CAMPUS DEVELOPMENT PLAN

1990-2000

Central Oregon Community College

CAMPUS DEVELOPMENT PLAN

1990-2000

A Plan for the Orderly
Growth and Development of

Central Oregon Community College
Bend, Oregon

JUNE 1990

W.E. GROUP Architects and Planners
Portland, Oregon

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1.0 Background and Purpose

1.1 General

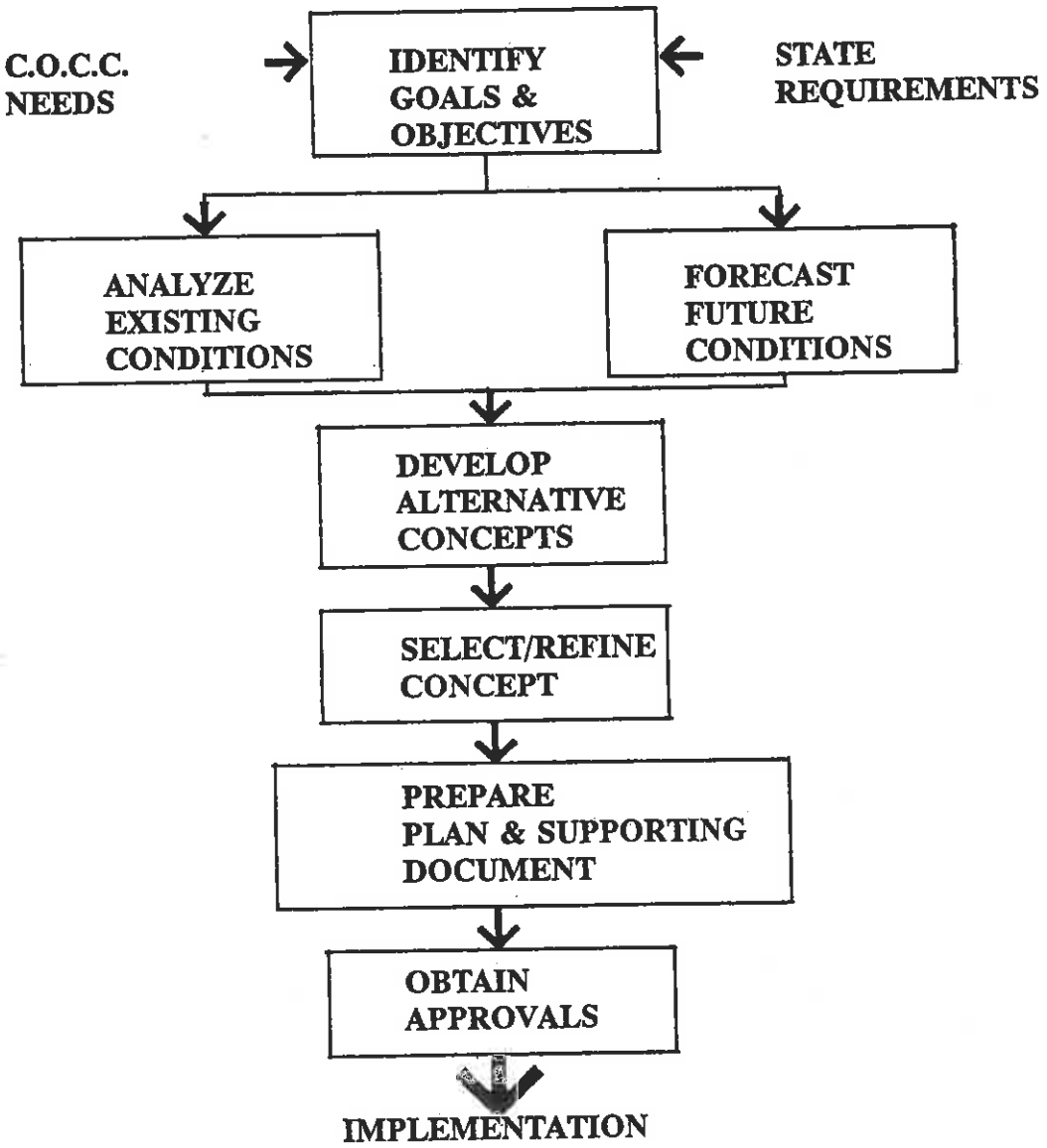
The campus development plan for Central Oregon Community College will help the Administration and Board of Directors predict what physical changes need to take place on campus and will help them initiate and accommodate these changes. The plan will be based on projected growth as well as future trends the campus may experience. It will also be responsive to the unique site, planning and architecture of the existing campus.

The Mission Statement adopted by the Central Oregon Community College Board of Directors will guide the planning process.

> *The mission of Central Oregon Community College is to provide post-high school and adult level educational opportunities to all members of the community who are capable of benefiting from instruction in the following areas:*

1. *Transfer/Lower Division*
2. *Occupational-Vocational-Technical Education*
3. *Continuing and Community Education*
4. *Student Personnel Services*
5. *Community Service*

1.2 *PLANNING PROCESS*



The campus development plan contains a set of goals and principles to serve as guidelines throughout the planning process. Many of these goals and principles are identified in the Central Oregon Community College Long Range Plan 1990 - 2000 written by the Long Range Planning Committee in 1989. Others are based on the ideals of sensitive planning and architectural design. The development plan includes recommendations for campus improvements based on the synthesis of the Development Plan Goals and Development Plan Planning Principals.

2.0 Central Oregon Community College History

2.1 Early History

Central Oregon Community College, as it is now called, began in the 1949-50 school year as Central Oregon College, an extension of the Bend School District. Classes were held in the evening at Bend High School. By the middle of the 1950's the college was outgrowing the space borrowed from the Bend School District. Local voters approved a budget for the college in the spring of 1957. The formation of the College District began in the fall of 1959 and by 1962 the College Board recognized the urgent need for a campus.

The site chosen was Awbrey Butte, just west of Bend. The original 140-acre parcel was a gift of Mr. and Mrs. Robert Coats of Bend. Other gifts of land adjoining the site were made by Claine Mooers and Dr. J. C. Vandervort. These gifts, plus two purchases, have brought the campus to a total of 193 acres.

2.2 1960-1969

The decade of the 1960's saw the development of the Central Oregon Community College campus. In 1963, construction began on three buildings, Deschutes, Modoc and Ochoco. These three buildings were completed in 1964. The next year three more buildings were completed, Jefferson, Metolius and Grandview. In 1966 and 1967, the college added Juniper, Pence and the library.

2.3 1970-1979

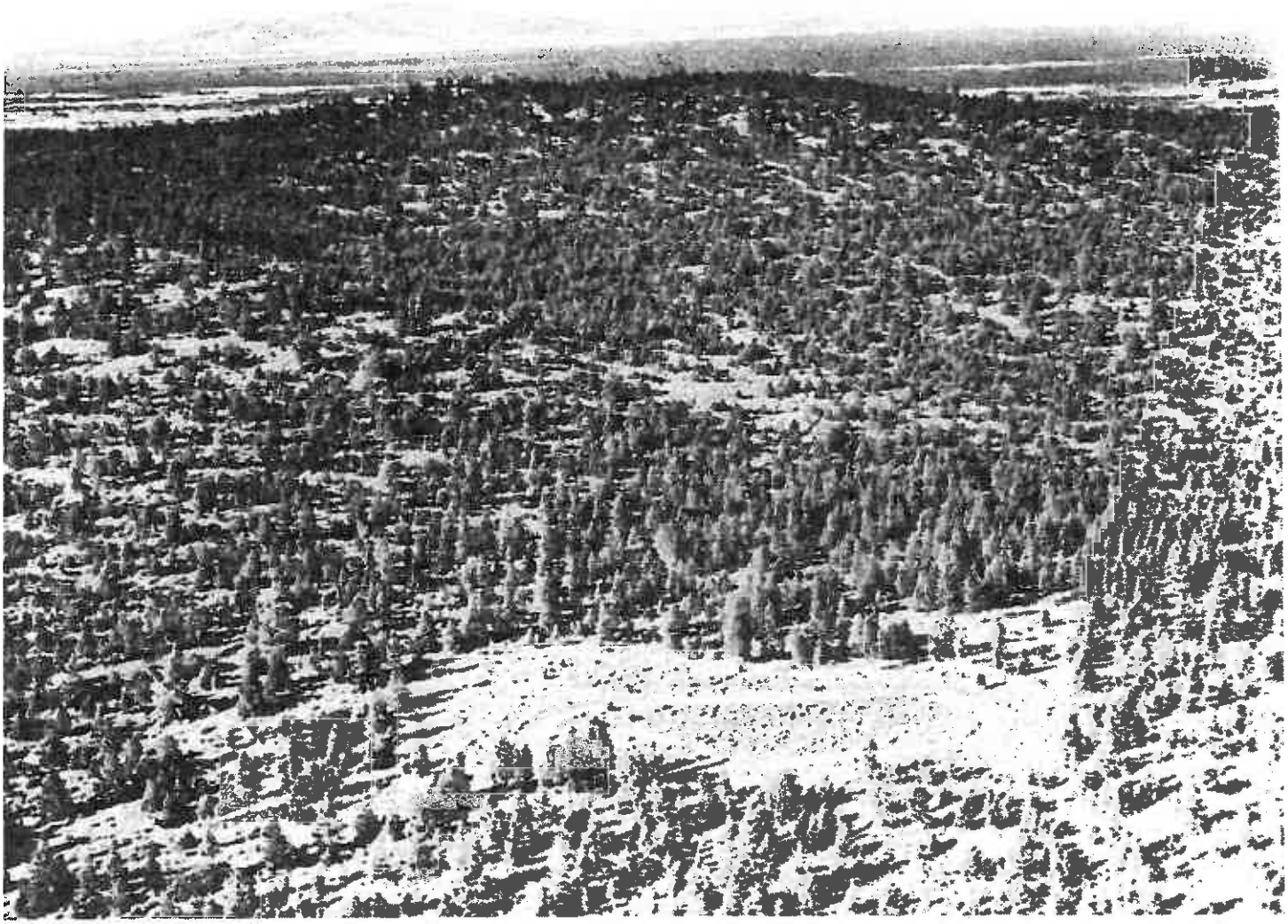
During the 1970's only three major buildings were constructed on campus. Mazama and Ponderosa were constructed in 1971 and Pioneer in 1976. In 1974, two temporary buildings and the physical plant were constructed.

2.4 1980-1989

In the 1980's there were four building projects completed. Ochoco, which connects Modoc and Old Ochoco, was completed in 1981. In 1983, the Pinckney Center was built and in 1987, the Exercise Physiology Lab. In 1989, the Boyle Center was completed.

2.5 Campus Space Allocation

Building	Year	Square Footage	
Deschutes	1964	5,174	
Jefferson	1964	5,122	
Modoc	1964	4,736	
Old Ochoco	1964	5,149	
Grandview	1965	25,722	
Metolius	1965	8,402	
Library	1966	16,389	
Juniper	1967	19,630	
Pence	1967	11,908	
		Subtotal	102,232
Mazama	1971	36,114	
Ponderosa	1971	31,334	
Modular-A	1974	1019	
Modoc Annex	1974	1019	
Maintenance	1974	14,587	
Pioneer	1976	24,752	
		Subtotal	108,825
Ochoco	1981	16,460	
Pinckney	1983	14,931	
EPL	1987	1,490	
Boyle Center	1989	38,450	
		Subtotal	71,331
		Total to Date	282,388



Pre-1960

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D. MODOC/OCHOCO

F. LIBRARY
G. JEFFERSON
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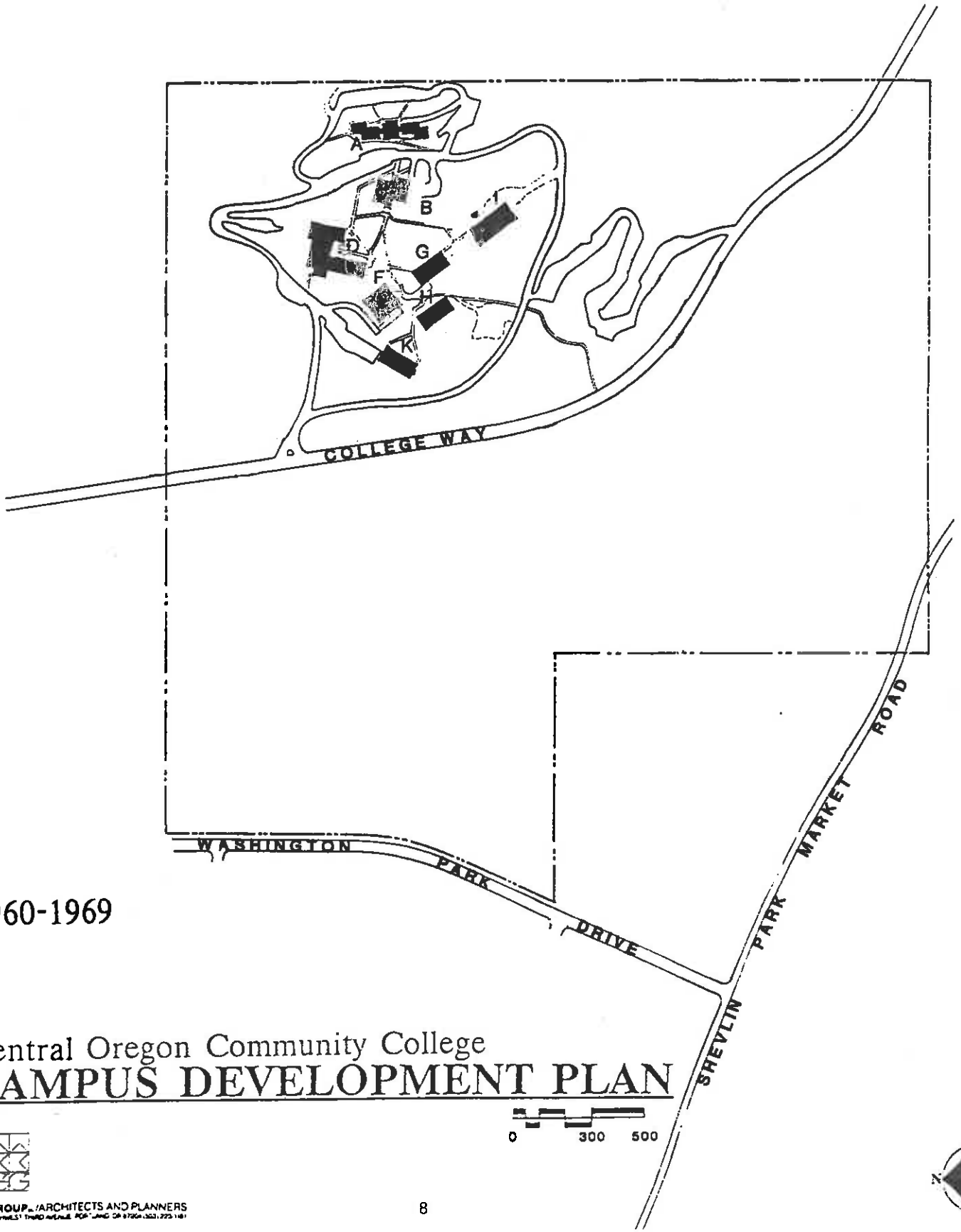
I. PENCE

K. METOLIUS



1960-1969

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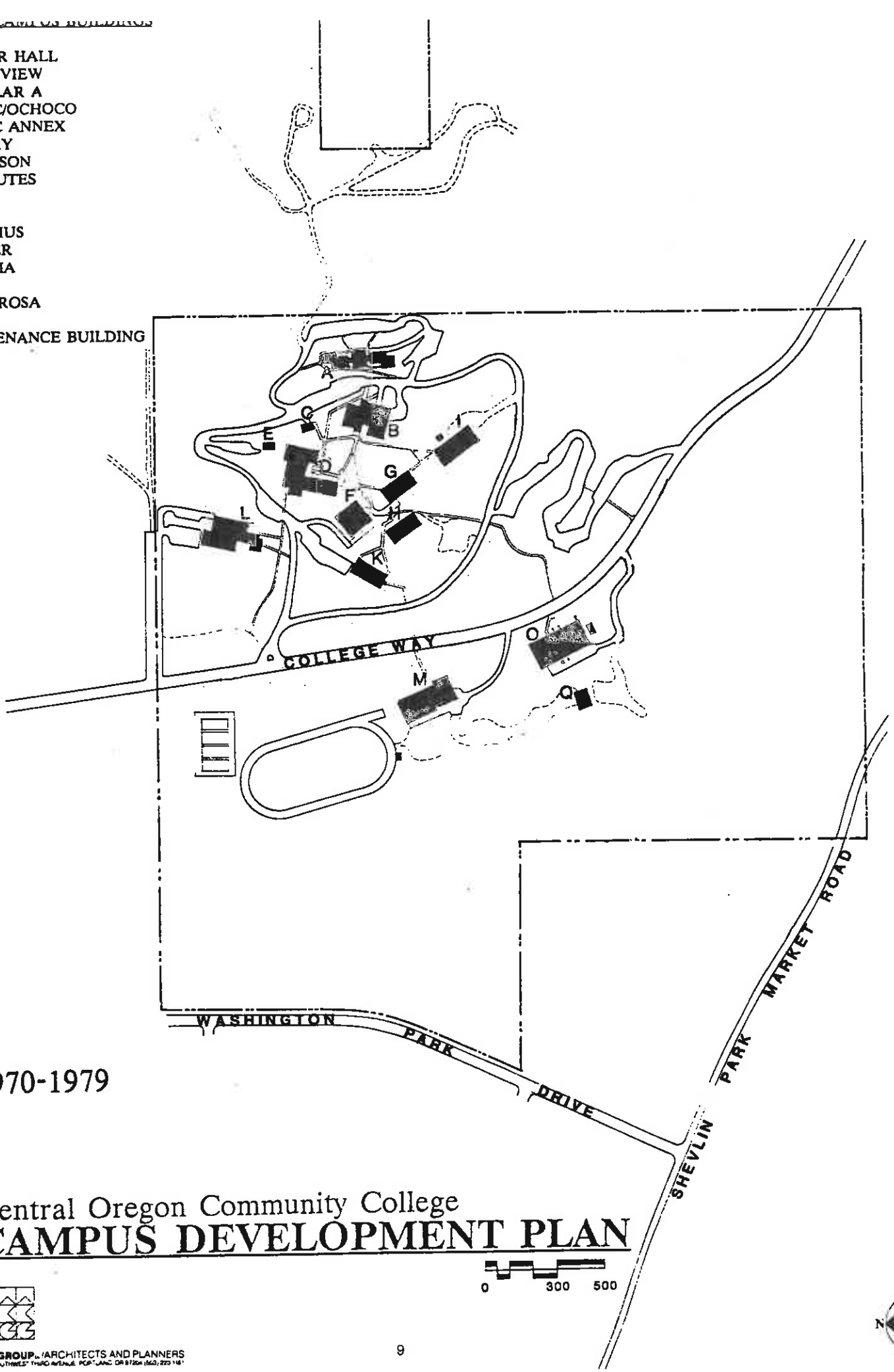
O. PONDEROSA

Q. MAINTENANCE BUILDING



1970-1979

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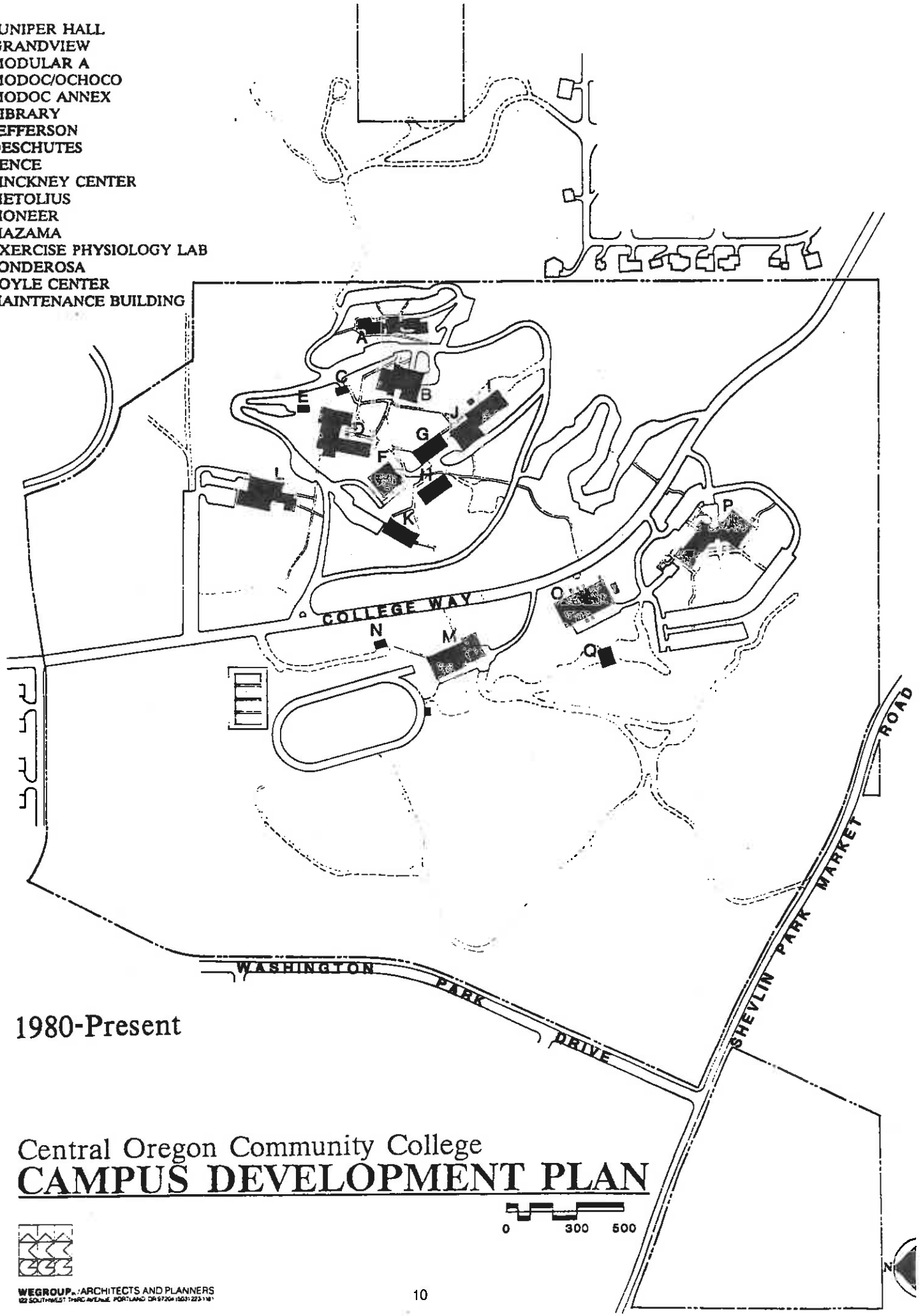

1980-Present

Central Oregon Community College

CAMPUS DEVELOPMENT PLAN

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2.7 Community Centers

Due to demand, eight Community Centers have been set up to better serve residents in the outlying areas of the 10,000 square mile college district. The district includes portions of Wasco, Jefferson, Crook, Deschutes, Klamath, and Lake counties. Within these counties Community Centers can be found in the following cities. The rooms and areas following each location are spaces currently leased.

Center	Rooms	Area
Bend	(On campus)	
Christmas Valley	1 office 1 classroom	320 sq. ft.
Madras	1 classrooms 1 office Reception area Storage area 2 restrooms	1,600 sq. ft.
Redmond	2 classrooms 1 office Reception area Storage area 2 restrooms	1,600 sq. ft.
Prineville	2 classrooms 1 office Reception area Storage area 2 restrooms	2,200 sq. ft.
LaPine	2 classrooms 1 office Reception area Storage area 2 restrooms	2,200 sq. ft.

Sisters	2 classrooms 1 office Reception area Storage area 2 restrooms	1,644 sq. ft.
Warm Springs	Varies	

Currently, a total of 75 full-time equivalent students (FTE's) are enrolled in classes offered in the Community Centers.

3.0 Context

3.1 Land Uses

The main campus of Central Oregon Community College is located two miles west of Bend on the southwest slope of Awbrey Butte. The campus is situated on approximately 193 acres of non-contiguous parcels vegetated by sage, juniper and pine. The soil is fairly rocky and sandy.

The campus is surrounded on the east by single-family residences, and by multi-family residences to the west. In addition, along the lower north edge of campus is a development of multi-family residences. The remainder of the campus edge is undeveloped at this time. Commercial buildings and developments are located to the east near the edge of Bend's central business district.

Buildings on campus with similar uses are located in close proximity to each other. At the eastern portion of the campus are the residence hall and the student center. Both buildings cater to students services. Below this area is the main campus core. Surrounding a large green space are classrooms, a multi-purpose building, an administrative building and the library. The western portion of the campus is separated from the remainder of the campus by College Way. This region is comprised of the vocational, physical education, maintenance and new administration building. The track and tennis courts are located next to the physical education building.

Because land use zones have been established and maintained and are functioning well, general land use should not change dramatically.

3.2 Circulation

Access to the campus from Bend is obtained by traveling west on Newport Street to College Way, which in turn divides the campus. Two other roads form the south and west borders: Shevlin Park Market Road forms the south and Mount Washington Drive the west. Shevlin Park Market Road is accessed from Newport Street where it, Newport Street and College Way meet. Access to Mount Washington Drive is from Shevlin Park Market Road (see Existing Campus Map 7.1). All three of these roads continue past the campus to the developing areas. Shevlin Park Market Road and Mount Washington Drive are primary roads and may be considered for future access to the campus.

The primary means of transportation to and from campus is by private vehicle. Commuters from outside of Bend travel the Highway 97 corridor and prior to reaching the city turn off the highway and skirt the central business district along its westward edge. Once reaching Newport Street, vehicles travel west to College Way and onto campus. Because of the campus' location west of Bend and with only one primary road for access, traffic can become heavy. When community events are held on campus, traffic is usually not a problem because most events are held at night when commuting students have already left.

Bicycles are another means of transportation between the campus and Bend. Bike lanes are present along College Way and Newport Street as well as along other arterials throughout town.

Service access to campus is along the same routes used by commuting students.

Parking on campus is accomplished by several small lots spread out among some of the perimeter buildings. Because of the existing site conditions, most of the parking lots are small scale. They respect existing contours with minimal site grading. Parallel parking is also available along both sides of College Way. Some of the parking lots are paved while others are not.

Most of the pedestrian walkways are adequately located. In some areas though, it is quite apparent that students and faculty have created new paths between buildings. To make walking easier and safer, many of these trails should be paved.

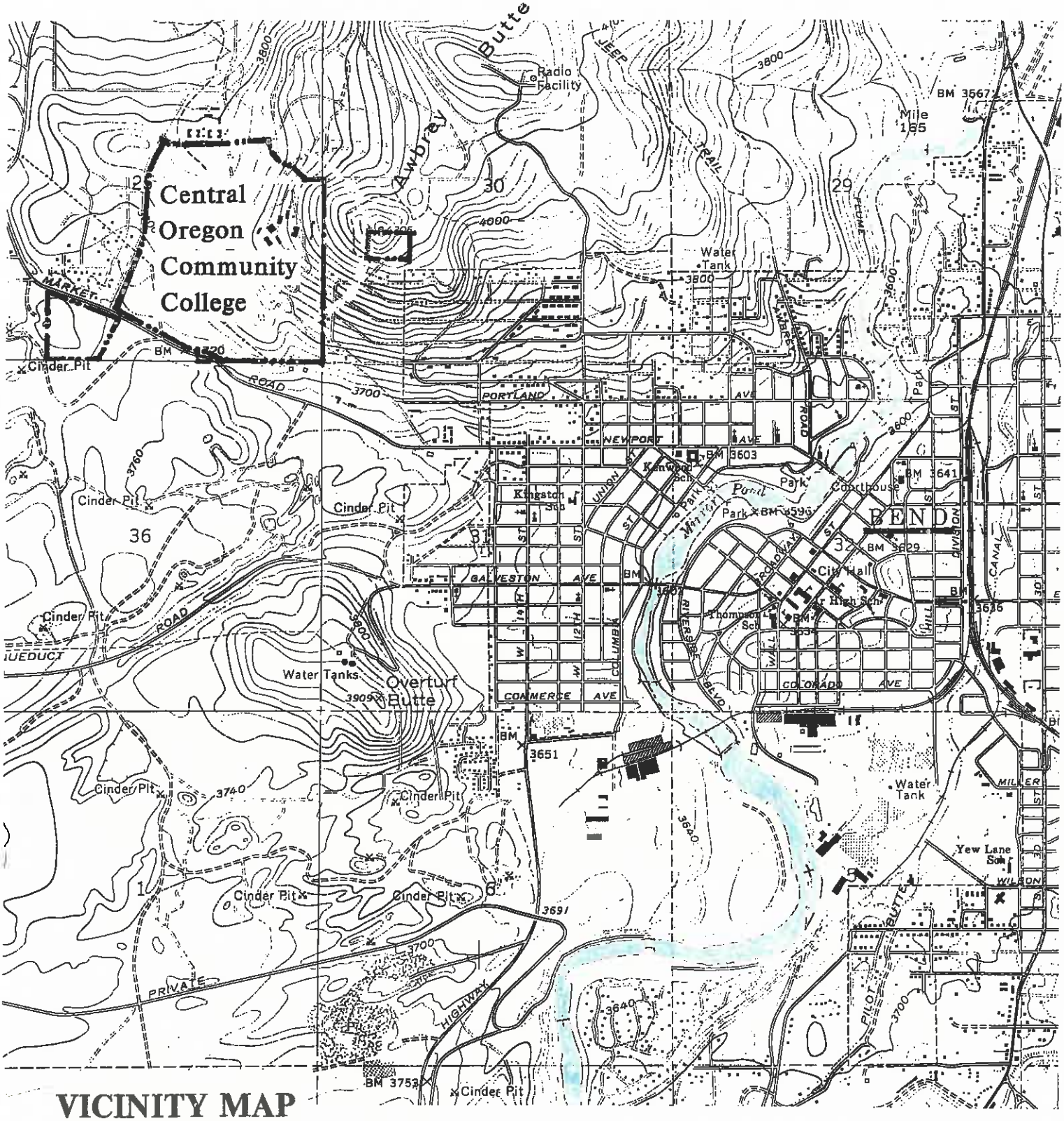
3.3 Open Spaces

Open spaces on campus are as important as the built areas. The open areas serve two purposes. First, they help balance out the built environment with the natural landscape surrounding the campus. This helps to blend the man-made structures into the natural environment. They also provide sanctuaries for the wildlife found on campus. Second, a portion of the open space can be reserved for future development.

Present and future land acquisition are both critical in order to maintain open space and provide for future campus development.

3.4 Utilities

The major utilities of electricity, gas, telephone and water are all found below College Way. Sewer crosses College Way near the north end of Mazama and continues down below the lower portion of campus. Utilities serving the upper campus buildings branch off from College Way near Ponderosa and head up the hill. Utilities serving the lower buildings branch off College Way at several points. Data communication and energy management conduit run throughout the campus.



VICINITY MAP

Central Oregon Community College

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EXISTING CAMPUS BUILDINGS

A. JUNIPER HALL
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C. MODULAR A
D. MODOC/OCHOCO
E. MODOC ANNEX
F. LIBRARY
G. JEFFERSON
H. DESCHUTES
I. PENCE
J. PINCKNEY CENTER
K. METOLIUS
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N. EXERCISE PHYSIOLOGY LAB
O. PONDEROSA
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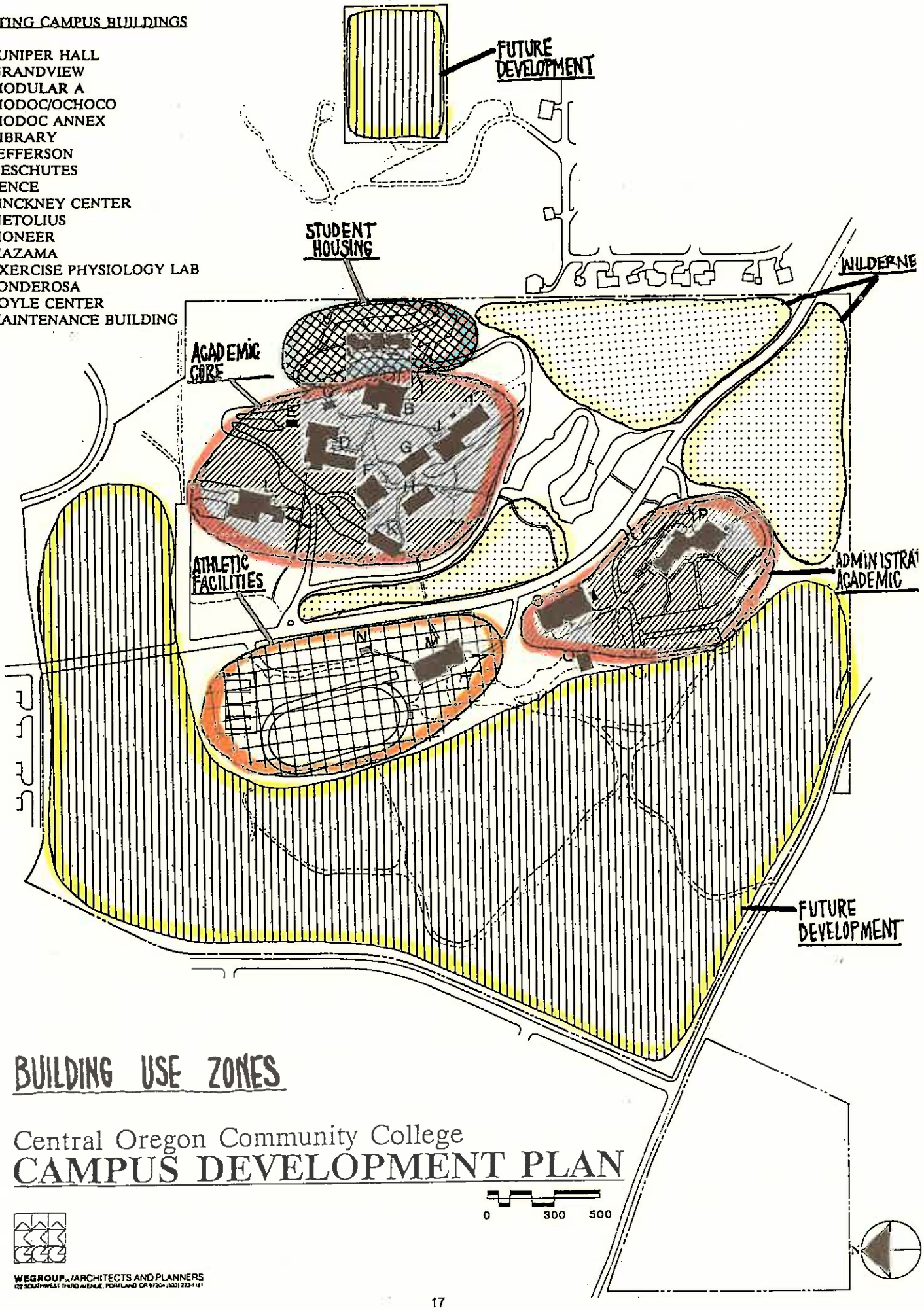

BUILDING USE ZONES

Central Oregon Community College

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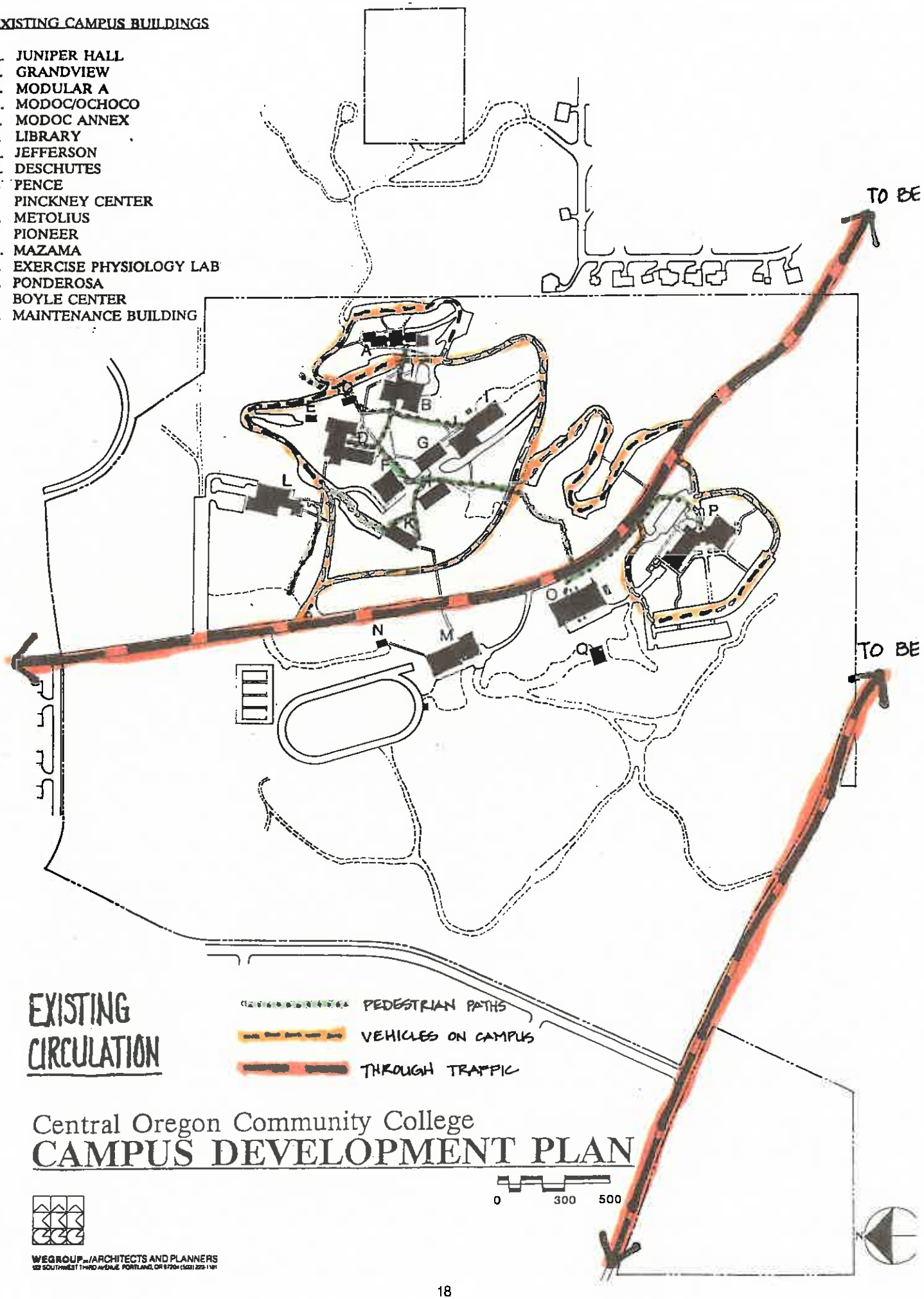

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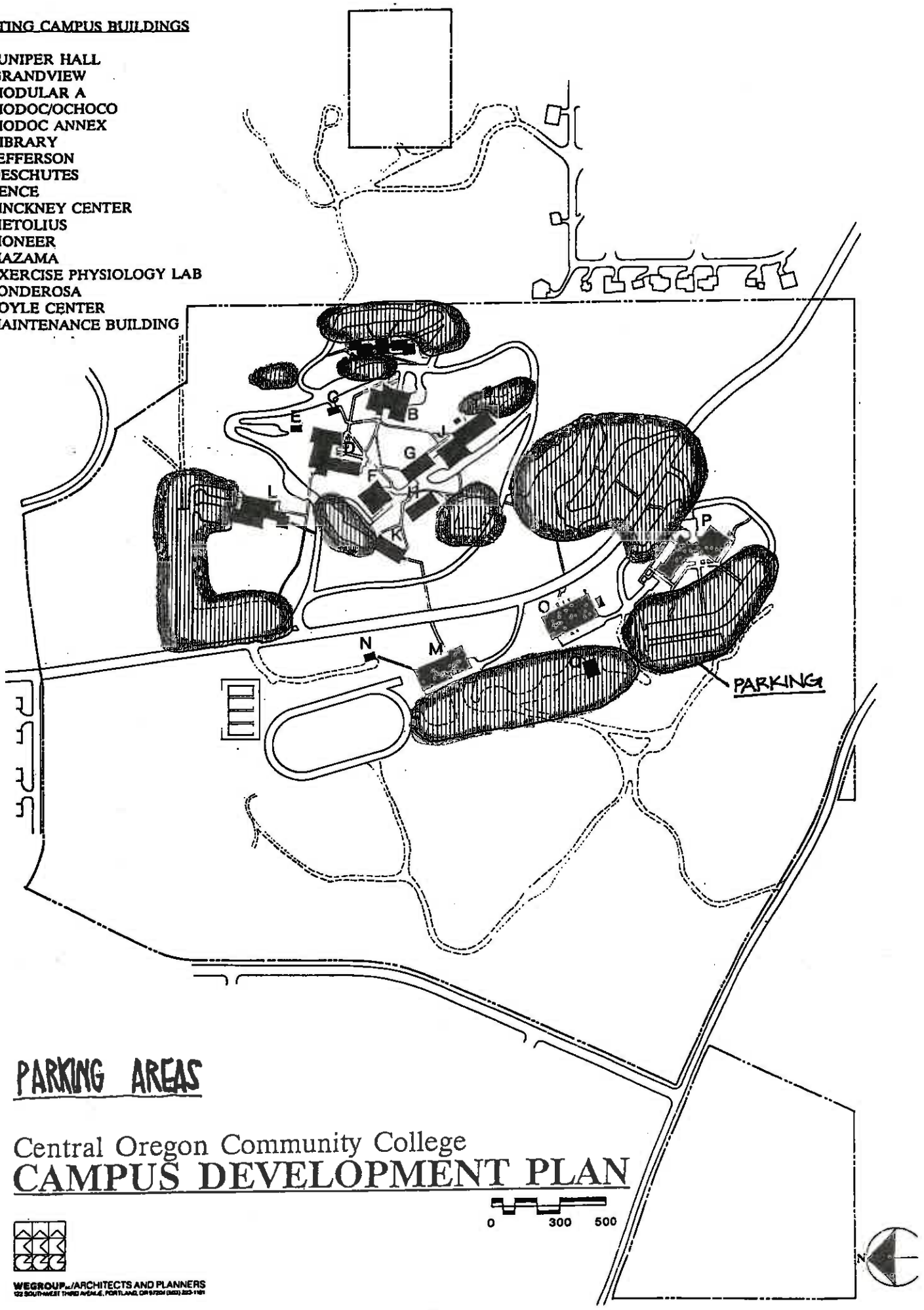

PARKING AREAS

Central Oregon Community College
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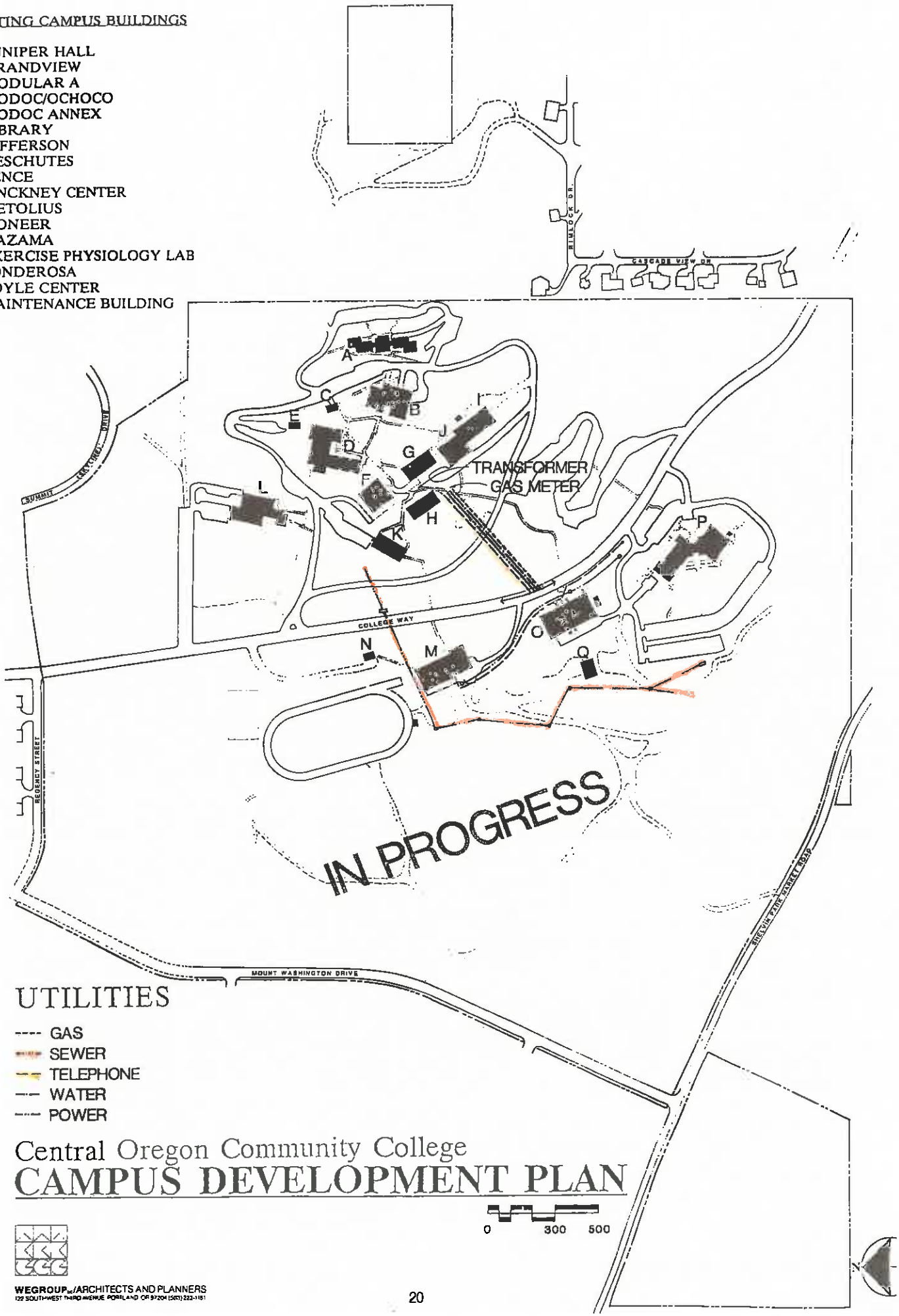

UTILITIES

---- GAS
SEWER
TELEPHONE
WATER
POWER

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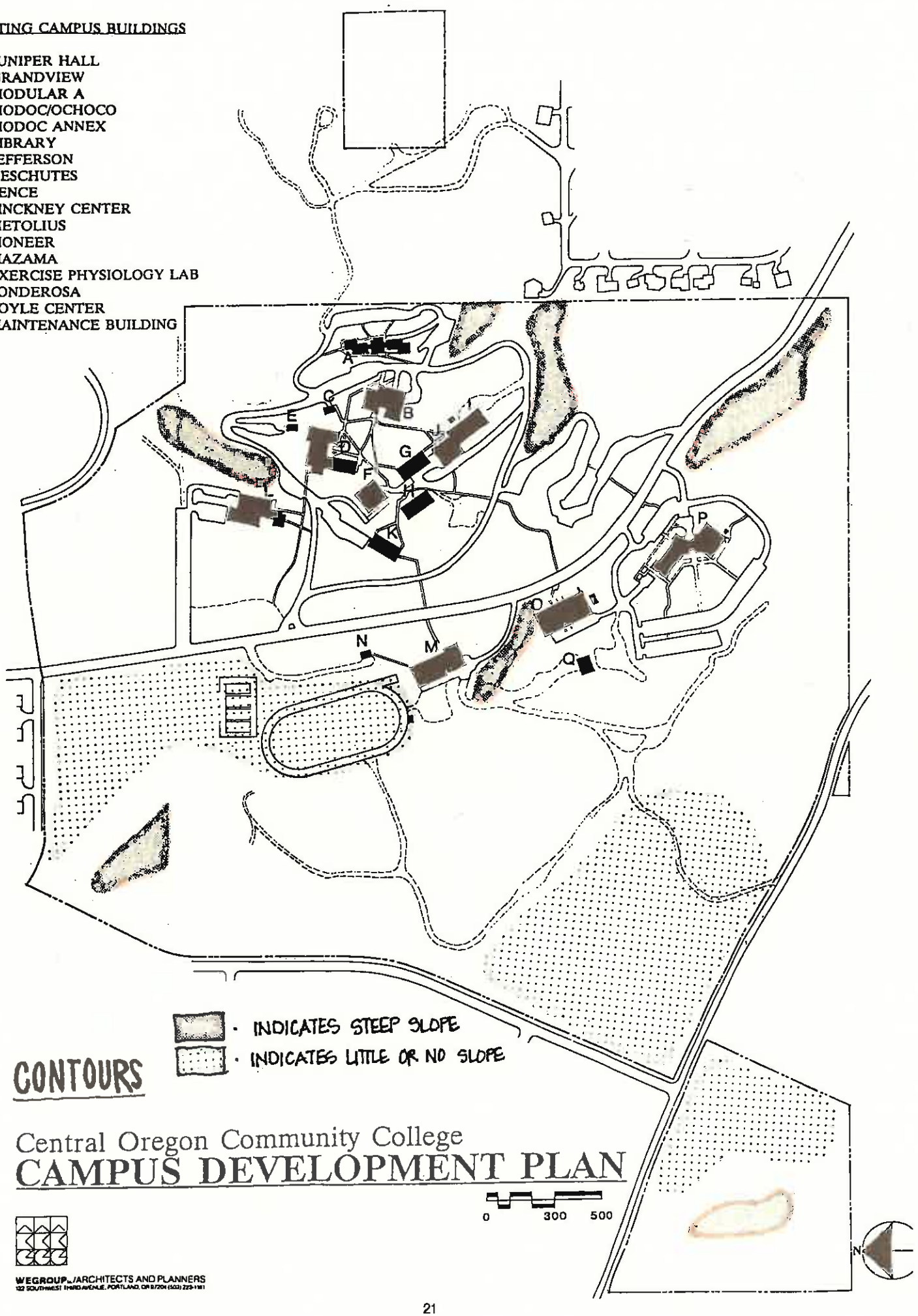

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VIEWS

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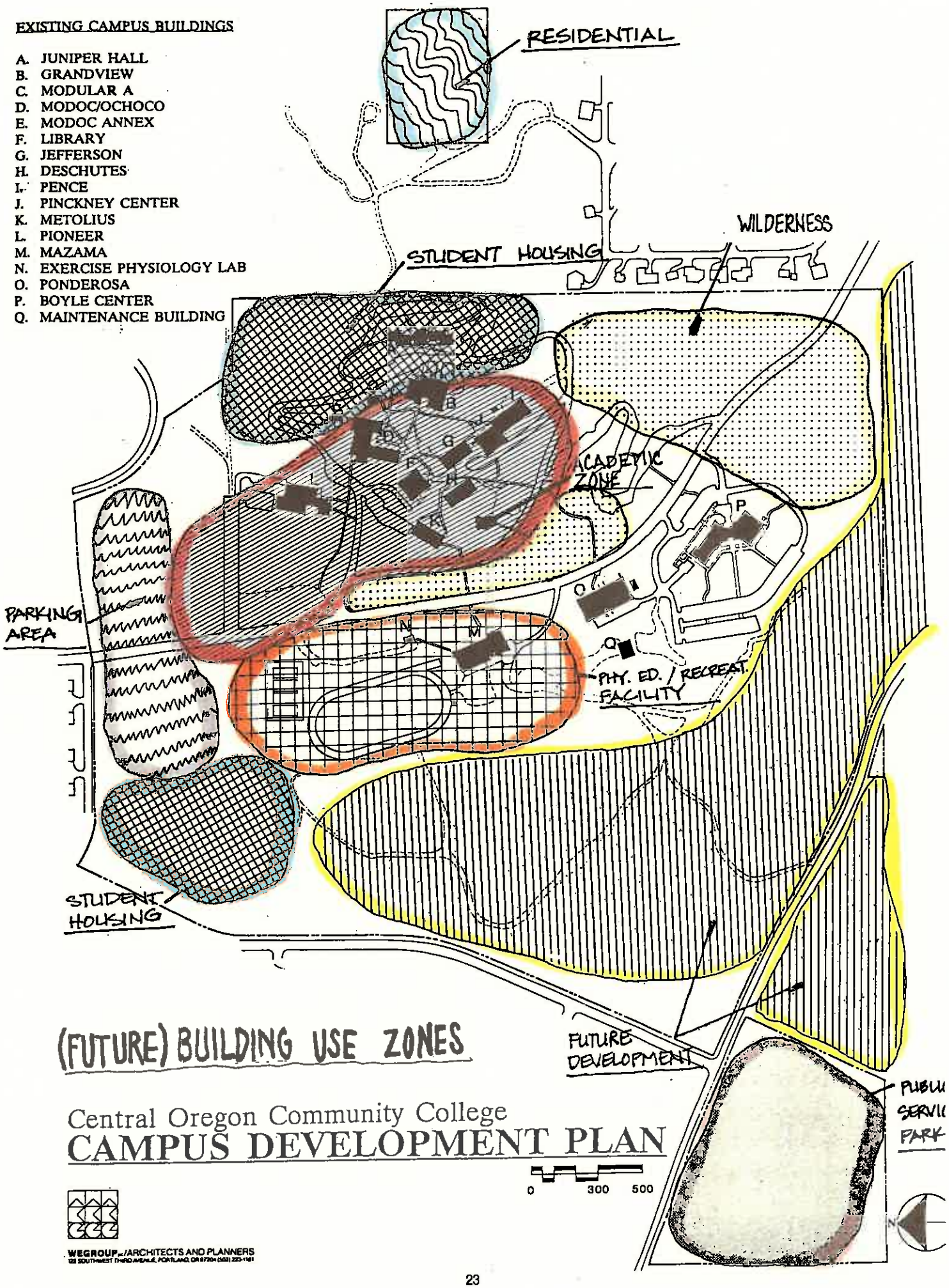

(FUTURE) BUILDING USE ZONES

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4.0 Development Plan Concept

4.1 Views

The development plan concept responds to the Mission Statement adopted by the Central Oregon Community College Board of Directors. C.O.C.C. has an exciting opportunity to expand an existing legacy. The development plan concept is to continue blending man-made structures into a site of great natural beauty with views of the Cascade Mountains.

4.2 Scale

In order for the campus to maintain its ambience, the scale of the existing buildings must be maintained. The buildings will be kept small in scale in order to adjust to contours and to permit the preservation of trees and rock outcroppings. Building placement is also an important consideration. This determines the scale of the "outdoor rooms," or those spaces between the buildings. Buildings placed too close together will crowd the campus. Buildings placed too far apart will cause the loss of a "campus" feel.

4.3 Materials

To blend the buildings into the natural environment, exterior building materials must be carefully chosen. Colors also play an important role. Because of the abundance of coniferous trees, sage and rock, buildings built of wood, concrete and stone blend naturally with the environment. Architectural designs will respond to these materials.

5.0 Development Plan Goals

5.1 Campus, Faculty, Student and Community Considerations

1. Support the college Mission Statement.

2. Continue to enhance cultural activities of Central Oregon.

3. Future development will accommodate projected enrollments, institutional research and service activities.

4. Insure future facilities maintain unified campus environment, building scale, placement, landscaping and building materials.

5. Involve faculty, students, administration, board of directors, alumni and other interested persons in the campus planning process.

6. Existing campus facilities will be improved to meet future needs in a cost effective manner.

7. Inter-campus communication, including computer access, is provided in an efficient, cost effective way to enhance future development.

8. Campus buildings are to meet all structural, electrical, mechanical codes as well as handicap requirements. The development plan will provide access for emergency vehicles.

9. Future campus buildings will be energy efficient, flexible and functional.

10. All campus utility systems will be upgraded by phased development to meet future campus needs.

11. Maintain various open spaces on campus.

12. Promote physical fitness for faculty, staff and students.

13. Continue to improve safety for faculty, staff and students throughout all aspects of the campus.

14. Be respectful of the neighborhood and the community when implementing the Campus Development Plan.

15. Update development plan every three years.

6.0 Master Plan Planning Principles

6.1 Campus, Faculty, Student and Community Considerations

1. "Central campus area" (walking distance of 10 minutes) is reserved for classrooms, laboratories, administration, student services and other facilities.

2. Activities not requiring central location and large areas are to be located on the campus periphery.

3. Accommodate phased development of facilities as needed and as resources permit.

4. All existing structures are to be maintained for optimum life expectancy.

5. Medium building density is to be maintained for central campus area. Buildings should be limited to three stories in height.

6. Permanent open spaces and areas of special landscaping are to be preserved. Continue enhancement of the natural environment and visual character of the campus.

7. Pedestrian circulation is to serve as a network of open walkways. Pay attention to special planning for handicapped citizens.

8. Separate pedestrian, bicycle and vehicular traffic.

9. Minimize vehicular circulation routes through campus. Limit primary and secondary drives to perimeter of campus.

10. Disperse parking with landscaped areas around campus to reflect demand patterns. Stay consistent with open space objectives.

11. Campus utilities will be located underground and routed appropriately through campus.

12. Existing temporary buildings will be programmed for removal on a phased basis.

13. To improve bicycle circulation, remove curbs where deemed appropriate. Provide covered bicycle parking throughout campus.

7.0 Existing Facility Evaluation

7.1 Existing Campus Map

7.2 Academic Space
1. Jefferson (1964)
2. Deschutes (1964)
3. Old Ochoco (1964)
4. Modoc (1964)
5. Pence (1967)
6. Ponderosa (1971)
7. Modular-A (1974)
8. Pioneer (1976)
9. Ochoco (1981)

7.3 Campus Housing
1. Juniper (1967)

7.4 Physical Education/Recreation
1. Mazama (1971)
2. Modoc Annex (1974)
3. EPL (1987)

7.5 Food Service
1. Grandview (1965)

7.6 Support Facilities
1. Metolius (1965)
2. Maintenance (1974)
3. Boyle Center (1989)

7.7 Special Facilities
1. Library (1966)
2. Pinckney (1983)

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7.2.1 Academic Space

Building: Jefferson (1964)

Use: Math lab, reading lab, writing lab, faculty offices.

Energy efficiency improvements: Retrofit controls to achieve individual zone control of building and hook up to EMS control in the Maintenance Building. Insulate return air ducts in crawl and attic spaces. The paper-backed insulation below the floor should be replaced with foil-backed insulation, and the paper-backed insulation below the roof should be replaced with either foil-backed insulation or additional insulation installed prior to reroofing. Ceiling needs to be insulated.

Mechanical/electrical improvements: Eliminate original controls (Johnson) which are no longer needed. Hook up exterior lighting to EMS in maintenance. The boiler is the original and should be replaced or overhauled if possible. Replace original light fixtures in hallways and all rooms. The air compressor should be replaced within the next three years. Install emergency lighting. On the west side of this building, additional space for insulation under the floor of the offices and rest rooms would provide comfort for those in the offices. It would also contribute to energy savings and allow fewer freeze-ups during winter months. Return air grilles are located three to four feet above the floor level and should be lowered to floor level. Consider enclosing west side of building under overhang.

Structural improvements:

Facade improvements: Original shingles installed in this area have deteriorated, especially on the west, south and east sides (almost two-thirds thickness of shingles). Replacement will have to be made within the next four to eight years. Perhaps the bronze aluminum sheets such as those used on Pinckney and the Physiology building would increase longevity.

Roof condition: The roof is the original. It has had routine maintenance plus the perimeter (two feet) was recovered due to burn out of paper about six years ago. The roof is gradually deteriorating and should be replaced within the next two years.

Interior improvements: The tile floor should be replaced (original tile, 1964). Since the tile contains asbestos, care will have to be taken in its removal or covering over. Hallways and all rooms should be painted. Acoustical ceiling tile should be replaced or painted.

Handicap access: Restrooms are not accessible. Exterior doors do not provide power (air or electric) openers.

Miscellaneous: Painting of all the exterior wood is necessary.

7.2.2 Academic Space

Building: Deschutes (1964)

Use: Classrooms, faculty offices.

Energy efficiency improvements: Retrofit controls to achieve individual zone control of building and hook up to EMS control in the Maintenance Building. Insulate return air ducts in crawl and attic spaces. The paper-backed insulation below the floor should be replaced with foil-backed insulation, and the paper-backed insulation below the roof should be replaced with either foil-backed insulation or additional insulation installed prior to reroofing.

Mechanical/electrical improvements: Eliminate original controls (Johnson) which are no longer needed. Hook up exterior lighting to EMS in maintenance. The boiler is the original and should be replaced or overhauled if possible. Replace original light fixtures in hallways and all rooms. Install emergency lighting. On the west side of this building, additional space for insulation under the floor of the offices and rest room would provide comfort for those in the offices. It would also contribute to energy savings and allow fewer freeze-ups during winter months. Return air grilles are located three to four feet above the floor level and should be lowered to floor level. Consider enclosing west side of building under overhang.

Structural improvements:

Facade improvements: Original shingles installed in this area have deteriorated, especially on the west, south and east sides (almost two-thirds thickness of shingles). Replacement will have to be made within the next four to eight years. Perhaps the bronze aluminum sheets such as those used on Pinckney and the Physiology building would increase longevity.

Roof condition: The roof is the original. It has had routine maintenance plus the perimeter (two feet) was recovered due to burn-out about six years ago. The roof is gradually deteriorating and should be replaced within the next two years.

Interior improvements: The tile floor should be replaced (original tile, 1964). Since the tile contains asbestos, care will have to be taken in its removal or encapsulation. Hallways and all rooms should be painted. Acoustical ceiling tile should be replaced or painted.

Handicap access: Restrooms are not accessible. Exterior doors do not provide power (air or electric) openers.

Miscellaneous: Paint all the exterior wood where necessary.

7.2.3 Academic Space

Building: Old Ochoco (1964)

Use: Engineering classrooms, faculty offices, laboratories for geology and physics.

Energy efficiency improvements: Retrofit controls to achieve individual zone control of building and hook up to EMS control in the Maintenance Building. The paper-backed insulation below the floor should be replaced with foil-backed insulation, and the paper-backed insulation below the roof should be replaced either with foil-backed insulation or additional insulation installed prior to reroofing. Also the ceiling needs to be insulated.

Mechanical/electrical improvements: Elimination of original controls (Johnson) that are no longer needed. Hooking up exterior lighting to EMS in maintenance. Replacement of original light fixtures in hallways and all rooms. Install emergency lighting. On the west side of this building, additional space for insulation under the floor of the offices and restroom would provide comfort for those in the offices. It could also contribute to energy savings and allow fewer freeze-ups during winter months. Return air grilles are located three to four feet above the floor level and should be lowered to floor level. Consider enclosing area under west side overhang.

Structural improvements:

Facade improvements: Original shingles installed in this area have deteriorated, especially on the west, south and east sides (almost two thirds thickness of shingles). Replacement will have to be made within the next four to eight years. Perhaps the bronze aluminum sheets such as those used on Pinckney and the Physiology building would increase longevity.

Roof condition: The roof is original. It has had routine maintenance plus the perimeter (two feet) was recovered due to burn-out of paper about six years ago. We experienced numerous leaks when the new addition was tied into this building. The roof is gradually deteriorating and should be replaced within the next two to three years.

Interior improvements: The tile floor should be replaced (original tile, 1964). Since the tile contains asbestos, care will have to be taken in its removal or encapsulation. Hallways and rooms should be painted. Acoustical ceiling tile should be replaced or painted.

Handicap access: This building has no rest room, but there are some on the lower floor of Ochoco. Exterior doors do not provide power (air or electric) openers.

Miscellaneous: Painting of all the exterior wood is necessary.

7.2.4 Academic Space

Building: Modoc (1964)

Use: Science laboratories, faculty offices.

Energy efficiency improvements: Retrofit controls to achieve individual zone control of building and hook up to EMS control in the Maintenance Building. Insulate return air duct in crawl and attic spaces. The paper-backed insulation below floor should be replaced with foil-backed insulation, and the paper-backed insulation below the roof should be replaced with either foil-backed insulation or additional insulation installed prior to reroofing. Also the ceiling needs to be insulated.

Mechanical/electrical improvements: Eliminate original controls (Johnson) which are no longer needed. Hook up exterior lighting to EMS in maintenance. Replace original light fixtures in hallways and all rooms. Install emergency lighting. The return air grilles are located three to four feet above the floor level and should be lowered to floor level.

Structural improvements:

Facade improvements: Original shingles installed in this area have deteriorated, especially on the west, south and east sides (almost two-thirds thickness of the shingles). Replacement will have to be made within the next four to eight years. Perhaps the bronze aluminum sheets such as those used on Pinckney and the Physiology building and would increase longevity.

Roof condition: The roof is the original. It has had routine maintenance plus the perimeter (two feet) was recovered due to burn-out of paper about six years ago. We experienced numerous leaks when the new addition was tied into this building. The roof is gradually deteriorating and should be replaced within the next two to three years.

Interior improvements: The tile floor should be replaced (original tile, 1964) Since the tile contains asbestos, care will have to be taken in its removal or encapsulation. Hallways and rooms should be painted. Acoustical ceiling tile should be replaced or painted.

Handicap access: Restrooms are not accessible. Exterior doors do not provide power (air or electric) openers.

Miscellaneous: Painting of all the exterior wood is necessary.

7.2.5 Academic Space

Building: Pence (1967)

Use: Classrooms, studios, band room, practice rooms, faculty office, gallery.

Energy efficiency improvements: Retrofit controls to achieve individual zone control of building, and hook up to EMS control in maintenance.

Mechanical/electrical improvements: Replace original light fixtures in hallways and rooms.

Structural improvements:

Facade improvements: The original shingles installed in this area have deteriorated, especially on the west, south, and east sides (almost two-thirds of the shingle thickness). Replacement will have to be made within the next four to eight years. Perhaps the bronze aluminum sheets such as those used on Pinckney and the Physiology building, would increase longevity.

Roof condition: The roof is the original. It has had routine maintenance, but is gradually deteriorating and should be replaced within the next three to five years.

Interior improvements: The floor tile has not been tested for asbestos. Given the time of construction, it should be tested.

Handicap access: Both of the restrooms on the upper floor are accessible, but the exterior doors do not have power (air or electric) openers

Miscellaneous: Painting of all exterior wood is necessary.

7.2.6 Academic Space

Building: Ponderosa (1971)

Use: Vocational classrooms and shops, technical classrooms, faculty offices.

Energy efficiency improvements: Retrofit controls to achieve individual zone control of building and hook up to EMS in maintenance. Install foyers on entryways and dual pane glass where necessary. Change 400w mercury vapor lights in rooms on lower floor to high pressure sodium or metal halide fixtures.

Mechanical/electrical improvements: Hook up exterior lighting to EMS in maintenance. Replace light fixtures in hallways and rooms. Install emergency lighting.

Structural improvements:

Facade improvements:

Roof condition: The roof is original. It has had routine maintenance, plus the perimeter (two feet) was recovered due to paper burn-out about six years ago. The roof is gradually deteriorating and should be replaced within the next two to four years.

Interior improvements: The tile floor has not been tested for asbestos, but should be, given the time of construction. Paint lower hallways and rooms.

Handicap access: The restrooms on the upper floor are accessible. The lower floor has no restroom. Exterior doors do not have power (air or electric) openers.

Miscellaneous: Painting exterior is necessary.

7.2.7 Academic Space

Building: Modular-A (1974)

Use: Classroom

Energy efficiency improvements:

Mechanical/electrical improvements:

Structural improvements:

Facade improvements:

Roof condition: This roof is original and should be replaced within the next five to eight years.

Interior improvements: The floor tile has not been tested for asbestos, but should be, given the time of construction.

Handicap access: This building has no restroom.

Miscellaneous:

7.2.8 Academic Space

Building: Pioneer (1976)

Use: Computer and office classrooms, campus computer, faculty offices.

Energy efficiency improvements: Retrofit controls to achieve individual zone control of building and hook up to the EMS in maintenance.

Mechanical/electrical improvements: Hook up exterior lighting to EMS in maintenance. Install of emergency lighting to replace original emergency lighting.

Structural improvements:

Facade improvements:

Roof condition: This building was re-roofed in the summer of 1988 with Carlisle rubber.

Interior improvements: The floor tile has not been tested for asbestos, but should be, given the time of construction.

Handicap access: The upper restrooms are accessible and meet current codes, but the lower ones have to be revamped before they are accessible. Exterior doors do not provide power (air or electric) openers.

Miscellaneous:

7.2.9 Academic Space

Building: Ochoco (1981)

Use: Classrooms, lecture hall, laboratories

Energy efficiency improvements: Retrofit controls to achieve individual zone control of building and hook up to EMS in maintenance.

Mechanical/electrical improvements: Hook up exterior lighting to EMS in maintenance.

Structural improvements:

Facade improvements:

Roof condition: This roof is the original which was installed when the building was built in 1980. We have had to patch areas where water stood. The outside aluminum layer has deteriorated and looks as if someone had stepped on small gravel. Under close observation it is evident that the ultra-violet light created the problem.

Interior improvements: Remove and replace upper hallway gypcrete base and rubber tile. The gypcrete is crumbling and causes tile to become loose and creating a tripping hazard. This should be replaced within the next two years.

Handicap access: Entry doors do not have power (air or electric) openers. The building has restrooms only on the lower floor and they are fully accessible.

Miscellaneous:

7.3 Campus Housing

Building: Juniper (1967)

Use: Community education, business, personal, planning and public information offices.

Energy efficiency improvements: Install individual thermostats in each room to enable tenants to control heat.

Mechanical/electrical improvements: Hook up exterior lighting to EMS in maintenance. Replace original light fixtures in hallways and rooms. Replace air compressor within the next two years. Replace water heater within the next three to five years. Replace or install electric heaters in each laundry room to keep heat coil from freezing up in extremely cold weather.

Structural improvements:

Facade improvements: The shingles will need replacement within four to eight years.

Roof condition: This building was re-roofed in the summer of 1984 with Derbigum and coated with aluminum.

Interior improvements: Install dual-pane windows in game room.

Handicap access: This building has only one entry which could be used in its present state as access. It is impossible for a handicapped person to go from one floor to the next.

Miscellaneous: Painting of all exterior wood is necessary.

7.4.1 Physical Education/Recreation

Building: Mazama (1971)

Use: Gymnasium, racquetball courts, faculty offices, multi-purpose room, weight room, locker room.

Energy efficiency improvements: Retrofit controls to achieve individual zone control of the building and hook up to EMS control in the Maintenance Building. Install dual pane windows and double door-entries where necessary. Change lighting in gymnasium from 1000w mercury vapor to 400w metal halide. Install a water heater so that the large boiler may be turned off in summer.

Mechanical/electrical improvements: Hooking up exterior lighting to EMS in maintenance. The boiler is original. Consider replacement within the next six to ten years. Replace original light fixtures to wire in proper switch gear for turning lights on in the gymnasium. Replace air compressor within the next two years.

Structural improvements: Concrete entry way needs supports at east entry due to deterioration.

Facade improvements: The original shingles are badly weathered, especially on the west, south, and east sides (almost-two thirds of the thickness of the shingles). Replacement will have to be made within the next four to eight years.

Roof condition: This is the original roof. It has had routine maintenance and the perimeter was covered (two feet) about six years ago. It should be scheduled for a new roof within the next three to five years.

Interior improvements:

Handicap access: Restrooms are accessible on the upper floor. Exterior upper doors do not have power (air or electric) openers. Also, there are no power openers on the lower floor.

Miscellaneous: Painting of all exterior wood is necessary.

7.4.2 Physical Education/Recreation

Building: Modoc Annex (1974)

Use: Exercise, dance room.

Energy efficiency improvements:

Mechanical/electrical improvements:

Structural improvements:

Facade improvements:

Roof condition: The roof is the original and should be replaced within the next five to eight years.

Interior improvements: The tile has not been tested for asbestos, but should be, given the time of construction.

Handicap access: This building has no restrooms. It is accessible, but has no power (air or electric) openers.

Miscellaneous:

7.4.3 Physical Education/Recreation

Building: Exercise Physiology Lab (1987)

Use: Exercise laboratory.

Energy efficiency improvements:

Mechanical/electrical improvements:

Structural improvements:

Facade improvements:

Roof condition:

Interior improvements:

Handicap access: Access is through south entry only. There are no power (air or electric) openers and the restrooms are accessible.

Miscellaneous:

7.5 Food Service

Building: Grandview (1965)

Use: Bookstore, student services, student association, recreation rooms, kitchen, dining hall.

Energy efficiency improvements: Retrofit controls to achieve individual zone control of building and hook up to EMS control in the Maintenance Building. Install dual pane windows in old section of building.

Mechanical/electrical improvements: Hook up exterior lighting to EMS in maintenance. The boiler is original and has been repaired twice in the last ten years. Replacement may be necessary since the original manufacturer has sold out. The last time we replaced cast iron sections, we acquired the only known sections. Replace the original light fixtures in the old section of building. Most equipment in the kitchen and dish room will have to be replaced within the next five years.

Structural improvements: The east and west concrete entryways need supports down the middle due to deflection. Replacement of doors and window frames in both entries is advisable. Replace metal coping at east side entry.

Facade improvements: The shingles on this building have weathered but have only a minimal amount of deterioration.

Roof condition: The building was reroofed in the summer of 1987 with Trocal. Additional insulation was added during the reroofing.

Interior improvements:

Handicap access: Restrooms on the lower floor are not accessible. Those on the upper floor are accessible. Exterior doors, east upper entry and south lower entry do not provide power (air or electric) openers.

Miscellaneous: Painting of all exterior wood is necessary.

7.6.1 Support Facilities

Building: Metolius (1965)

Use: Community education, business, personal planning and public information offices.

Energy efficiency improvements: Retrofit controls to achieve individual zone control of building and hook up to EMS control in the Maintenance Building. Insulate return air ducts in crawl and attic spaces. The paper-backed insulation below the floor and below the roof should be replaced with foil-backed insulation before reroofing. Ceiling has no insulation.

Mechanical/electrical improvements: Hook up exterior lighting to EMS in maintenance. The boiler is original and should be replaced or have a major overhaul if possible. Replace original light fixtures in hallways and all rooms. Replace air compressor within four years. Install emergency lighting.

Structural improvements:

Facade improvements: Original shingles installed in this area have deteriorated, especially on the west, south and east sides (almost two-thirds thickness of shingles). Replacement will have to be made within the next four to eight years. Perhaps the bronze aluminum sheets such as those used on Pinckney and the Physiology building would increase longevity.

Roof condition: This is the original roof and it has had routine maintenance. The roof is gradually deteriorating and should be replaced within the next two to three years.

Interior improvements: The tile floor should be replaced (original tile, 1965). Since this tile contains asbestos, care will have to be taken in its removal or encapsulation. Hallways and rooms should be painted. Acoustical tile should be replaced or painted.

Handicap access: Restrooms are not accessible. Exterior doors do not provide power (air or electric) openers. The exterior ramps leading to the building entries will have to be renovated to provide access.

Miscellaneous: Painting of all exterior wood is necessary.

7.6.2 Support Facilities

Building: Maintenance (1974)

Use: Equipment shop and material storage.

Energy efficiency improvements:

Mechanical/electrical improvements:

Structural improvements:

Facade improvements:

Roof condition: This roof is the original and has required substantial patching for the last few years. It should be replaced in the budget year 1990-91.

Interior improvements:

Handicap access:

Miscellaneous:

7.6.3 Support Facilities

Building: Boyle Center (1989)

Use: Administration, registrar, classrooms.

Energy efficiency improvements:

Mechanical/electrical improvements:

Structural improvements:

Facade improvements:

Roof condition:

Interior improvements:

Handicap access: None of the exterior doors have power (air or electric) openers on them. Both of the lower restrooms are accessible as well as the one on the second floor.

Miscellaneous:

7.7.1 Special Facilities

Building: Library (1966)

Use: Library

Energy efficiency improvements: Retrofit controls to achieve individual zone control of building and hook up to EMS control in the Maintenance Building.

Mechanical/electrical improvements: Hook up exterior lighting to EMS in maintenance. Replace original light fixtures. Install emergency lighting.

Structural improvements:

Facade improvements: The original shingles installed in this area have deteriorated, especially on the west, south and east sides (almost two-thirds of the thickness of the shingles). Replacement will have to be made within the next four to eight years. Perhaps the bronze aluminum sheets such as those used on Pinckney and the Physiology Building would increase longevity.

Roof condition: This building was reroofed in the summer of 1983 with Derbigum and coated white for fire protection.

Interior improvements: It has been determined that both ceilings contain asbestos and that removal or encapsulation is due. The floor tile installed in this building is 9" x 9" so it is almost a certainty that it contains asbestos. Its removal or encapsulation will have to be done at some time. Perhaps removal of both of the problems could be scheduled at one time to save money. All rooms should be painted.

Handicap access: The first floor is accessible for handicapped, but there is no way to get upstairs or enter the restroom. Entry would only be by the front lower doors and these are not provided with power (air or electric) openers.

Miscellaneous: Painting of all exterior wood is necessary.

7.7.2 Special Facilities

Building: Pinckney (1983)

Use: Multi-purpose hall, centralized services, stage prop storage.

Energy efficiency improvements:

Mechanical/electrical improvements:

Structural improvements:

Facade improvements:

Roof condition: This is the original roof which was installed when the building was built in 1982. We have had several small leaks which have been fixed under the warranty.

Interior improvements:

Handicap access:

Miscellaneous:

8.0 Development Plan Recommendation

In order to have orderly campus growth, it is necessary to provide adequate academic and support space. The development plan recommendation addresses the issue of space needs as new construction. The additional space, however, can also occur as renovation projects if existing spaces become vacated.

8.1 Student Population

This section describes the plan for campus improvements based on the projected growth of FTE's in the Long Range Plan 1990-2000. The report estimates the lowest rate of growth will be 3 percent per year and the highest, 4 percent per year. According to the report, the FTE's will be between 2,525 and 2,808 in the academic year 1999-2000. That figure represents an increase of approximately 40 to 50 percent over the current level of 1,837. For simplicity, we will assume FTE's at the end of the 10-year period will be 2,666 for an increase of 45 percent over 1988-89 levels.

W.E. GROUP's recommendations for facilities improvements will allow the college to continue its goal of providing quality education in an environment which also supports students' social and cultural needs.

8.2 Academic Space

This type of growth affects nearly every aspect of the campus. Besides having to add approximately 40,000 square feet of classrooms throughout the campus, the administrative area also will require a corresponding expansion. With the increased student load, student services will have to be expanded.

8.3 Learning Resource Center

The library at the present time has outgrown its space. In order to meet the projected increases in students, the library needs to be increased nearly four-fold.

8.4 Campus Housing

The rental housing vacancy rate in the Bend area currently averages 1 percent. The school has already determined that the lack of affordable housing prevented a number of students from enrolling. Student housing which is responsive to student needs may range from traditional residence halls to family student housing.

8.5 College Center

As the number of residence halls increases so will the size of the dining facilities. The easiest and least expensive way to increase the dining facilities is to renovate and enlarge the present facilities in Grandview College Center. This change will necessitate the relocation of many of the student services currently found in that building. For the sake of convenience, it seems appropriate to relocate these services in a building closer to the center of campus.

8.6 Physical Education/Recreation

The physical education/recreation center will expand its facilities to include additional tennis courts, racquetball/squash courts and stadium seating along one side of the track. The track is located in a prime building site area. It is desirable though to keep it in its present location because it is next to the physical education and recreation facilities of Mazama.

8.7 Day Care

With the increasing number of students with children, the need for day care increases. Day care could be located close to family housing. It may be more convenient though for the C.O.C.C. parents to have the day care located near the center of campus.

8.8 Public Service Park

In the Central Oregon Community College - Long Range Plan, goals III and V state the college's desire to promote services, facilities and programs which enrich the quality of student life outside the classroom. C.O.C.C. will also strengthen its partnership with the communities of Central Oregon through public programs, information services, and college development activities. The public service park, with its conference center and theater, will help the college achieve these goals. Because of the nature of the programs that will be offered at the complex, it is not necessary for it to be located within the campus. A location adjacent to or nearby would be sufficient.

8.9 Vehicle Circulation

Traffic between Bend and the outlying developing areas will continue to flow through campus on College Way. This creates a perceived barrier dividing the campus in half. College Way may be closed when traffic counts reach a certain limit per day as determined by Deschutes County. When College Way is closed, it will be a great benefit to the campus.

As the campus academic core expands, the vehicle circulation road around the core will also expand. Ideal circulation will be attained by keeping vehicles (except service) out of the academic core.

Bicycling should be encouraged to help decrease the number of vehicles on campus. There are two factors which discourage bicycle use. The first is the grade between campus and town. The second is inclement weather. Covered bicycle parking on campus will encourage the use of bicycles.

Another means of transportation is motorbikes. Inclement weather is the only factor which will discourage motorbike use. As with bicycles, covered parking throughout campus may increase ridership.

8.10 Open Space and Pedestrian Circulation

The pedestrian walkways on campus need to be repaired as well as expanded. All cracked and differentially settled concrete as well as all salt damaged concrete, should be removed and replaced. Handrails should be installed at all sidewalks with a slope greater than 1:12

8.11 Exercise Par Course

An exercise par course around the campus, connecting with some existing walkways, will provide one more form of exercise to students and faculty. A campus of this size will allow a course three miles long, with possibly up to 18 stations.

8.12 Parking

Over the course of the next 10 years, the number of parking spaces will need to be increased proportionally with the increase in FTE's. Currently, there are three areas in which most students park. Two of the areas will need to be relocated to accommodate the expansion of the academic core. The first parking lot to be relocated is at the junction of the upper loop road and College Way. The second parking lot is the long narrow one between Pioneer and College Way.

New parking spaces will be concentrated near the expanding academic core along the north edge of campus. Parking will also occur along the length of the newly expanded upper loop road and diagonal parking will be possible along college Way once the road is closed to through traffic. To keep the parking lots in stable condition and to facilitate snow removal during the winter, the parking lot surfaces should be paved. All new roads and parking lot grades should be designed with the least slope possible to avoid traction problems in the winter.

8.13 Service Entrances

All existing service entrances to buildings will be maintained. New campus buildings will provide service entrances. These will be designed to handle trucks, especially during winter weather.

8.14 Emergency Vehicle Access

Since all buildings will have a service drive sized and configured to handle delivery vehicles, emergency vehicles will not have a problem accessing campus buildings. Open spaces, particularly the large area along the south and west boundaries of the campus, should not have existing access roads blocked by logs and trenches. Due to summer forest fires in Central Oregon, steps should be taken now to aid fire fighting vehicles and personnel gain access to all areas of C.O.C.C. property.

8.15 Support Facilities

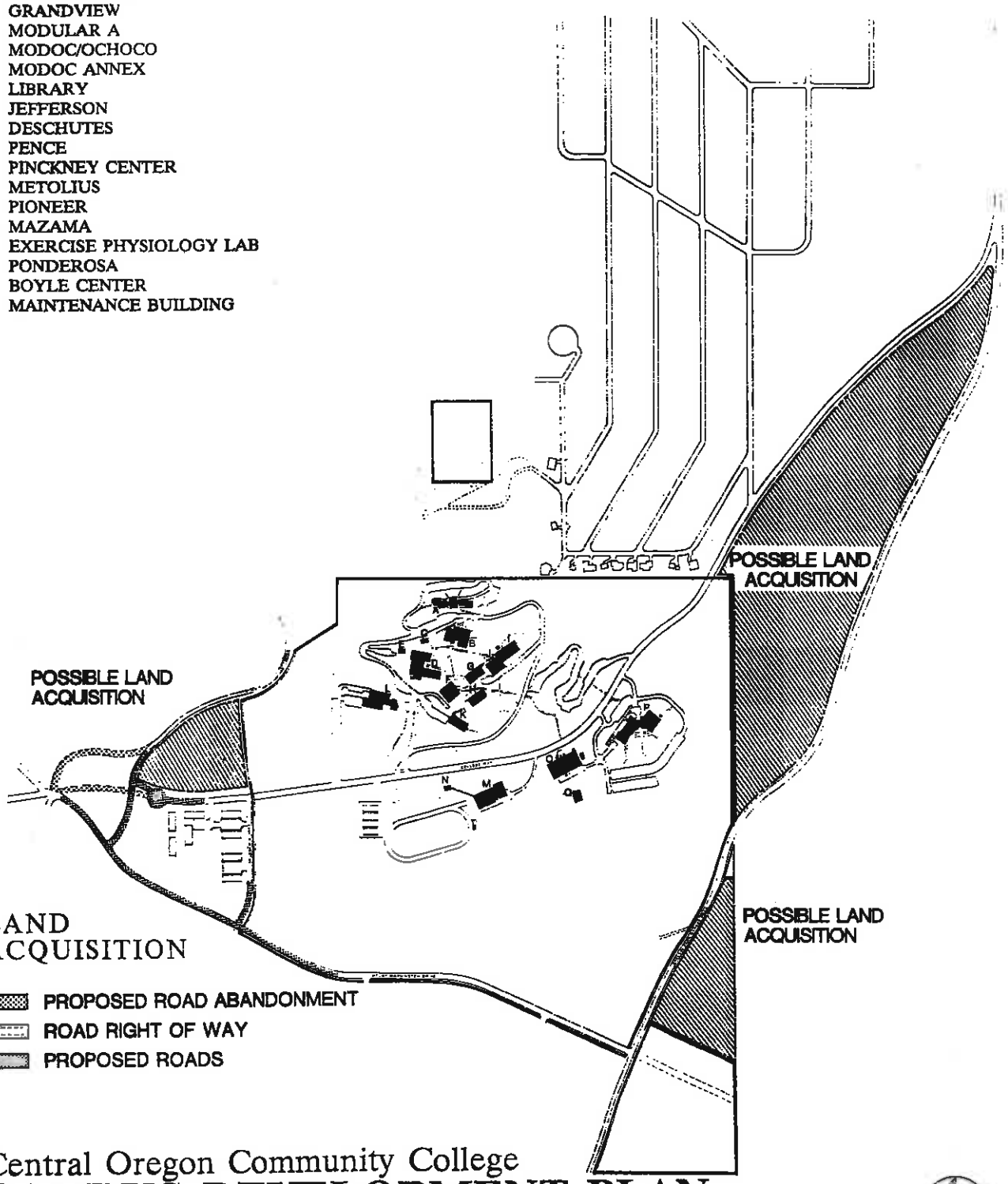
The maintenance building has outgrown its space. Due to the projected growth in the next decade, the maintenance building needs to expand to at least 250 percent of its present size. It is important to retain easy access for trucks, especially during inclement weather. The area surrounding it should be adequate for storage of vehicles and material.

8.16 Land Acquisition

At this time, the college has opportunities to purchase parcels of land surrounding the campus. Because the campus is dynamic and continually growing, these opportunities should be carefully evaluated for purchase.

EXISTING CAMPUS BUILDINGS

A. JUNIPER HALL
B. GRANDVIEW
C. MODULAR A
D. MODOC/OCHOCO
E. MODOC ANNEX
F. LIBRARY
G. JEFFERSON
H. DESCHUTES
I. PENCE
J. PINCKNEY CENTER
K. METOLIUS
L. PIONEER
M. MAZAMA
N. EXERCISE PHYSIOLOGY LAB
O. PONDEROSA
P. BOYLE CENTER
Q. MAINTENANCE BUILDING



LAND ACQUISITION

PROPOSED ROAD ABANDONMENT
ROAD RIGHT OF WAY
PROPOSED ROADS

Central Oregon Community College
CAMPUS DEVELOPMENT PLAN

0 100 600 1000

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8.17 Space Allocation

1990-2000 Campus Development Plan/Main Campus

It is possible that not all the program square footage listed below may will be new construction. As departments are relocated into new facilities, the space being vacated will be evaluated as to meeting space needs for other departments.

Development

Academic Space	40,000 sf
Administration	12,000 sf
Day care center	3,000 sf
Expansion of technical building	20,000 sf
Family student housing	18,000 sf
Food service	6,000 sf
Learning resource center	60,000 sf
Maintenance building expansion	11,500 sf
Parking	283,200 sf
President's residence	4,500 sf

Public service park	
Conference Center	40,000 sf
Theater	25,000 sf
Recreational/athletic complex	
Stadium at track and field	8,000 sf
Tennis courts (6)	57,600 sf
Squash/racquetball courts	5,000 sf
Residence hall(s)	144,000 sf
Roads	135,250 sf

1990 - 2000 Development Plan/Community Centers

It is assumed the growth rate of the Community Centers will average the same level as predicted for the main campus.

9.0 Implementation

Main Campus

9.1 Phasing/Estimates

A phased schedule and cost estimates for project development are necessary to implement the 1990-2000 Development Plan.

9.2 Phase I Projects/Estimates (1990-1991)

Projected FTE: 1,954

	Area	Bldg/Site Costs
Administration	1,920 sf	$ 90,700
Expansion of technical building	20,000 sf	1,191,750
Learning Resource Center	60,000 sf	5,460,000
Maintenance building expansion	8,000 sf	435,750
Residence halls	16,500 sf	1,419,700
Tennis courts (4)	28,800 sf	107,500
	135,220 sf	$8,705,400
Parking	24,000 sf	$ 126,000
New road	34,500 sf	181,130
	58,500 sf	$ 307,130
	PHASE I TOTAL	**$9,012,530**

(A 5% per year inflation cost factor has been included for each phase.)

Central Oregon Community College
CAMPUS DEVELOPMENT PLAN

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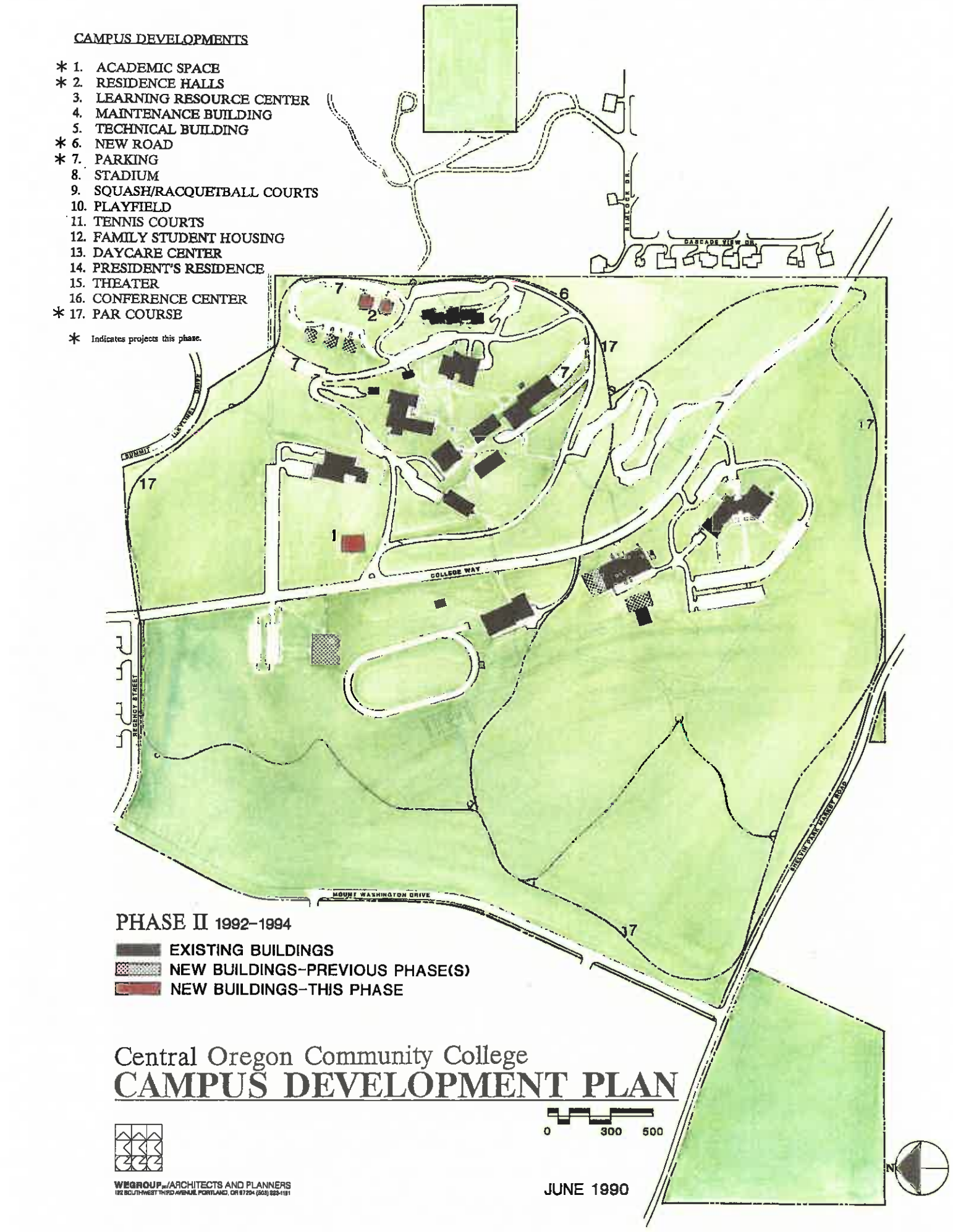
9.3 Phase II Projects/Estimates (1992-1994)
Projected FTE: 2,167

	Area	Bldg/Site Costs
Academic space	15,000 sf	$1,683,600
Administration	2,880 sf	158,120
Food service expansion	6,000 sf	585,600
Residence halls	11,000 sf	1,040,050
	34,880 sf	$3,467,370
Parking	38,000 sf	$ 231,050
New road	12,750 sf	282,500
	50,750 sf	$ 513,550
	PHASE II TOTAL:	**$3,980,920**


CAMPUS DEVELOPMENTS
* 1. ACADEMIC SPACE
* 2. RESIDENCE HALLS
3. LEARNING RESOURCE CENTER
4. MAINTENANCE BUILDING
5. TECHNICAL BUILDING
* 6. NEW ROAD
* 7. PARKING
8. STADIUM
9. SQUASH/RACQUETBALL COURTS
10. PLAYFIELD
11. TENNIS COURTS
12. FAMILY STUDENT HOUSING
13. DAYCARE CENTER
14. PRESIDENT'S RESIDENCE
15. THEATER
16. CONFERENCE CENTER
* 17. PAR COURSE
* Indicates projects this phase.
SUMMIT
COLLEGE WAY
REGENCY STREET
MOUNT WASHINGTON DRIVE
CASCADE VIEW DR.
PHASE II 1992-1994
EXISTING BUILDINGS
NEW BUILDINGS-PREVIOUS PHASE(S)
NEW BUILDINGS-THIS PHASE
Central Oregon Community College
CAMPUS DEVELOPMENT PLAN
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9.4 Phase III Projects/Estimates (1995-1997)
Projected FTE: 2,404

	Area	Bldg/Site Costs
Academic space	15,000 sf	$1,924,650
Administration	3,480 sf	220,800
Day care center	3,000 sf	317,250
Family student housing	7,200 sf	867,150
Recreational/athletic complex		
Stadium at track and field	8,000 sf	1,043,400
Tennis courts (4)	28,800 sf	150,400
Squash/racquetball courts	5,000 sf	516,060
Residence Halls	11,000 sf	1,279,570
	81,480 sf	$6,319,280
Parking	58,000 sf	$ 408,300
New road	72,000 sf	1,842,800
	130,000 sf	$2,251,100
	PHASE III TOTAL:	**$8,570,380**

CAMPUS DEVELOPMENTS

*1. ACADEMIC SPACE
*2. RESIDENCE HALLS
3. LEARNING RESOURCE CENTER
4. MAINTENANCE BUILDING
5. TECHNICAL BUILDING
*6. NEW ROAD
*7. PARKING
*8. STADIUM
*9. SQUASH/RACQUETBALL COURTS
*10. PLAYFIELD
*11. TENNIS COURTS
*12. FAMILY STUDENT HOUSING
*13. DAYCARE CENTER

15. THEATER
16. CONFERENCE CENTER
17. PAR COURSE

* Indicates projects this phase.

PHASE III 1995-1997

EXISTING BUILDINGS
NEW BUILDINGS-PREVIOUS PHASE(S)
NEW BUILDINGS-THIS PHASE

Central Oregon Community College
CAMPUS DEVELOPMENT PLAN

0 300 500

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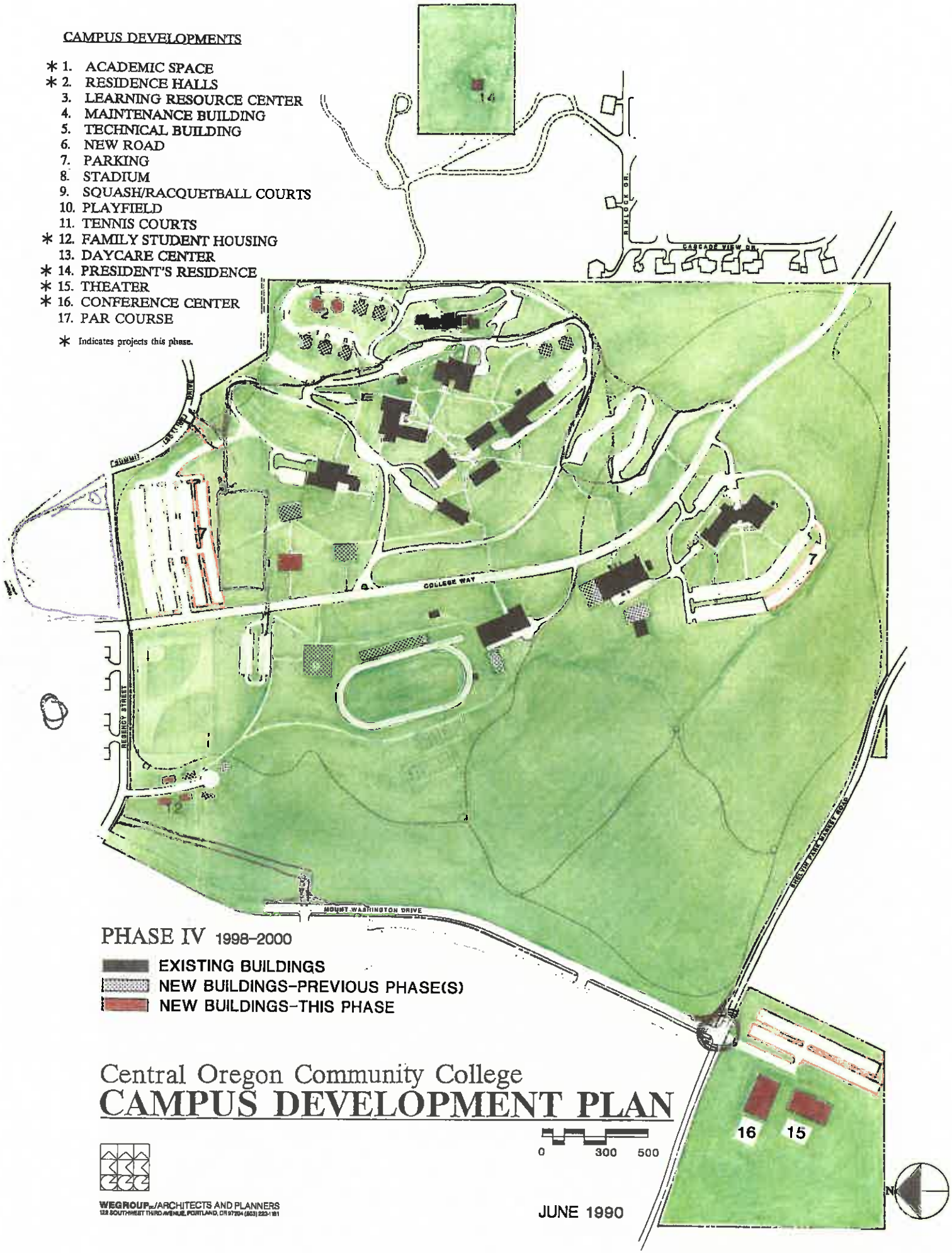
JUNE 1990

9.5 Phase IV Projects/Estimates (1998-2000)
Projected FTE: 2,667

	Area	Bldg/Site Cost
Academic space	15,000 sf	$ 1,893,300
Administration	3,720 sf	271,200
Family Housing	10,800 sf	1,501,200
Public service park		
Conference center	40,000 sf	3,402,000
Theater	25,000 sf	3,402,000
Residence halls	11,000 sf	1,416,700
	110,020 sf	$11,886,400
Parking	80,000 sf	$ 651,000
Road	16,000 sf	473,700
	96,000 sf	$ 1,124,700
	PHASE IV TOTAL:	**$13,011,100**

TOTAL FOR ALL FOUR PHASES:

BUILDING	**530,620 sf**	**$30,413,330**
PARKING	**200,000 sf**	**$ 1,416,350**
ROADS	**135,250 sf**	**$ 2,780,130**
		$34,609,810


CAMPUS DEVELOPMENTS
* 1. ACADEMIC SPACE
* 2. RESIDENCE HALLS
3. LEARNING RESOURCE CENTER
4. MAINTENANCE BUILDING
5. TECHNICAL BUILDING
6. NEW ROAD
7. PARKING
8. STADIUM
9. SQUASH/RACQUETBALL COURTS
10. PLAYFIELD
11. TENNIS COURTS
* 12. FAMILY STUDENT HOUSING
13. DAYCARE CENTER
* 14. PRESIDENT'S RESIDENCE
* 15. THEATER
* 16. CONFERENCE CENTER
17. PAR COURSE
* Indicates projects this phase.
14
RIMLOCK DR.
CASCADE VIEW DR.
COLLEGE WAY
REDMOND STREET
MOUNT WASHINGTON DRIVE
16
15
PHASE IV 1998-2000
EXISTING BUILDINGS
NEW BUILDINGS-PREVIOUS PHASE(S)
NEW BUILDINGS-THIS PHASE
Central Oregon Community College
CAMPUS DEVELOPMENT PLAN
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