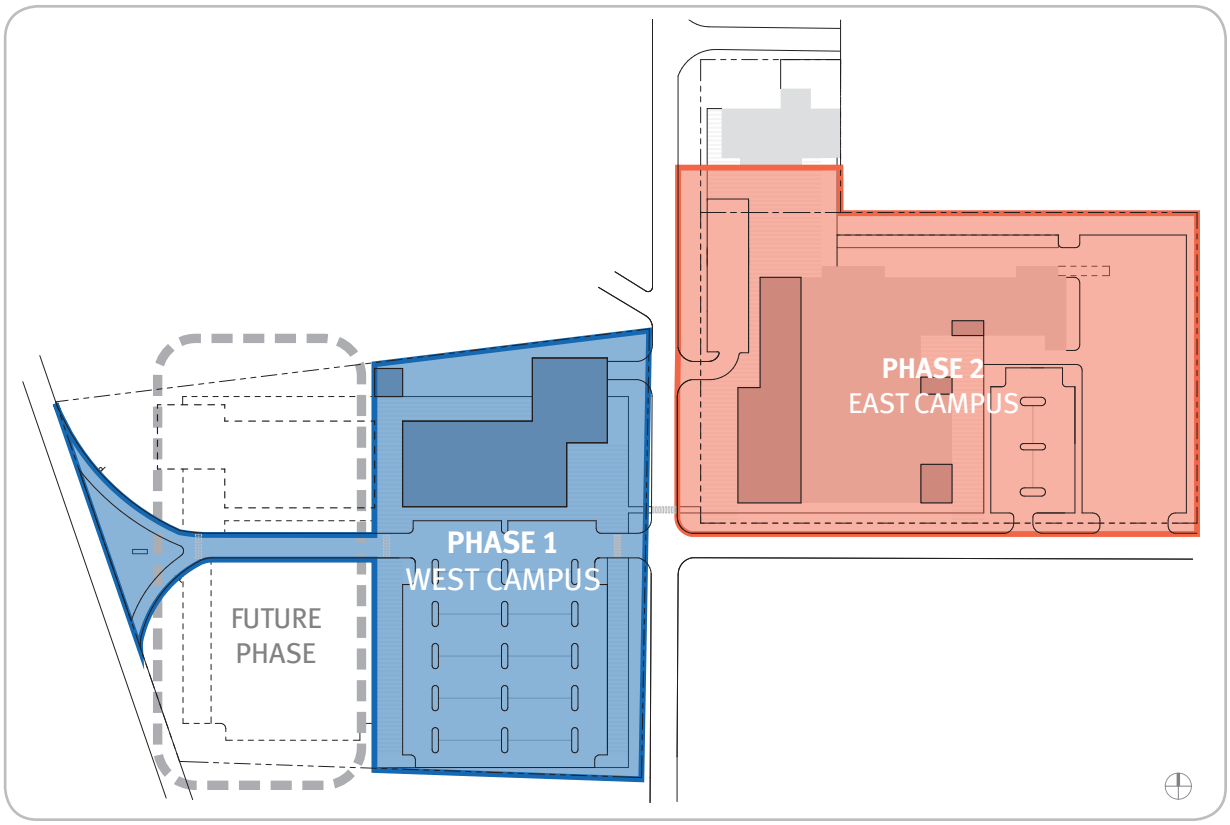
- Provide access to all exterior areas of existing buildings per Jackson County Fire Department requirements
- Maintain existing loop access around TRC building
- Provide heavy apparatus access section as indicated in north parking area—use grasscrete or similar to provide landscape drive over access
- Mark no-parking area where access route crosses north parking lot

CONSTRUCTION PHASING

- Establish Phase 1 and Phase 2 boundaries such that current operations can be maintained at all times during construction
- Establish Phase 1 to include all west campus work including building, parking, Table Rock access/egress, temporary truck training gravel area and future development site stabilization
- Establish Phase 2 to include all east campus work including renovation of TRC, parking, Truck Training area, plaza and landscape work



Campus Fire Apparatus Access Diagram



Construction Phasing Diagram

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RECOMMENDED APPROACH

The recommended campus master plan concept follows the organizational priorities developed with the Steering Committee, which includes a dual location parking strategy and a pedestrian plaza strategy to knit the campus elements together into a cohesive whole. Two variations for the Health Professions Building were presented to the Steering Committee for consideration, including a single-story option and a two-story option.

The Steering Committee determined the two-story version offered a more “collegiate” look and a better balance with the existing height of the existing TRC building. Both options share similar configurations, however the two-story option is more compact on the site. The two-story option’s requirement for vertical circulation makes it potentially larger and costlier than the single-story option. For this reason, the two-story options illustrated a scenario where EMS & Criminal Justice remained in the TRC building until Phase 2, as these programs do not anticipate significant ten-year growth needs.

Though the Steering Committee determined the single-story option used more site area and appeared less “collegiate”, the single-story version was selected as the recommend approach because it offers simpler construction, locates all programs on one floor, and does not require additional program area or cost for vertical circulation.

The following plans and diagrams illustrate the Steering Committee’s recommended approach for final consideration by the RCC Board. The alternate two-story option is documented in the Appendix for reference as needed.

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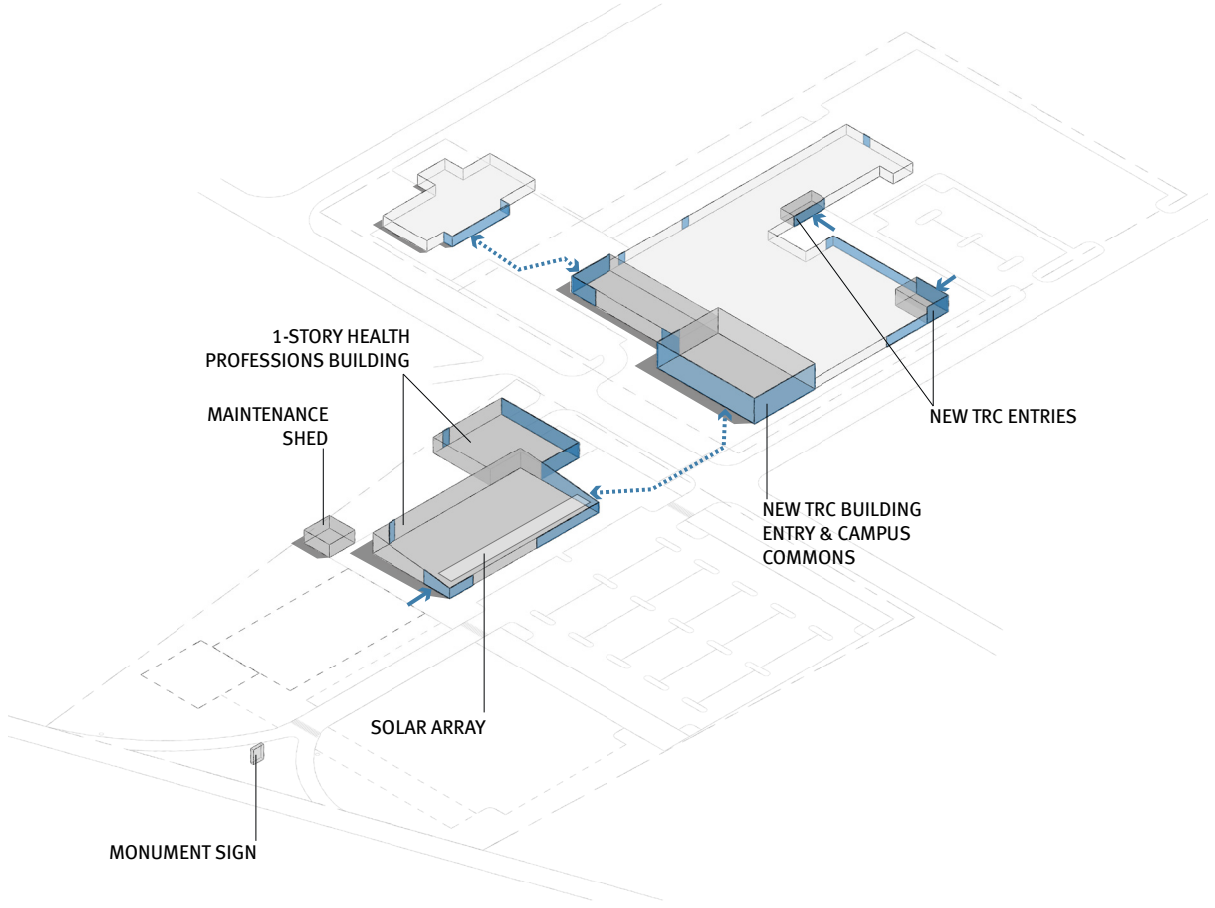

Recommended Approach

Campus massing diagram illustrating development of a 1-story Health Professions Building. This approach provides an opportunity allows the building define the west campus plaza area and accommodates a new EMS training facility.

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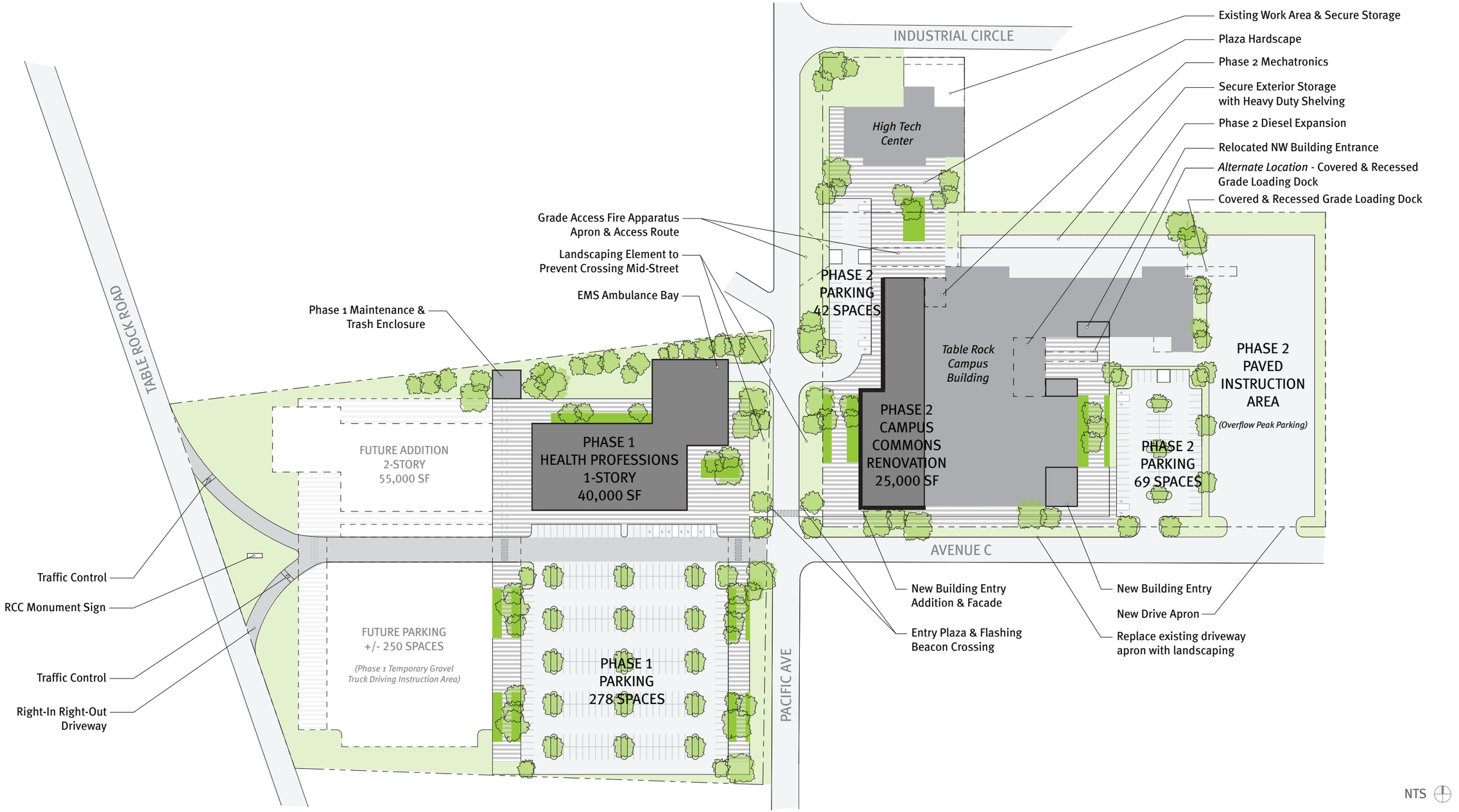
INDUSTRIAL CIRCLE
TABLE ROCK ROAD
AVENUE C
PACIFIC AVE
High Tech Center
PHASE 2 PARKING 42 SPACES
Table Rock Campus Building
PHASE 2 CAMPUS COMMONS RENOVATION 25,000 SF
PHASE 2 PAVED INSTRUCTION AREA
(Overflow Peak Parking)
PHASE 2 PARKING 69 SPACES
PHASE 1 HEALTH PROFESSIONS 1-STORY 40,000 SF
FUTURE ADDITION 2-STORY 55,000 SF
PHASE 1 PARKING 278 SPACES
FUTURE PARKING +/- 250 SPACES
(Phase 1 Temporary Gravel Truck Driving Instruction Area)
Existing Work Area & Secure Storage
Plaza Hardscape
Phase 2 Mechatronics
Secure Exterior Storage with Heavy Duty Shelving
Phase 2 Diesel Expansion
Relocated NW Building Entrance
Alternate Location - Covered & Recessed Grade Loading Dock
Covered & Recessed Grade Loading Dock
Grade Access Fire Apparatus Apron & Access Route
Landscaping Element to Prevent Crossing Mid-Street
EMS Ambulance Bay
Phase 1 Maintenance & Trash Enclosure
Traffic Control
RCC Monument Sign
Traffic Control
Right-In Right-Out Driveway
New Building Entry Addition & Facade
Entry Plaza & Flashing Beacon Crossing
New Building Entry
New Drive Apron
Replace existing driveway apron with landscaping
NTS

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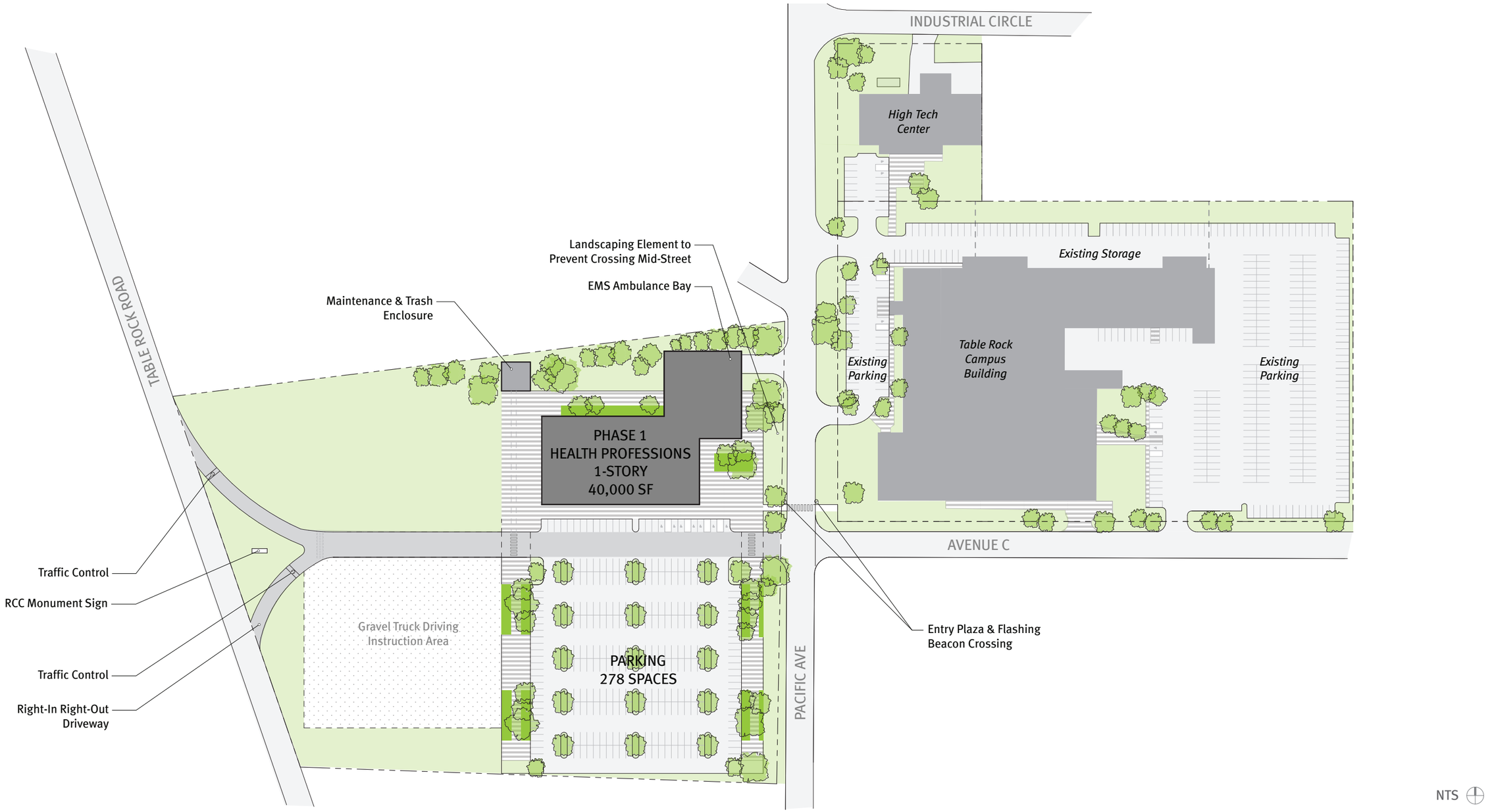
INDUSTRIAL CIRCLE
TABLE ROCK ROAD
High Tech Center
Existing Storage
Table Rock Campus Building
Existing Parking
Existing Parking
Landscaping Element to Prevent Crossing Mid-Street
EMS Ambulance Bay
Maintenance & Trash Enclosure
PHASE 1
HEALTH PROFESSIONS
1-STORY
40,000 SF
AVENUE C
Traffic Control
RCC Monument Sign
Traffic Control
Right-In Right-Out Driveway
Gravel Truck Driving Instruction Area
PARKING
278 SPACES
PACIFIC AVE
Entry Plaza & Flashing Beacon Crossing
NTS

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Phase 1 Health Professions Building Vignette

Looking West from Pacific Ave

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Cost Evaluation 1. 07

OPINION OF PROBABLE CONSTRUCTION COST

Adroit Construction provided Opinion of Probable Cost (OPC) estimates for the expected construction cost of the project. The OPC illustrates expected cost ranges for construction only.

The OPC is based on the information outlined herein, and is intended for planning purposes only. It does not reflect a bid or a guaranteed price and is subject to escalation and other changes that may occur as the design implementation phase proceeds. Construction costs referenced in this report are estimated based on market conditions at the time of this report. Escalation and other project costs will apply and should be accounted for by RCC in the development of overall project budgets for the implementation of this plan.

To establish a total Project Budget, all project costs must be accounted for. Soft costs including fees, design, testing, management, furnishings, owner contingencies and other costs associated with total project costs have been developed separately by the College. For the purposes of this report, we estimate “soft costs” such as design costs, furnishings, equipment and fees to add approximately 30-35% of the construction budget to the total Project Budget.

HEALTH PROFESSIONS BUILDING

A new purpose-built health professions training facility has been identified as the first project of the master plan. Prior to completing this master plan, RCC allocated a total project budget for the Health Professions Building of $16m (approximately $9.5 - 11.2m Construction Budget). This budget does not support all Phase 1 recommendations illustrated in the master plan, which reflects broad needs of the College as informed by the stakeholders’ current understanding of program growth expectations and pedagogical objectives. Plans for the immediate future, including the Health Professions Building, may only achieve some of these goals based on funding limitations. It is appropriate, therefore, to defer alignment of immediate scope priorities to available funding to the implementation phase of work, when architect and builder will work together with the College to achieve the greatest benefit at the least cost.

BUILDING NARRATIVE

PHASE 1

New 40,000 SF wood-framed building: Exposed glulam and cross-laminated timber roof structure with post and beam support structure for single story building. Pre-finished metal siding rainscreen system with 40% glazing composed of thermally broken storefront and high-performance window systems. Wood stud exterior non-bearing wall framing system and metal stud interior non-bearing wall system. R30 continuous exterior roof insulation and R25 continuous exterior wall insulation. All insulation installed exterior of structure. Metal roofing on 3:12 min shed roof with 4-foot minimum overhangs. High performance card-access security on all exterior doors and card access for 20% of all interior doors. Solar-ready electrical system. 100% Sprinkler Coverage. High performance active chilled beam heating/cooling system. See the Health & Public Services tab on the Master Program for additional information about the program scope. See Higher Education Center and Medford Police Station for quality standard.

West Campus parking: 300 passenger vehicle parking spaces, perimeter landscaping, interior tree and landscape planting, drip irrigation, and LED high performance site lighting. Right-in/right-out drive access from Table Rock Road, through access drive aisle across west campus site, and full egress/ingress driveway at Pacific/Avenue C intersection.

West Campus Landscaping/Plaza: Entry plaza with hardscape features and concrete seat benches (shown with brick hatch). Site landscaping around building all sides. Water quality and on-site detention. See Higher Education Center for quality standard example. Pedestrian access following cross-campus drive aisle, with accessible route from ADA parking adjacent to building. Flashing Beacon Crossing (FBC) at Pacific.

PHASE 2

Existing Campus parking: 40 passenger vehicle parking spaces at west side, modified existing paving, perimeter landscaping, interior tree and landscape planting, drip irrigation, and LED high performance site lighting. 70 passenger vehicle parking spaces at east side, modified existing paving with access to truck loading area, perimeter landscaping, interior tree and landscape planting, drip irrigation, and LED high performance site lighting.

Existing Campus Paved Instruction Area: 260x200 SF paved area with all existing interior obstructions removed. New heavy duty paving on existing re-compacted subgrade. Perimeter LED high performance site lighting. New concrete drive apron at Avenue C.

Existing Campus Landscaping: Entry plaza with hardscape features and concrete seat benches. Site landscaping improvements west and south side. See Higher Education Center for quality standard example. Pedestrian access following new west side parking, with accessible route from ADA parking adjacent to building. Flashing Beacon Crossing (FBC) at Pacific.

Existing Campus TRC renovation: Exterior modification to the west side, including 50% glazing with high performance storefront system and metal rainscreen siding to create new main entry at southwest corner of building. Reconfigure existing entry at northeast corner of building. Modification to 25,000 SF of existing space in west portion of building, focusing on the "blue room". See Arts & Letters and Student Services group in Master Program for examples of program elements, however office and community spaces would be proportionately decreased.

FUTURE

Future Phase Preparation: Landscaping with drought-tolerant native grasses at area of future campus development located on the western portion of the west campus. Stub utilities for future building development and associated parking.

COST ESTIMATE COMPARISON SUMMARY

PREPARED BY ADROIT CONSTRUCTION

August 2, 2017

		Unit Cost		Estimated Construction Cost**	
		Low	High	Low	High
Phase 1 - West Campus 1-Story Wood Framed Option*					
Health Professions Building	40,000 SF	$295.00/SF	$320.00/SF	$11,800,000	$12,800,000
Trash/Maintenance Equipment Area	1,600 SF	$110.00/SF	$150.00/SF	$176,000	$240,000
Parking Spaces + Table Rock Access/Intersection	278 Spaces	$5,000.00/SF	$6,000.00/SF	$1,390,000	$1,668,000
Landscaping, Lighting, Seat Walls, Plaza Features	96,100 SF	$8.00/SF	$12.00/SF	$768,800	$1,153,200
Temporary Gravel Area for Truck Driving Instruction	60,000 SF	$1.50/SF	$2.00/SF	$90,000	$120,000
Estimated Cost Expected for Phase 1 - West Campus 1-Story Wood Framed Option:				**$14,224,800**	**$15,981,200**
Estimated Project Cost (including 30%-35% for furnishings, fees, equipment)				**$18,492,240**	**$21,574,620**

** 2-story, steel and concrete building studied and found to be approximately 10% more than single-story wood framed*

*** Health Professions Total Project Cost allocation is $16,000,000, which yields an expected $11,200,000 construction budget available*

		Unit Cost		Estimated Construction Cost	
		Low	High	Low	High
Phase 2 - East Campus Improvements					
Parking and Landscaping (North and East Lots)	111 Spaces	$4,000.00/SF	$5,000.00/SF	$444,000	$555,000
Modified Heavy Duty Paved Instruction Area	64,000 SF	$3.50/SF	$4.50/SF	$224,000	$288,000
Improvements to Existing Landscaping	85,600 SF	$8.00/SF	$12.00/SF	$684,800	$1,027,200
Improvements to Existing TRC Exterior Skin	7,000 SF	$150.00/SF	$180.00/SF	$1,050,000	$1,260,000
Relocate Existing NE Building Entrance	1,000 SF	$120.00/SF	$145.00/SF	$120,000	$145,000
New SW Building Entrance	2,500 SF	$100.00/SF	$125.00/SF	$250,000	$312,500
TRC Renovation					
Centralized Student Services	3,860 SF	$150.00/SF	$180.00/SF	$579,000	$694,800
Student Life and food service	4,700 SF	$150.00/SF	$180.00/SF	$705,000	$846,000
Learning Resources areas including Testing	4,895 SF	$150.00/SF	$180.00/SF	$734,250	$881,100
Library	1,095 SF	$150.00/SF	$180.00/SF	$164,250	$197,100
Private and group study	700 SF	$150.00/SF	$180.00/SF	$105,000	$126,000
Bookstore/convenience store	2,700 SF	$150.00/SF	$180.00/SF	$405,000	$486,000
Associated Backfill Improvements	7,050 SF	$150.00/SF	$180.00/SF	$1,057,500	$1,269,000
	25,000 SF				
Estimated Cost Expected for Phase 2 - East Campus Improvements:				**$6,522,800**	**$8,087,700**
Estimated Project Cost (including 30%-35% for furnishings, fees, equipment)				**$8,479,640**	**$10,918,395**

QUALIFICATIONS

- This is a conceptual budget with many assumptions and unknowns to be determined.
- Highly suggest performing a more detailed estimate when additional information & specific timing for construction is available.
- Pricing is based upon conceptual information provided by HEA. See West campus 1-story building & 2-store building options drawings dated 16 June 2017.
- Excludes all work on/around High Tech Center to property line with existing Table Rock Campus HEA.
- Pricing in 2017 dollars, suggest an inflation rate of 5%-10% per year
- Pricing can vary drastically depending upon the time of year bids are taken. Highly suggest advertising/ bidding occur between January & March.
- Excludes all future work to the west of phase I
- Excludes all off site work (unknown at this time)
- Assumes a good soil conditions and the use of shallow foundation systems. No deep foundation estimated.
- Excludes all hazmat testing & abatement
- Excludes all permits, fees, utility fees and SDC's
- Excludes all testing & special inspections
- Excludes all FF&E.
- Excludes all engineering & architecture
- Gravel truck driving instruction area includes grading, fabric, 8" 4" minus & 4" 3/4 minus over approximately 60,000 sf
- Heavy paved truck driving instruction area includes removal of existing AC, addition of 6" of 3/4 minus, regrading and placement of 6" of new AC.

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Appendix A

Meeting Minutes

Appendix B

Workshop Presentation Slides

Appendix C

2-Story Building Option Plans