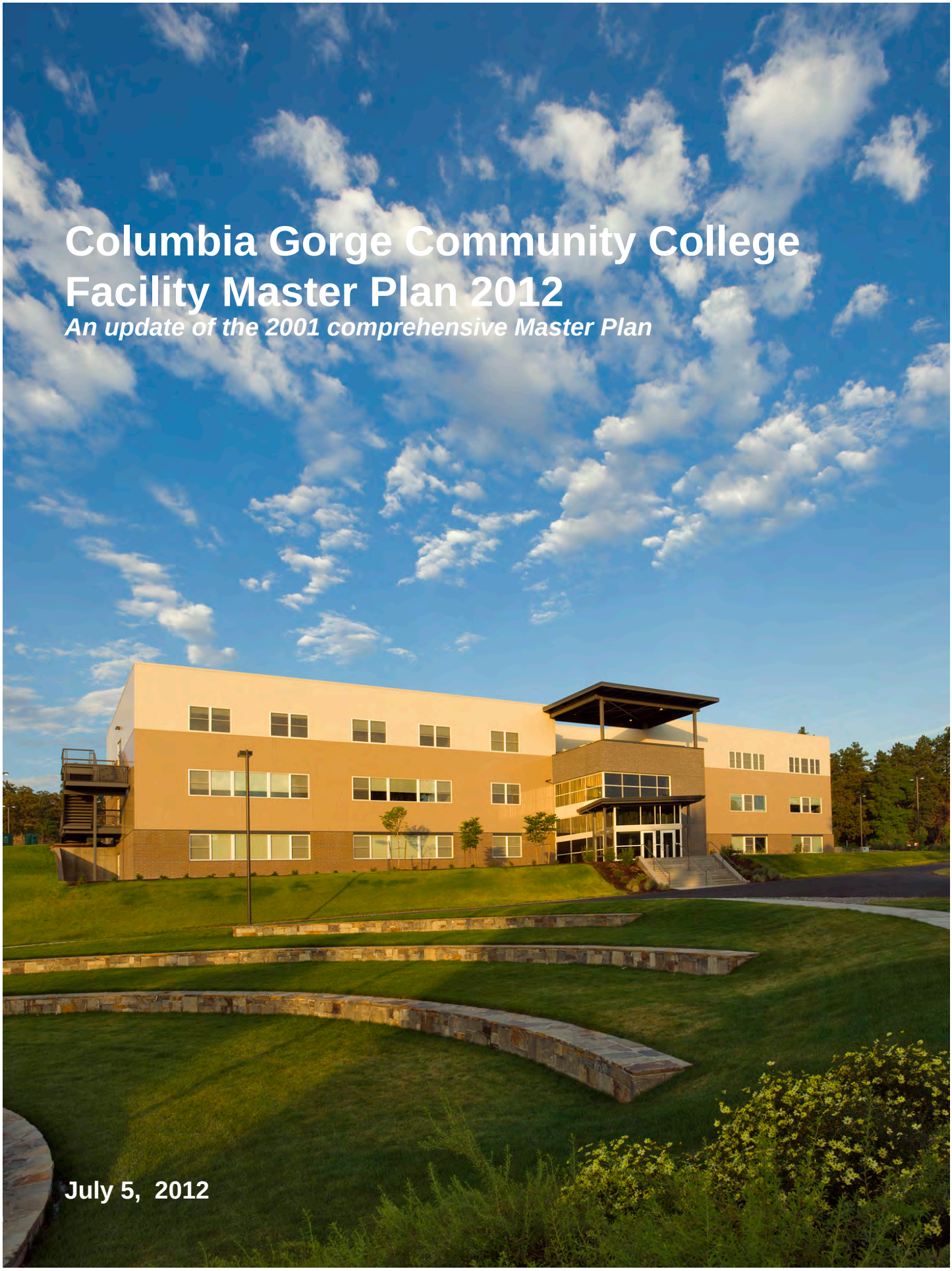


Columbia Gorge Community College Facility Master Plan 2012

An update of the 2001 comprehensive Master Plan

July 5, 2012

TABLE OF CONTENTS

1.1 The College

1. CGCC has become the preferred provider of higher education in the mid-Columbia region
2. CGCC has the goal of becoming the “flagship” institution for technology, energy, pathway to university transfer and workforce development.
3. CGCC continues to embrace growing enrollment and evolution to a more comprehensive collegiate institution.
4. CGCC’s facilities, programs, faculty, staff and leadership continue to raise the quality of organization and professionalism
5. CGCC continues to reach to the community and business leadership to identify needs and adjusting programs to meet those needs with a talented and trained workforce.
6. CGCC continues to investigate alternative options for providing higher education to people or areas that are currently underserved (i.e. mobile technology).

Master Facility Plan Summary

Facility Assessment

7. Almost all of the TDC building remedial issues identified in the 1998 facility master plan have addressed and removed from the list of projects.

Utilization

8. 50% of available instructional space could be classified as “contemporary learning space”; those spaces are located in new buildings that equal 32% of total available square footage.
9. The other half of the instructional spaces are located in older buildings that are constrained by their configuration (long and narrow) or previous use (hospital bed tower) without significant renovation and modification.
10. The older campus buildings represent 68% of all useable buildings.
11. The inventory of existing facilities has a deficient in high bay spaces for medium to heavy technology programs (i.e. Imbedded Technology).
12. Lab space at the HR-ICC is heavily used at a rate of approximately 64% every available hour during days and evening class periods.

The Dalles Campus

13. The NG Readiness Center has the potential to add a significant amount of contemporary instructional space
14. Adequate land area is available to roughly double the available square footage inside the existing perimeter driveway.
15. Access roadways to Scenic Drive and the upper portion of the campus property have significant topographic, political and cost challenges.

Hood River – Indian Creek Campus

16. Peak class time parking for students at HR-ICC has exceeded to the point where student parking has spread to adjacent properties.
17. Expansion on the existing property is profoundly impacted by Indian Creek bisecting the site
    - Wetlands
    - Riparian setback
    - Trail system
18. Expansion most likely will require acquisition of additional, adjacent property.
19. Connecting the existing building to another building on the other side of Indian Creek has many obstacles that need to be addressed.

1.2 The Dalles Campus

1. The campus “front door” continues to need definition.
2. The existing buildings have been maintained and improved on a consistent basis since 1998.
3. Annual operation and Maintenance upgrades have been executed as funding becomes available.
4. Student advancement and assistance programs continue to grow. The demand for space to locate those services grows concurrently. As a result, instructional spaces are being converted to Student Services spaces and reducing the available space for instruction.
5. Contemporary learning environments are the preferred teaching and learning spaces. As a result, some spaces are heavily used while others not as much.
6. The NG Readiness Center offers a unique opportunity to gain contemporary instructional space by capitalizing upon State of Oregon matching funds.
7. The campus master plan shall be updated to include the NG Readiness Center and modified to facilitate future new building or expansion plans.
8. Vehicular access to/from the upper portions of the campus (southern) is difficult to resolve due to steep topography.
9. Building #4’s (old boiler plant) disposition on campus needs to be discussed. The Campus Master Plan shows that building removed to establish a central lawn and adjacent parking. If the building is to remain a new plan must be developed.
10. Campus partners, who lease space in Building #2, occupy space that is best suited to office use and generate offset revenue.
11. Campus recognition and continuity may be enhanced by changing building idenitification from numbers to names to which students, staff or community can better relate.
12. Add agile and flexible learning environments that support the “flagship” programs (i.e. manufacturing, hybrid technology, renewable technology and transportation).

1.3 Hood River - Indian Creek Campus

1. Enrollment at HR-ICC has grown as expected. The convenience of CGCC classes and services in Hood River may be the prime factor in the growth of enrollment.
2. The “highlands” location has several partnership opportunities with Parks and Recreation, the community and City of Hood River.
3. Peak class time parking for students at HR-ICC has exceeded to the point where student parking has spread to adjacent properties.
4. Expansion on the existing property is profoundly impacted by Indian Creek bisecting the site.
    - Wetlands – The location and extent of the areas have not been technically identified; however, lush vegetation shown on aerial photography suggests more expansive areas of wetlands
    - Riparian setback – The 50 foot setback on both side of the creek may require a bridge system spanning the 100 setback which would be an expensive bridge.
    - Trail system – Hood River citizens have grown to enjoy unlimited access to the creek trail pathway and its natural habitat since CGCC developed the site. Any change from the current access and scenery, most likely would ignite a contentious community conversation.
5. Expansion most likely will require acquisition of additional, adjacent property.
6. Western expansion of the campus would require development on the other side of the creek. To create a “campus” the College would endeavor to connect one building to another. The connection could be by footbridge or vehicular pathway. Either scenario requires a bridge; but, the magnitudes and impact are significantly different.
7. Eastern expansion requires acquisition of addditional property.

2.1 CGCC Board of Education

Columbia Gorge Community College continues to grow and develop programs for the residents and patrons of the Mid-Columbia Gorge Region. To facilitate smart growth and serve the region, the College commissioned a Facility Master Plan Update in January 2012. The initial step in the process was to solicit the input of stakeholders and leadership about the future of the College as a strong and robust learning resource.

The following notes were recorded during an open discussion forum about the VISION for the College with the College's Board of Education:

THE DALLES CAMPUS

- How does State Policy affect Capital improvements and maintenance funding?
- We need to get ahead of the curve on how place-bound and mobile technology impacts delivery and learning (i.e. video conferencing and interactive web technology).
- Who does CGCC want to be? We can be a flagship institution for technology, energy and agricultural innovation. The AMP (academic master plan) is a useful tool to partially inform the decision.
- The image of a flagship institution has to be owned by the institution – access to networks, resources, and connections. CGCC can become the gathering place or hub of discovery and innovation in the mid-Columbia region.
- The institution should remain agile and flexible – capitalize on the unique character and quality of CGCC.
- Create a multi-use forum for gathering 40 people in a high-tech hub of access and connectivity.
- How is CGCC different from proprietary schools?
- Create flexible and agile space for learning.
- Be prepared to accommodate the inevitable systematic and organic changes.
- Create a "Front Door" at the entry versus at the end of the loop road.
- Develop a network sidewalk system for students and guests.
- Create an on-site covered area with wind protection.
- Create an agricultural innovation site for local growers.

HOOD RIVER – INDIAN CREEK CAMPUS

- HR-ICC shares a VISION with TDC.
- Inter-connection between campuses – Trans-Link between campuses is convenient or easily accessible.
- HR-ICC has several valued and unique qualities
    - "Walkable" to adjacent shopping (semi-urban, mixed-use)
    - "Walkable" to campus
    - "Walkable" to healthcare partnerships
    - Designated park space bisecting the site
    - Bike pathway linkage
    - Parking co-operative
- What are the valued and unique qualities of TDC?
- Consider developing Food & Beverage or Hospitality programs.

2.2 CGCC Leadership Forum

The following notes were recorded during an open discussion forum about the VISION for the College with the College's Staff Leadership Forum:

THE DALLES CAMPUS

- Faculty office space is very limited
  - Full-time faculty
  - Adjunct faculty
  - Inter-departmental and collaboration space
- Campus wide meeting space is very limited
- Student Government space is too small
  - Phi Beta Kappa needs space
  - Other on-campus clubs are developing (i.e. Delta Energy)
- Storage is at a premium (i.e. American Heart Association equipment)
- Need more contemporary learning environments
  - Renewable Energy program is case study
  - Learning space configurations
    - Lecture learning and integrated lab space
    - Lecture learning and adjacent lab space
    - Lecture learning and lab space separate
- Need Welding labs on campus versus at Hood River HS
- Need Wellness Center
- Need more computer labs; currently only have 2.
- Need larger Testing Center
- Need larger Student Services space with "one stop" serviceability
- Need bigger lecture hall; big room at HR-ICC is being used all the time
- Want windows that lock
- High-bay learning space does exist; however, it's a short-term solution to the long-term need.
- Grow RET
- Upgrade landscape and hardscape
- Convert to more xeriscape strategies
- Fill-in open ceiling areas with louvered ceiling grills
- Need Student Success Center
- Need Student-Centered building

HOOD RIVER – INDIAN CREEK CAMPUS (amended March 5, 2012)

- How do we add parking; is structured parking an option?
- How do we add conference space; could the college add a Conference Center over structured parking?
- Under-building parking
- University Center (for partners' classes)
- Coordinate development with Heights Urban Renewal planning process
- Expand Library Resource space
- Expand Tutoring
- Add Art studio (expand art program to HR)

2.2 CGCC Leadership Forum

- Add student gathering space
- Add connection to senior living and lifelong learning
- Expansion of emergency services program
- Partner with HS/MS
- Add bridge across Indian Creek?
- Expanded campus with appropriate connectivity (staffing, physical, services/delivery, safety, parking)
- Consider other instructional opportunities (i.e. vineyard, brewery, community garden, agriculture plots, organic garden)
- Need dedicated student government/student space
- How does Embedded Technologies fit into the existing building or proposed building?
    - The new space should include 2 dedicated labs and an entrepreneurial space
    - What are staffing implications?
- Need more student access to desktop or laptop computers
- Need a meeting/community/assembly room
- Need food catering services support (kitchen sized sink)
- Need more faculty offices
- Need more offices/admin support
- Need larger Testing Room
- Need to redesign LRC help desk in Commons area
- Expand usability of outdoor space (wind protection taken into consideration)
- Need contemporary learning environments with lecture adjacent to or included in labs
- Always need more Storage
- Expand Bookstore space (storage, warehouse, and display – online options?)

3.1 The Past, Present and Future

In May 1998 a comprehensive review and assessment of building conditions and needs was preformed to identify the scope and budget magnitude of repairs, improvements and modification to comply with current building codes. Over the last 14 years the College has addressed over 90% of the identified needs. The assessment was undertaken to plot a course for transforming the original hospital building into an efficient college campus. The College has had to demolish a building due to mold development and structural instability. Several small wood frame buildings were sold and relocated in The Dalles. One building was demolished due to its poor location and inflexible building plan. These momentous events along with the passage of a capital improvement bond referendum have transformed the hospital grounds and building into an active college campus positioned to continue its growth.

In addition to The Dalles Campus improvements, a permanent campus was built in Hood River along Indian Creek. The Hood River-Indian Creek Campus is included in the building needs and condition assessment. Built in 2008, the facility has evolved as the College has shifted program offerings and enrollment. In 2010, the College Foundation funded and built the Renewable Energy Training Center with funding assistance from corporate wind energy providers.

In the first quarter of 2012, an updated review of facilities was conducted with CGCC staff and DLR Group. The assessment scope was limited to observable systems, maintenance and operations reports and occupant responses. The Facility Master Plan (FMP) update list includes a few items carried over from the 1998 needs list. Many items have been addressed with bond funds, energy grants, corporate partners and the College's general fund.

Each building was assessed individually and a list of improvements was compiled. The list of inserted into DLR Group's FACPLAN database of construction cost values or "hard costs". DLR Group created the FACPLAN database over 15 years ago to better anticipate the cost of improvements at very conceptual planning phases. The database is updated and checked against actual projects designed by DLR Group in the Northwest. Not only does the database include cost index, but it projects "soft costs" for construction that are typically associated with complete project budgets. The best use of the database is to apply assumptions to broad work scopes like additions, modernizations, reconfigurations of existing space and new construction. In the case of specific systems (roofs, windows, flooring), line budgets can be calculated based upon the area effected by the improvements.

3.2 Existing Conditions

The following "Facility Master Plan 2012" summarizes the total project budget for all buildings reviewed in the assessment. All projects are listed in Phase I pending further discussion and strategizing of completing the improvements. No determination of timing or sequencing has been completed at this time.

The following pages are summary reports for each building individually. Each spreadsheet report lists a brief description of the remedial item, the budget to effect the work, construction cost, cost escalation to a time in the future, contingency and associated soft costs. The spreadsheet itemizes a typical budget for each item of soft costs and hard costs. The "Total Project Cost" is the sum of all costs and is recorded at the bottom of the spreadsheet. At this stage of a FMP, these budget models are very effective in planning for the future.

FACILITY MASTER PLAN 2012

PLAN(S)					TOTAL PLAN OPTIONS		
1	2	3	4	PROJECT NAME	1	2	3
NEW CONSTRUCTION							
x							
x							
x							
MODERNIZATION / ADDITION							
x				THE DALLES CAMPUS			
x				Bldg. #1 Student & Classroom Building	$2,136,000		
x				Bldg #2 - Admin & Partners	$628,000		
x				Bldg #3 - Student Serv. & Allied Health	$1,358,000		
x				Bldg #4 - Fine Arts	$415,000		
x							
x				HOOD RIVER - INDIAN CREEK CAMPUS			
x				HR Student & Classroom Building	$362,000		
x							
x							
x							
x							
x							
				Plan Options Total Budget	$4,899,000		

3.2 Existing Conditions

Bldg. #1 Student & Classroom Building

CONSTRUCTION BUDGETS

Remove abandoned system pipin	$53,000
upgrade electric panel & distributi	$233,000
replace overhead door	$2,000
Re-purpose commercial kitchen	$96,000
Reconfigure commercial kitchen	$251,000
Replace door hardware	$156,000
Replace window blinds	$19,000
Replace fire doors	$52,000
HVAC Upgrades (3rd & 4th)	$295,000
Keyless Entry system	$33,000
replace exit signs with LED	$3,000
Replace room signage	$9,000
Add Dock Leveler	$24,000
Project no. 14	
Project no. 15	
Project no. 16	
Project no. 17	
Project no. 18	
Project no. 19	
Project no. 20	
Project no. 21	
Project no. 22	
Project no. 23	
Project no. 24	
Project no. 25	

BUILDING & SITE SUB-TOTAL **$1,226,000**

DEVELOPMENT BUDGETS

CONSTRUCTION BUDGETS

Building & Site Work	$1,226,000
Sustainable Options	$18,000
Inflation	$91,000
HARD COST TOTAL	**$1,335,000**
Inspections & Testing	$10,000

ADMINISTRATIVE BUDGETS

Bond Issue Expenses	$32,000
Legal Fees	$5,000
Construction Management	$53,000

SITE BUDGETS

Acquisition	
Topographic Survey	$15,000
Soils Report	$10,000

PLANNING BUDGETS

Educational Specifications	$15,000
Architectural / Engineering	$160,000
V.E., Constructability & Commissioning	$20,000
Energy Modeling Report	$20,000
Permit Fees	$10,000
Printing	$11,000
LEED Certification	$25,000

MISCELLANEOUS

Legal Advertisements	$2,000
Furniture & Equipment	$93,000
Sales Tax	
Contingency	$320,000

TOTAL PROJECT BUDGET **$2,136,000**

3.2 Existing Conditions

Bldg #2 - Admin & Partners

CONSTRUCTION BUDGETS

Keyless lock system	$20,000
video survallence system	$24,000
Replace panel boards and wiring	$70,000
Exiting stair east	$120,000
Exiting stair west	$80,000
Project no. 6	
Project no. 7	
Project no. 8	
Project no. 9	
Project no. 10	
Project no. 11	
Project no. 12	
Project no. 13	
Project no. 14	
Project no. 15	
Project no. 16	
Project no. 17	
Project no. 18	
Project no. 19	
Project no. 20	
Project no. 21	
Project no. 22	
Project no. 23	
Project no. 24	
Project no. 25	
BUILDING & SITE SUB-TOTAL	**$314,000**

DEVELOPMENT BUDGETS

CONSTRUCTION BUDGETS

Building & Site Work	$314,000
Sustainable Options	
Inflation	$23,000
HARD COST TOTAL	**$337,000**
Inspections & Testing	$3,000

ADMINISTRATIVE BUDGETS

Bond Issue Expenses	$9,000
Legal Fees	$2,000
Construction Management	$16,000

SITE BUDGETS

Acquisition	
Topographic Survey	$8,000
Soils Report	$5,000

PLANNING BUDGETS

Educational Specifications	$15,000
Architectural / Engineering	$40,000
V.E., Constructability & Commissioning	$20,000
Energy Modeling Report	$20,000
Permit Fees	$3,000
Printing	$5,000
LEED Certification	$25,000

MISCELLANEOUS

Legal Advertisements	$2,000
Furniture & Equipment	$24,000
Sales Tax	
Contingency	$94,000

TOTAL PROJECT BUDGET **$628,000**

3.2 Existing Conditions

Bldg #3 - Student Serv. & Allied Health

CONSTRUCTION BUDGETS

Excavate/capture lower level spac	$593,000
Add windscreen at Upper Deck	$5,000
Replace Windows	$109,000
Mechanical Screen Wall	$48,000
Project no. 5	
Project no. 6	
Project no. 7	
Project no. 8	
Project no. 9	
Project no. 10	
Project no. 11	
Project no. 12	
Project no. 13	
Project no. 14	
Project no. 15	
Project no. 16	
Project no. 17	
Project no. 18	
Project no. 19	
Project no. 20	
Project no. 21	
Project no. 22	
Project no. 23	
Project no. 24	
Project no. 25	
BUILDING & SITE SUB-TOTAL	**$755,000**

DEVELOPMENT BUDGETS

CONSTRUCTION BUDGETS

Building & Site Work	$755,000
Sustainable Options	
Inflation	$55,000
HARD COST TOTAL	**$810,000**
Inspections & Testing	$6,000

ADMINISTRATIVE BUDGETS

Bond Issue Expenses	$20,000
Legal Fees	$3,000
Construction Management	$34,000

SITE BUDGETS

Acquisition	
Topographic Survey	$3,000
Soils Report	$2,000

PLANNING BUDGETS

Educational Specifications	$15,000
Architectural / Engineering	$122,000
V.E., Constructability & Commissioning	$20,000
Energy Modeling Report	$20,000
Permit Fees	$6,000
Printing	$9,000
LEED Certification	$25,000

MISCELLANEOUS

Legal Advertisements	$2,000
Furniture & Equipment	$57,000
Sales Tax	
Contingency	$204,000

TOTAL PROJECT BUDGET **$1,358,000**

3.2 Existing Conditions

Bldg #4 - Fine Arts

CONSTRUCTION BUDGETS

Remodel Restrooms to meet ADA	$13,000
Repurpose Boiler Room	$142,000
Remove ceiling lead-based pnt	$13,000
Add wheelchair access N side	$19,000
Project no. 5	
Project no. 6	
Project no. 7	
Project no. 8	
Project no. 9	
Project no. 10	
Project no. 11	
Project no. 12	
Project no. 13	
Project no. 14	
Project no. 15	
Project no. 16	
Project no. 17	
Project no. 18	
Project no. 19	
Project no. 20	
Project no. 21	
Project no. 22	
Project no. 23	
Project no. 24	
Project no. 25	
BUILDING & SITE SUB-TOTAL	**$187,000**

DEVELOPMENT BUDGETS

CONSTRUCTION BUDGETS

Building & Site Work	$187,000
Sustainable Options	
Inflation	$14,000
HARD COST TOTAL	**$201,000**
Inspections & Testing	$2,000

ADMINISTRATIVE BUDGETS

Bond Issue Expenses	$6,000
Legal Fees	$1,000
Construction Management	$10,000

SITE BUDGETS

Acquisition	
Topographic Survey	
Soils Report	

PLANNING BUDGETS

Educational Specifications	$15,000
Architectural / Engineering	$30,000
V.E., Constructability & Commissioning	$20,000
Energy Modeling Report	$20,000
Permit Fees	$2,000
Printing	$5,000
LEED Certification	$25,000

MISCELLANEOUS

Legal Advertisements	$2,000
Furniture & Equipment	$14,000
Sales Tax	
Contingency	$62,000

TOTAL PROJECT BUDGET **$415,000**

3.2 Existing Conditions

HR Student & Classroom Building

CONSTRUCTION BUDGETS

Add power & data LRC	$3,000
Reconfigure S. Serv. & Faculty Ar	$91,000
Replace lights fixtures in main sta	$2,000
Repaint exterior panels (purple)	$3,000
Add panic hardware room 311	$1,000
Add black-out shades on south	$3,000
add security cameras	$12,000
Add more ceiling tiles	$10,000
Add windscreens on decks	$25,000
Project no. 10	
Project no. 11	
Project no. 12	
Project no. 13	
Project no. 14	
Project no. 15	
Project no. 16	
Project no. 17	
Project no. 18	
Project no. 19	
Project no. 20	
Project no. 21	
Project no. 22	
Project no. 23	
Project no. 24	
Project no. 25	

BUILDING & SITE SUB-TOTAL **$150,000**

DEVELOPMENT BUDGETS

CONSTRUCTION BUDGETS

Building & Site Work	$150,000
Sustainable Options	
Inflation	$11,000
HARD COST TOTAL	**$161,000**
Inspections & Testing	$1,000

ADMINISTRATIVE BUDGETS

Bond Issue Expenses	$5,000
Legal Fees	$1,000
Construction Management	$9,000

SITE BUDGETS

Acquisition	
Topographic Survey	$5,000
Soils Report	$3,000

PLANNING BUDGETS

Educational Specifications	$15,000
Architectural / Engineering	$24,000
V.E., Constructability & Commissioning	$20,000
Energy Modeling Report	$20,000
Permit Fees	$1,000
Printing	$5,000
LEED Certification	$25,000

MISCELLANEOUS

Legal Advertisements	$2,000
Furniture & Equipment	$11,000
Sales Tax	
Contingency	$54,000

TOTAL PROJECT BUDGET **$362,000**

4.1 Changing Needs and Growing Enrollment

CGCC continues to create course offerings and programs that meet the needs of the mid-Columbia Region employers and students. The emerging programs and course offerings require different kinds of spaces beyond the traditional lecture classroom. Space needs include flexible lab spaces, integrated technology, high bay spaces, flexible learning environments and adaptable areas that can readily be changed for a new program requirement.

Other issues might include:

- Short-term and long-term Partner mock-up spaces
- Short- and long-term lease spaces for incubator businesses
- Medium assembly spaces
- Simulated office type environments
- Heavy industrial production and manufacturing
- Precision instrument calibration and testing
- Large destructive and non-destructive testing equipment
- Hybrid Automotive technology training

CGCC is committed to serving all students whether they choose to earn lower division credits for advanced degrees or elect to enrollment in certificated programs. The evolution of teaching and learning requires more functionality in general instructional spaces. Workforce training requires specialized learning spaces. Community and corporate partners need more diverse types of spaces. CGCC aspires to become the center of innovation and technology in the mid-Columbia Region. The current inventory of instructional space is highly effective; however, new programs and new technology will require new types of spaces.

4.2 Assignable Space

Since 2006 CGCC has removed several obsolete or inefficient building from its campus to make room for a more organized and functional campus. The College has added two new buildings to its The Dalles Campus - Building 3: Health and Science Building and Building 10: Renewable Energy Training. In Hood River, the College purchased and developed a permanent campus - Indian Creek Campus.

The following is a Summary of Total Gross Building Area

- TDC: Building No. 1 77.306 SF
- TDC: Building No. 2 46,240 Sf
- TDC: Building No. 3 34,686 SF
- TDC: Building No. 4 7,143 SF
- TDC: Builidng No. 11 2,014 SF
- HR-ICC 24,135 SF

4.2 Assignable Square Footage

Net Areas of Buildings

	Classroom	Labs	Support	Storage	Special Prgms	Library	Faculty Offices	Leased Space
Building No. 1								
Basement	0	2196	2283	1504			232	
First Floor	0	0	842	1277				
Seconf Floor	0	0	793	167	495	8047	566	
Thrid Floor	6254	2331		310			1471	
Fourth Floor	942	5397		1848			1216	
	7196	9924	3918	5106	495	8047	**3485**	0
NURSING Specific	**0**	**5397**						
	7196	**4527**						
Building No. 2								
Basement			283	1901			1570	4287
First Floor			7809	458				
Second Floor			1002					6096
Thrid Floor			78				328	4927
Fourth Floor				100				681
	0	**0**	9172	2459	0	0	**1898**	15991
Building No. 3								
First Floor	0	1535						
Second Floor	1538	1690						
Thrid Floor	3393	4909					2221	
	4931	**8134**	2087	0	3201	0	**2221**	0
Building No. 4								
			2087		**3201**			
Building No. 11								
					2014			
TDC Total SF	12,127	23,273						
Excl. (NUR, ART & RET)	12,127	12,661						
HR-ICC								
First Floor	1233						195	
Second Floor	1896						649	
Thrid Floor	4763	1627						
	7892	**1627**					**844**	

4.3 Utilization Analysis

Methodology

By using the space planning guidelines established by the Council of Educational Facility Planners International (CEFPI) for community colleges and other institutions of higher learning, DLR Group calculated the instructional facility space requirements for lecture and laboratory space needs based upon the enrollment report for Fall 2011. The area requirements are generated from a formula that calculates the Assignable Square Footage (ASF) required for each enrollment FTE. The formula takes into account space required by a student in a class, hours per week space as available, a standard occupancy rate, and total contact hours per term.

fall term 2011 (All Spaces & WSCH)

		Space Factor	WSCH	Total Required SF		Actual SF	Utilization Rate
The Dalles Campus	CLRM	0.77	7,960	6,123	SF	12,127	50.5%
	LABS	2.31	2,372	5,473	SF	12,661	43.2%
Hood River - ICC	CLRM	0.77	3,429	2,638	SF	7892	33.4%
	LABS	2.31	451	1,040	SF	1627	63.9%
CGCC Combined	CLRM	0.77	11,389	8,761	SF	20,019	43.8%
	LABS	2.31	2,822	6,513	SF	14,288	45.6%

fall term 2011 (excluding Specialty Programs Space and WSCH - Nursing & Art)

		Space Factor	WSCH	Total Required SF		Actual SF	Utilization Rate
The Dalles Campus	CLRM	0.77	6,792	5,225	SF	12,127	43.1%
	LABS	2.31	1,466	3,382	SF	12,661	26.7%
Hood River - ICC	CLRM	0.77	3,429	2,638	SF	7,892	33.4%
	LABS	2.31	451	1,040	SF	1,627	63.9%
CGCC Combined	CLRM	0.77	10,221	7,863	SF	20,019	39.3%
	LABS	2.31	1,916	4,423	SF	14,288	31.0%

		ASF per Student Station	Room Utilization Rate	Station Occupancy Rate	Space Factor
CLASSROOM	TDC	20	40	0.65	0.76923
	HR-ICC	20	40	0.65	
LABS	TDC	60	40	0.65	2.30769
	HR-ICC	60	40	0.65	

5.1.1 TDC Campus Site Plan 2012

The current Master Site Development Plan illustrates the existing buildings and the National Guard Readiness Center, which is approved and funded to proceed immediately.

COLUMBIA GORGE COMMUNITY COLLEGE
DLR GROUP
Revised July 5, 2012

5.1.2 TDC Campus Master Site Plan 2022

The updated Campus Master Site Plan illustrates proposed location of future buildings, removal of obsolete buildings, development of parking, access and College grounds.

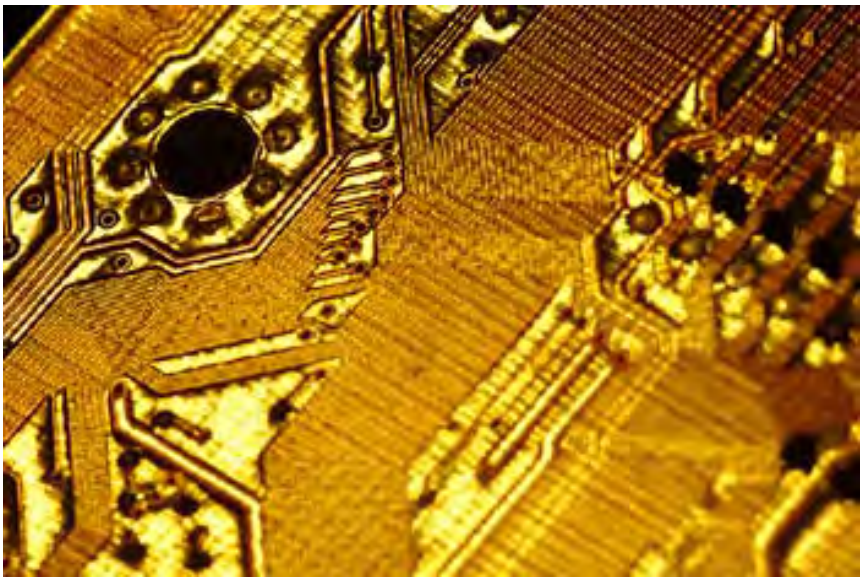
5.2.1 HR-ICC Original Site Plan

In January 2007, CGCC established a plan for long term development of the Hood River - Indian Creek Campus. The plan was limited initially by finding a parcel of land inside the Urban Growth Boundary of Hood River. A desired location required adequate size for expansion, easy access to public streets, recognizable visibility minimal land use approval. The Phase II draft site concept plan bridged Indian Creek placing the building at the edge of the riparian area and the parking up slope from the building. The creek and trail were to be maintained in their current locations.

5.2.2 HR-ICC Site Options

Pursuant to significant growth and increased demand on the Hood River - Indian Creek Campus, CGCC reviewed acquiring additional land for future development. Considering the sensitive and unique character of the HR-ICC site, all options have been considered. Land purchases, partnerships with private entities and public foundations have revealed a myriad of alternatives and opportunities. The orchestration of such complex partnerships requires significant efforts and careful planning. At this time, CGCC is considering all of those options and continue to work toward a mutually beneficial resolution. The College's goal is to serve their students, their College and the communities in which they are partners.

6.1 Embedded Technology



Columbia Gorge Community College
Embedded Technologies Instruction

Technology is embedded in everything around us. Automobiles, aircraft, manufacturing and production, communications, medical records and other health systems, wind turbines, robotic surgical devices, cameras and radar all represent the merger of electronics, programming, mechanical design, engineering principles, and project management. It is an A-to-Z work environment from conception to design, testing, production, monitoring and improvement. People working with embedded technologies design, monitor, operate and repair systems which manufacture logic chips, supply chain components, pilotless aircraft, goods and much more.

Using the success of its program and delivery models in Renewable Energy Technology and rural healthcare training, Columbia Gorge Community College is collaborating with regional design, engineering, technology and production experts, and employers, to develop a cross-industry, multiple-career, Embedded Technologies program and curriculum. The need for such a program became apparent in recent conversations with regional businesses as part of the college's Academic Master Plan update. Many of the companies are members of the Gorge Technology Alliance, which receives strong support from Insitu and Google.

The program will support the K-20 seamless education model and 40-40-20 initiative by involving public K-12 educators, universities, private entities such as USFirst and First Lego League, and regional high-tech and production businesses. Completers will have opportunities for continued higher education and competitive career advantages, because the curriculum will be industry driven.

For more information contact Dr. Susan J. Wolff, swolff@cgcc.cc.or.us or 541-506-6030

"Building Dreams, Transforming Lives"

6.2 Budget Model

CGCC Embedded Technology

EDUCATIONAL SPECIFICATIONS

4	Agile Instructional Labs	4,800 SF
2	High Bay Instructional Labs	2,400 SF
2	Flexible Learning Spaces	2,400 SF
1	Demo & Testing Lab	1,200 SF
4	Tool & Equipment Storage	2,400 SF
2	Lg. Formal Instruction Spac	2,000 SF
4	Formal Instruction Space	2,400 SF
4	Informal Learning Space	1,600 SF
6	Faculty and Staff Offices	480 SF
1	Flexible Assembly Space	2,000 SF
	Space 11	
	Space 12	
	Space 13	
	Space 14	
	Space 15	
	Space 16	
	Space 17	
	Space 18	
	Space 19	
	Space 20	
	Space 21	
	Space 22	

PROGRAMMED SPACE	**21,680 SF**
CIRCULATION	3,400 SF
MECH* / ELEC / IT	1,500 SF
STORAGE / JANITORIAL	1,000 SF
RESTROOMS	900 SF
WALL THICKNESS	1,700 SF
TOTAL BUILDING SPACE	**30,180 SF**

DEVELOPMENT BUDGETS

CONSTRUCTION BUDGETS

Building	6,414,000
Site	1,602,000
Sustainable Options	120,000
Inflation	597,000
Hard Cost Total	**8,733,000**
Inspections & Testing	65,000

ADMINISTRATIVE BUDGETS

Bond Issue Expenses	219,000
Legal Fees	36,000
Construction Management	365,000

SITE BUDGETS

Acquisition	2,000,000
Topographic Survey	11,000
Soils Report	7,000

PLANNING BUDGETS

Educational Specifications	15,000
Architectural / Engineering	873,000
V.E., Constructability & Commissioning	20,000
Energy Modeling Report	20,000
Permit Fees	65,000
Printing	61,000
LEED Certification	25,000

MISCELLANEOUS

Legal Advertisements	2,000
Furniture & Equipment	611,000
Sales Tax	
Contingency	1,459,000
TOTAL PROJECT BUDGET	**$14,587,00**