UMPQUA COMMUNITY COLLEGE

CAMPUS MASTER PLAN

Final Report - December 2008

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President's Statement

Umpqua Community College has committed to completing planning processes in all areas of the campus. The Board approved a five year Strategic Plan in spring 2008; we are working on an Enrollment Management Plan, a Technology Plan and on an Instructional Plan. The Master Plan is another of the plans required to focus the future of UCC. It is the blue print to successfully building, remodeling and maintaining a campus to serve students for the next twenty years. The Oregon Legislature requires UCC to have such a plan to receive capital funding. We are also required to asses its value and accuracy every two years.

UCC has not had a Facilities Master Plan since the original plan when the college built on its current location. It is amazing how true to the plan the college has remained. UCC is growing and our facilities are no longer adequate to serve the need. Our science facilities are 40 years old. Our nursing program is crammed into space never meant for the scope of program. Various pieces of our health programs are taught in facilities off campus, making travel an issue for students and faculty. As we continue to grow both the number and size of our allied health programs to provide the trained employees our community is requesting, we need good spaces with current technology. We also lack sufficient space for a number of our career and technical programs such as welding and auto technology and have a number of additional programs that we would like to offer but are unable to do so because of space. The front door to the campus—Student Development Offices—is tucked away from the main entrance to the campus. Reconfiguring these offices into a remodeled Administrative Building will create that front door and provide for much better service to our students.

We have a shortage of classroom space, meeting space, office space and storage. While our campus is maintained to a very high standard, it is showing its age. Infrastructure needs replaced. We must provide our students with safe and comfortable learning spaces.

In the immediate future and in years to come, this master Plan will serve as a benchmark and map for our growth as a campus. It will also be responsive to the challenges we encounter as we provide trained employees for Douglas County employers.

Ultimately, we will be able to evaluate how this Master Plan succeeds with its intention of creating a welcoming and sustainable campus environment for our students, employees and surrounding communities. This plan serves is a forward-look for the campus and will aid in the development of the campus for the next two decades.

Blaine Nisson, Ed.D
President, UCC

Executive Summary

Umpqua Community College is one of the most picturesque colleges in the country. Nestled amongst the oak covered hills of Southern Oregon and overlooking the North Umpqua River, it offers expansive views of the Umpqua River Valley. The volcanic rock and expressive wood structure of the architecture give strength and uniformity to the campus while remaining harmonious with the Umpqua Valley's natural beauty. It is difficult to imagine a more beautiful setting for creating a learning community that prepares the mind for the rigors of higher education.

Since its founding in 1964 as a post-secondary education facility, UCC has been a community college with a four-part mission: serving transfer students, training students for career and technical opportunities, providing basic skills such as ESL, ABE and GED services, and offering community education. In the many years since, the College has grown and changed to meet the diverse educational needs of the greater Roseburg and Douglas County communities. Currently, more than 15,000 students take one or more classes each year, for a full-time equivalent (FTE) of about 3,000 students.

Campus Environment

The continuing success of Umpqua Community College has been fueled by its diverse and evolving focus on the professional and economic needs of the community. UCC's main campus is located six miles North of Roseburg with five off-campus facilities in surrounding

communities. Together the campuses offer more than 70 Certified Training and Transfer degree programs to meet the growing educational and vocational training needs of the broad and dispersed regional community.

The Main Campus is the center of activity and heart of Umpqua Community College. However, the majority of its buildings have begun to show their age. Emerging technologies and teaching methodologies have redefined the way that classrooms, science laboratories, lecture halls and automotive shops are configured, enhancing the education students receive to best prepare them for their careers. Many of the teaching spaces at UCC, some with failing or obsolete systems, simply do not conform to

UCC Mission Statement:

Umpqua Community College provides accessible and affordable quality college education, life-long learning opportunities, workforce training, and cultural programs for our communities.

current community college teaching standards. These differences make it difficult to incorporate new programs without compromises to the faculty and students who use them.

Planning Process

The six month planning effort was based on an open and collaborative process, including extensive interviews, surveys, questionnaires, several open campus forums, and numerous workshops with various programs and stakeholder groups.

The recently completed UCC Strategic Plan (2008-2013) provided the foundation for the Master Plan. Subsequent to the Strategic Plan, UCC led a two month effort to reach out to all stakeholder groups on and off campus with a detailed survey. This was an effective method to understand the existing conditions, program deficiencies, and projection of both current and future needs. Discussions focused on maximizing operational efficiencies, consolidating programs, and effective outreach to students in the greater Douglas County. We also addressed the re-use of existing buildings that will be vacated with new construction, and evaluated the capacity for existing parking lots to meet the parking needs for new building sites.

The planning team initiated the planning effort with the UCC community by touring the existing facilities. This was followed by a series of meetings with faculty, staff and students to establish a baseline understanding of the existing facilities, how various programs currently function and how those functions might be improved. Numerous stakeholder group meetings were held with on and off campus programs, as well as two open campus forums at the Campus Center. Work sessions and presentations were made to the College Council, Community Business Stakeholders, UCC Foundation, and the Board of Trustees.

A Building Conditions Report was completed in 2004 and included a mechanical evaluation for all of the buildings at UCC. This background information provided the planning team with a baseline understanding of deferred maintenance needs, including: roads, sidewalks, mechanical systems, electrical and IT systems, code compliance, and ADA upgrades. The planning team recommends a detailed deferred maintenance evaluation prior to the 2010 bond to define campus infrastructure needs, scope of work, and capital cost estimate.

Goals and Objectives

The Master Plan was informed by UCC's goals and objectives based on existing and projected enrollment, regional economic development, and fundamental facility needs. The goals and key objectives for the Master Plan are outlined on the following page.

Open Campus Forum

Master Plan Goals and Objectives

- Create a compelling vision for immediate and long range campus development
- Meet State system requirements to secure project capital funding
- Enhance the quality of learning environments and delivery of services
- Meet local needs with new programs to strengthen economic development
- Provide a framework for decision-making and roadmap for implementation
- Maximize available parking and new building sites with multi-story structures
- Reinforce the campus open space and architectural character
- Integrate sustainable design strategies into new and renovation projects
- Define project scope and capital funding need

Campus Programs

Successful campuses result from good planning. For the past 40 years, the College has built only a few new buildings and has managed to provide excellent service without the benefit of a Master Plan. However, moving forward with new projects to meet current and projected program and enrollment needs would be difficult, if not impossible, without a Master Plan and "blueprint" to guide campus growth. The Master Plan will establish a decision-making framework for campus development, identify appropriate building sites for new projects, and address renovation projects.

The Oregon State Legislature requires Umpqua Community College to have a current Master Plan to be eligible to receive funding assistance for new/renovation projects. In June 2006 the Oregon Legislature identified three priority UCC projects: 1) Regional Allied Health and Sciences Building; 2) Industrial Arts and Technology Center; and 3) Student Services/Administration. This plan enables the College to maximize program effectiveness and strengthen the campus environment through the location of these facilities.

The Master Plan depicts how the 10 new programs will be integrated into the campus to enhance their success. These are programs such as paralegal/medical coding and billing, dental assisting/dental hygiene and the Southern Oregon Wine Institute, which provides training in all facets of viticulture (grape growing) and enology (wine making). These new programs have created a need for new and renovated space to accommodate their specialized program and technology needs. Enrollment is growing, with more students applying each year than can be accommodated in current facilities. Many programs on campus, some with waiting lists, are currently operating at or beyond capacity.

Off campus locations house training facilities for the fields of Allied Health and Nursing, Construction Technology, Truck Driving, Workforce and Adult Basic Skills Development, many of which are in partnership with local businesses. In their current condition, these facilities function with varying degrees of success. Several are located in spaces that were designed for other purposes and are in poor condition, making them inefficient and compromised teaching environments. Some are remote, making services difficult for students to access regularly, while others are easily accessible and crowded during peak hours as a result.

Implementation

The Master Plan addresses the general requirements for the planning, location, and sequence of development for Umpqua Community College within the next 20 years. The planning vision looks at current and future enrollment needs, priority projects for State funding, and public-private partnership development opportunities. The projects identified in the Master Plan will be realized through two phases. Phase I (10 years) identifies projects considered to be the highest priority for the College based on current or pending needs. Phase II (20 years) identifies long term projects based on future growth, program expansion and partnering opportunities with community stakeholders.

Phase I is comprised of both new construction and backfill/renovation projects in key locations at the main campus, along with renovations at two off-site locations in Roseburg. These projects include a new Regional Allied Health and Science Building with associated renovations; new Industrial Arts and Technology Center with associated renovations; Student Services/Administration with associated Campus Center renovation, the new Southern Oregon Wine Institute (SOWI); and the Woolley Center (Adult Basic Skills / Workforce Development) renovation and addition.

Phase II (20-years), includes infill projects on remaining campus sites and development of underutilized campus property. These consist of major additions to buildings on the campus central commons and new construction on the west and north perimeter of campus. Phase II projects include an addition to the PE Complex, new Boathouse, Jacoby Auditorium addition, campus access road, and public-private partnerships for mixed use and living/learning development projects.

Implementation of the Master Plan will be guided by the character of the existing campus and development standards. It will be important for future projects to harmonize with the existing buildings and natural surroundings. Existing buildings on the campus are primarily single story structures built from a simple palette of materials and assembled in a consistent manner. To maximize the limited available building sites on the campus, infill should occur in multi-story developments that complement the existing architecture and reinforce a cohesive campus environment.

The Master Plan will be realized in a sustainable manner. All aspects of the Master Plan development, new construction as well as renovations, will incorporate high performance "green" design strategies to increase energy efficiency, reduce development impact on the environment and provide healthy learning environments.

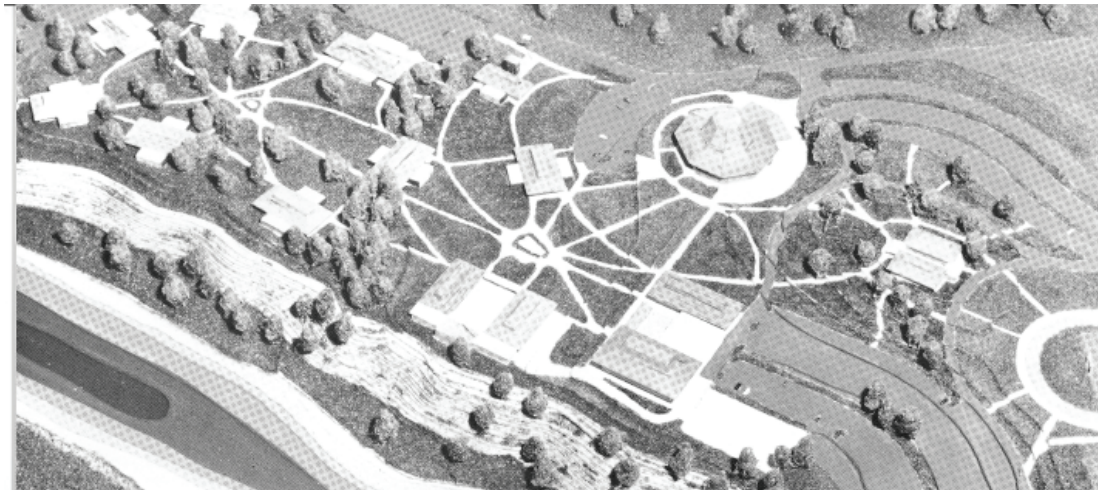
MASTER PLAN CONTEXT

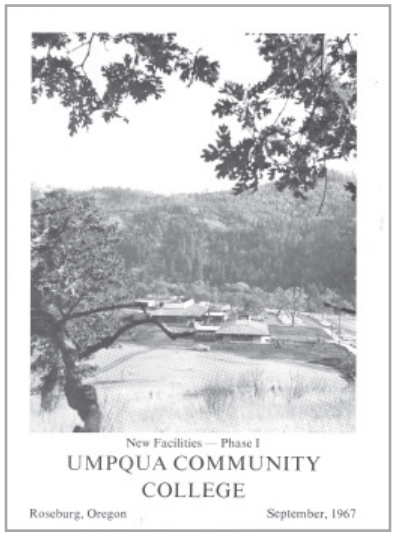
Campus History

The 100-acre Umpqua Community College campus is located on the edge of Roseburg's developed area. Established by a vote of greater Douglas County residents in the early 1960's, the College conducted classes in various rented facilities in Roseburg for the first few years. The original master plan from1960 established an enduring vision and campus character that reinforced unique "qualities of place." Careful planning located parking at the campus perimeter with the original 12 buildings encompassing the memorable Commons lawn populated with oaks, the Swanson Amphitheatre and the iconic UCC Fountain.

The original buildings embody a regional character, built with local volcanic stone, post and beam fir framing, cedar decking, low roof slopes and large overhangs to protect exterior walkways. The intimate scale of predominantly one-story buildings preserves the views of the surrounding forested hillsides as part of the campus experience. The majority of the campus was built by 1967 with a consistent architectural character, palette of materials, and high quality construction that has endured and served UCC exceptionally well for the last forty years.

UCC has grown and changed to meet the diverse needs of he community with an emphasis on workforce development in the areas of healthcare and industrial technology, continuing education, and lifelong learning. Emerging technologies have redefined the needs of 21st century classrooms, science laboratories, and automotive shops. The UCC facilities that were built forty years ago are now obsolete. Public-private partnerships with local business and industry are a critical component of sustaining UCC. The development of new programs such as: culinary arts and viticulture / enology are critical to supporting economic growth in the region.





Regional Programs

Umpqua Community College is located in Douglas County, one of the largest counties in Oregon covering 4,000 square miles with a dispersed population of over 101,000. This presents a challenge to serve such a large area with many students commuting one hour to the main campus. Douglas County has a high unemployment rate from the declining wood industry and the lack of economic diversity. New economic development opportunities such as the growing healthcare market and Southern Oregon wine industry, including the Umpqua Valley, has the potential of producing new jobs vital to the economic health of the region.

UCC plays a key part in the economic development of the region with programs for retraining and creating employment opportunities. Serving the needs of Douglas County's dispersed population can not be achieved solely from the main campus, but requires off-campus training and learning centers combined with convenient access to distance learning.

UCC's main campus is located in Roseburg with 5 off-campus facilities specially located to reach the greater population of Douglas County. Roseburg has two off-campus facilities with three situated in Round Prairie, Starlite, and South County. The Master Plan proposes relocating the Workforce Training Center and Starlite facilities, currently occupying lease space, to more appropriate locations and facilities that enhance the quality of service and optimize operational efficiencies.

Roseburg - Main Campus

The Main Campus is located north of Downtown Roseburg on Umpqua College Road on a 100-acre plot of land six miles north of Roseburg. The existing campus has 16 buildings and serves more than 15,000 students who take one of more classes each year, for a full-time equivalent of about 3,000 students.

Roseburg - Woolley Center

The Woolley Center is centrally located in downtown Roseburg on Harvard Avenue in the campus-like setting of Stewart Park. The Woolley Center currently contains Academic Development programs that are overcrowded and in need of updating and expansion. Located on UCC owned property, the Woolley Center has significant expansion capacity and the potential to create a stronger campus presence for UCC.

Roseburg - Workforce Training Center

The Workforce Training Center is situated on Diamond Lake Road in lease space previously occupied by a grocery store. The WTC is overcrowded and in need of expansion. It is advantageous to relocate Workforce Training to the Woolley Center where the UCC owned property can meet the expansion needs of both Academic Development and Workforce Training. This will result in operational efficiencies, allow a shared use of resources, and strengthen the presence of UCC in downtown Roseburg.

Starlite - Construction Technology

The Construction Technology program is located at Starlite in lease space that was previously office space and concessions for an outdoor movie theater. The Starlite facility is inefficient and oversized for the storage / classroom needs of the Construction Technology program. It is an isolated location 12 miles from Roseburg where many of the construction projects are built by the apprenticeship program. Construction Technology is ideally situated on campus as part of the proposed Industrial Technology Center. The on-campus location will provide a high quality instructional environment, exposure and collaboration with other construction / manufacturing trades, and more convenient access to construction training sites.

Round Prairie - Truck Driving

The UCC Truck Driving School program located at Round Prairie has been very successful. It is centrally located to serve both Roseburg and South County with prominent visibility from I-5. The Truck Driving program will be retained at the Round Prairie site.

South County - Industrial Technology

UCC has a temporary presence with the South Umpqua High School CTC, which is currently used for GED and credit recovery. The Master Plan envisions a permanent South County presence in the Canyonville area with the proposed South County Industrial Technology Center. Working with the South County high schools, workforce, and community partners UCC aspires to build a center that could house the high school to college career pathways that include welding, machining, automotive, construction, apprenticeships, and engineering soil labs.

Distance Learning

Expanding UCC's distance learning capability is an important resource to serve the dispersed population of Douglas County. UCC is committed to integrating distance-learning opportunities through a variety of strategies including: specially equipped classrooms for broadcasting; providing on-line courses; and access to the global information network. Distance learning connects remote areas of Douglas County to the UCC campus as well as expanding the College's information resources to include other higher education institutions throughout Oregon and the Northwest.

Campus Context

The 16 buildings on the main campus remain largely as originally designed and programmed. The original 12 are carefully organized around a large central commons which supports the sense of campus community and encourages social and intellectual interaction. The main road onto campus provides access to and convenient parking adjacent to each building. Four additional buildings have been built since the original campus was constructed. Due to their programs and the limited available building sites available at the center of campus, the two most recent buildings are located across the access road North of the main campus while still convenient to parking. The most recent building added to the campus is the Swanson Amphitheater shell.


1 Administration
2 Library
3 Snyder Hall
4 Science Building
5 Wayne Crooch Hall
6 Lockwood Hall
7 Warehouse
8 Campus Center
9 Education Skills Building
10 Jackson Hall
11 PE Complex
12 Technology Center
13 Ford Family Center
14 Whipple Fine Arts Center
15 Jacoby Auditorium
16 Swanson Amphitheater Shell
0' 100' 200'
Existing Campus Plan
Existing Buildings
Campus Landscape/Open Space

Academic Context

In 2007 Umpqua Community College completed a comprehensive planning process. The UCC Strategic Plan (2008-2013) generated during this process outlines the College's roadmap for strengthening its programs and serving its stakeholders. The Plan includes four initiatives to guide the assessment and prioritization of institutional decisions over the next five years. Input from the community, staff and students determined the relevance and need expressed in the Plan's four strategic initiatives:

1. Provide quality customer service through improved access and communication for all Douglas Country residents.

2. Expand marketing and public relations to create a greater awareness of College programs and services to our stakeholders.

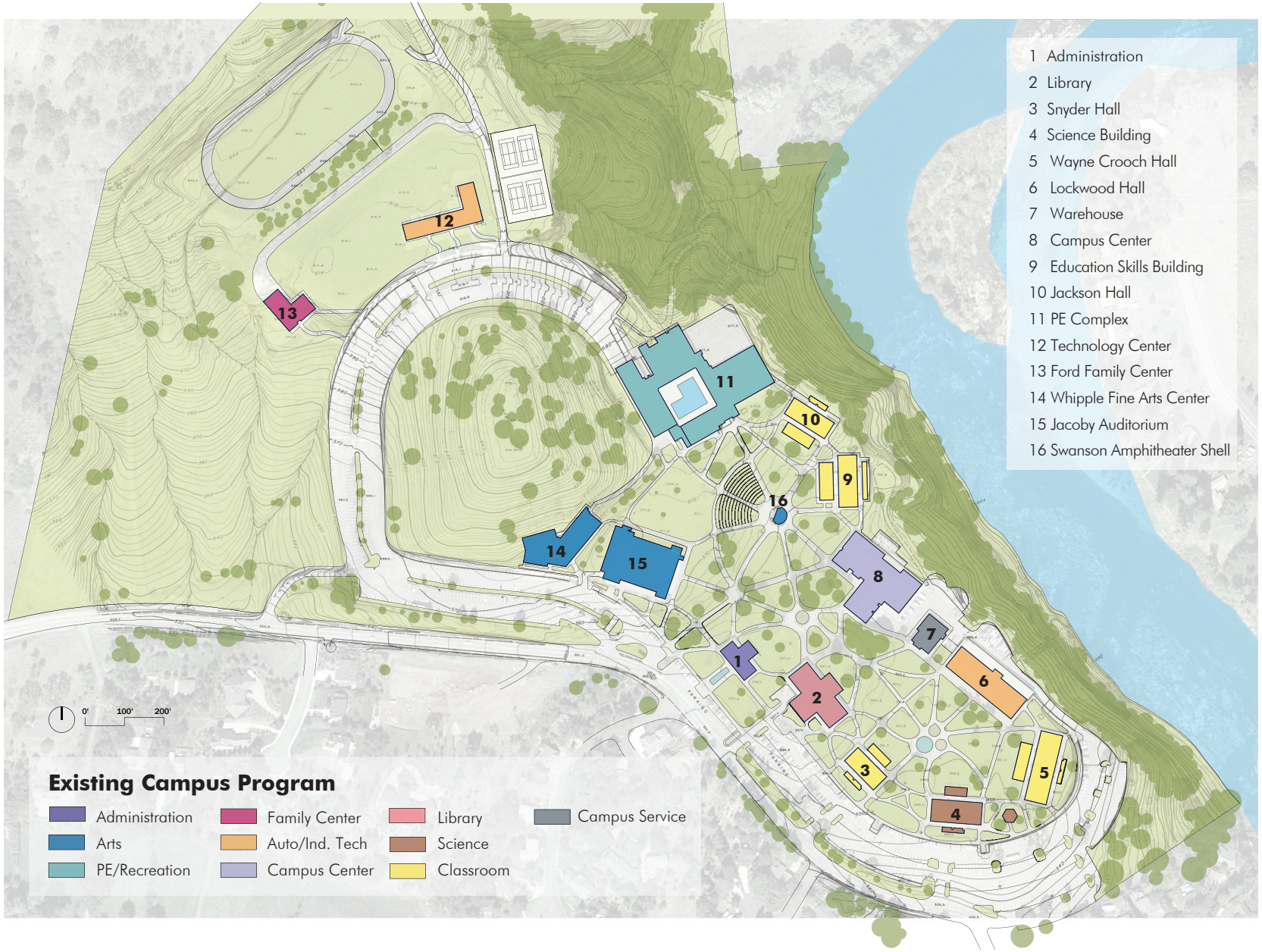
3. Offer a balance of programs, activities and services that helps insure the comprehensive community college focus.

4. Create new and enhance existing relationships and partnerships with schools, industry, government, civic and community organizations.

Initiatives 3 and 4 outline a number of existing and new program goals including: implementing the Southern Oregon Wine Institute; ensuring the capacity of general education classes is sufficient to meet the student demand; expanding nine additional course sections through distance education; offering comprehensive degree program on nights and weekends; and creating a new career pathway program every other year.

Ten new programs have been added to UCC in the past three years, including: paralegal, medical coding and billing programs, and most recently the UCC Southern Oregon Wine Institute. These new programs will require new or renovated space to meet their instructional needs.

As highlighted in the Strategic Plan there is a need to expand the general classroom resource in addition to increasing the number of faculty offices. There are also a number of high priority programs that are currently located in undersized, outdated, and non-code compliant spaces. These include the allied health, nursing, and sciences programs as well as automotive, welding, manufacturing, and construction technology, which are currently located off-campus. The student services programs are undersized with a marginal identity, and poor accessibility. This creates a challenging situation for such an important student resource. Student services needs to have a campus front door address and offer a convenient one-stop information/resource center.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13 Ford Family Center
14 Whipple Fine Arts Center
15 Jacoby Auditorium
16 Swanson Amphitheater Shell
0' 100' 200'
Existing Campus Program
Administration
Arts
PE/Recreation
Family Center
Auto/Ind. Tech
Campus Center
Library
Science
Classroom
Campus Service

Campus Precincts

Several distinct academic precincts are identifiable on the main campus. These precints create synergy between related programs and facilities. The Master Plan identifies opportunities to strengthen and expand existing precincts, as well as establish establish new ones.

Academic Core

Fronting the central commons is the Academic Core precinct with science and academic buildings, including the Library, Snyder Hall, the Science Building, Wayne Crooch Hall, Lockwood Hall, Campus Commons, Educational Skills Building, and Jackson Hall.

Administrative / Student Services

With services located in two different buildings, the Administrative and Student Services precinct intersects the Academic Core precinct across the Central Commons.

Performing / Fine Arts

The Performing / Fine Arts precinct is located at the west edge of campus and includes the Jacoby Auditorium, Whipple Fine Arts Center, and the Swanson Amphitheater Shell.

PE/Recreation

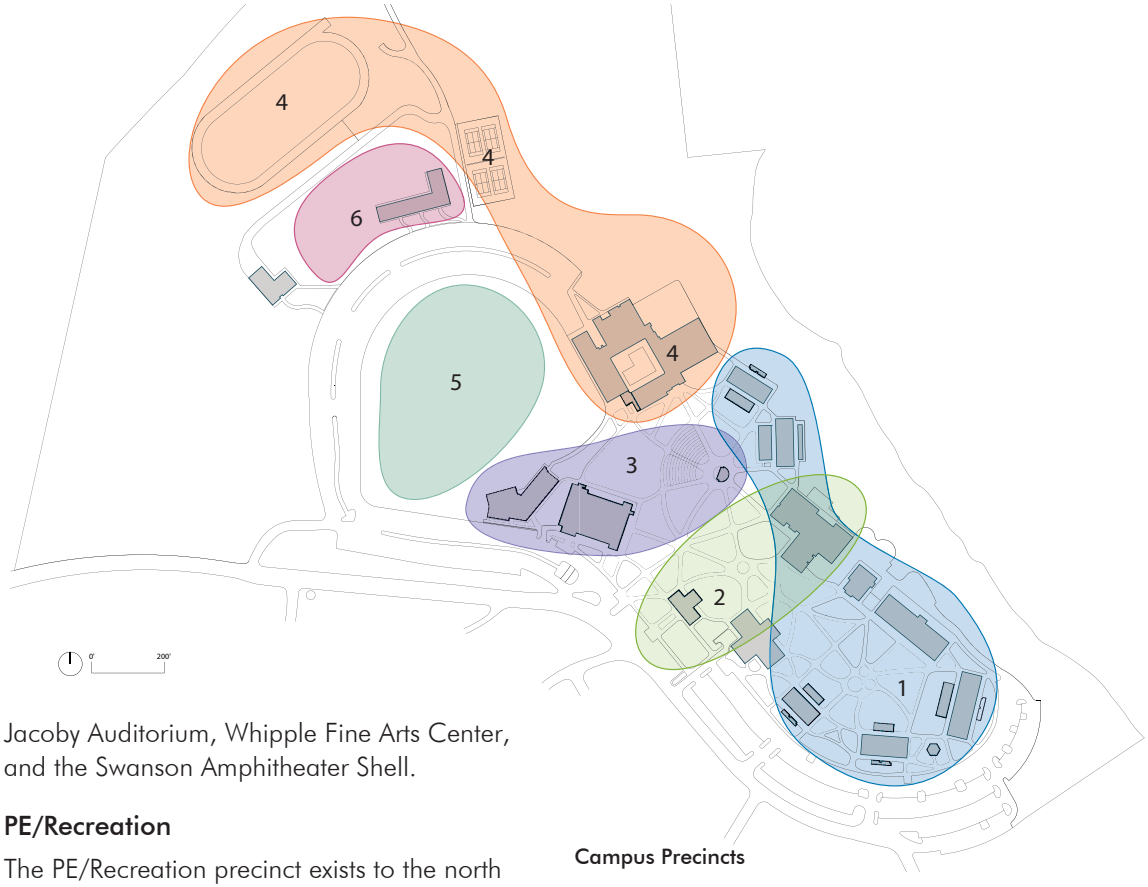
The PE/Recreation precinct exists to the north and includes the Main PE Complex, tennis courts and running track.

Industrial Technology

The Industrial Technology precinct exists at the north edge of campus and consists of one building currently.

Viticulture / Enology

With the introduction of the new Viticulture and Enology program in 2008, the newest campus precinct was created.



Campus Precincts

1 Academic Core

2 Campus Front Door/Arrival

3 Performing / Fine Arts

4 PE/Recreation

5 Viticulture / Enology

6 Industrial Technology

7 Housing

8 Partmership/Development

Open Space - Views

Among the most significant assets of the campus are the many natural and designed open spaces available for student use. The UCC Fountain to the south and Swanson Amphitheater to the north are focal points of the Central Commons, the formal center of campus. Other significant open spaces include the Oak Knoll (new site of the Viticulture and Enology precinct), the West Meadow, track field, and the forested bluff and River edge. These open spaces and landscape features offer panoramic views and activity space for students and the broader community. Many of these open spaces, however, are underutilized and ideal for potential building sites and development. The varied campus topography presents accessibility challenges that will need to be addressed incrementally with each building project.

Campus Open Space

1 Central Commons

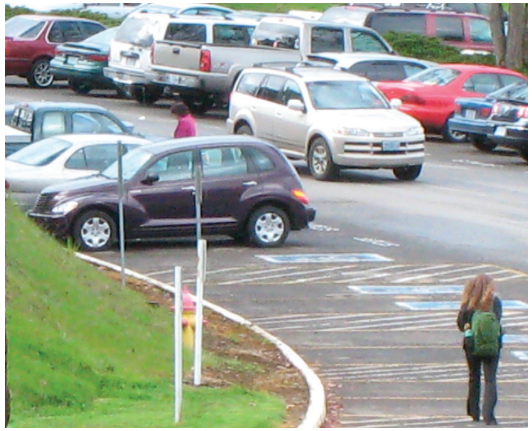
2 Oak Knoll

3 West Meadow

4 Track Field

5 Forest/River Edge

6 Track Field Slope



Vehicles - Parking

Vehicular circulation and parking is situated at the perimeter of campus, reinforcing a pedestrian-oriented campus environment. The College has an inventory of 1348 spaces available with an average daily demand of 1195. The surplus of 153 parking stalls leaves the parking lot at the southwest corner of campus underutilized. Proposed building sites leverage this resource by placing new building development in proximity to underutilized parking areas that have the capacity to meet the projected increased parking demand.

The parking analysis also identified vehicle circulation and site repair opportunities that will improve approach and arrival at the campus, as well as the relationships between student/faculty, service/delivery and visitor/resident vehicle circulation. This includes identifying or clarifying significant points of arrival and intersections while eliminating conditions that create confusion or complicate wayfinding.

Building Sites

A number of available building sites for proposed development have been identified. Infill sites within the Academic Core Precinct need to accomodate multi-story buildings that are compatible with the existing context. These sites require evaluation of proximity to other buildings and programs, accessibility, and proximity to existing campus utilities and services.

1. The Regional Allied Health and Science Building site is ideally suited because of the location on the Central Commons, proximity to classrooms, and proximity to the underutilized parking at the southwest corner of campus. Adjacency to the towering Jacoby Auditorium also supports a compatible relationship to the scale and massing of the proposed 3-story RAHSB.

2.The Student Services / Administration Building addition site is an ideal location with an adjacent flat site that is underutilized, connection to the Central Commons, and the potential to provide a second floor. While the existing Administration building is a single story structure, the high bay volume of the adjacent Library makes a two-story addition compatible with the campus context.

3. The new Industrial Arts and Technology Building will occupy the site behind the existing Technology Building, ideally suited because it can accomodate the building footprint and it is compatible with the existing Technology Building. The site provides adequate shop area, exterior work space and storage areas for the new Industrial Arts and Technology Building.

4. The Teaching and Learning Winery Building will occupy the Oak Knoll site, visible immediately as one approaches campus. The site was selected for its prominent location and the ideal soil conditions and orientation for growing grapes on a south facing slope.

5. The remaining sites identified are on the edge of the Academic Core and are appropriate for a variety of potential development partnerships. The sites to the north and west are best suited for student housing, mixed use retail/housing, and living/learning development. The site to the southeast, overlooking the River, is well suited for a condominium or townhouse development. The site to the north, where the tennis courts are currently located, offers panoramic views of the North Umpqua River Valley. It is ideal for a variety of uses including a classroom/conference facility or development of seniors/retirement housing.

CAMPUS DEVELOPMENT

Illustrative Master Plan

The full build-out of the Master Plan includes a two phase development of 8 major projects to be accomplished over a 20-year period. The two phase Master Plan outlines a blueprint for new and renovation development over a 20-year period to address current and future enrollment, economic development for Douglas County and facilities improvement needs. The fully built out plan focuses attention on the main campus as well as improvements or consolidation of five off-campus UCC programs. Infill building sites within the Academic Core are identical to reinforce the cohesive qualities of the campus. Campus precincts, open space, available parking, campus standards and existing building conditions are examined to identify ideal building sites that reinforce successful campus characteristics.

Carefully located new construction will reinforce existing precincts and allow for the backfill and re-programming of existing facilities to provide additional general campus classroom space. The campus will be organized with program continuity, consolidating compatible programs that are currently dispersed throughout the campus. The improved arrangement of program and clarification of purpose will promote more open discussion, sharing and cross-pollination of ideas.

Much needed infrastructure, ADA and accessibility improvements tolerated for many years will be incorporated into the incremental phasing of the Master Plan. Modernization of building systems will improve environmental

quality. Centralized heating and cooling systems serving multiple buildings will be examined to simplify service and controls for each building.

New and renovated projects will take advantage of daylighting, natural ventilation and green design technologies to enhance the teaching and learning environment.


0'
100'
200'
Illustrative Master Plan (20 years)
Existing Buildings
Remodel/Backfill
New Building

Development Plan Phase I

The Phase I Development Plan for the College is comprised of both new construction and backfill/renovation projects in key locations on the main campus, along with the renovation and additions to the Woolley Center in Roseburg. Five major projects are identified to be completed in 10-years based on College needs, efficient delivery of services, and projected growth.

Project 1 will address the campus's growing need for appropriate health and science facilities through, a new Regional Allied Health/ Science Building on the site adjacent to the Jacoby Auditorium. Consolidating health and science programs in one building will allow spaces in the Physical Education Building, Science Building, and Wayne Crooch Hall to be renovated and backfilled with office and classrooms.

Project 2 will address Construction and Automotive Technology including diesel technology, another new program area at Umpqua Community College. The new Industrial Arts and Technology Building with workyards will accommodate automotive, diesel, welding, fabrication, and construction technology programs. The space in Lockwood Hall, currently occupied by the automotive and welding programs, will be renovated for additional classroom space.

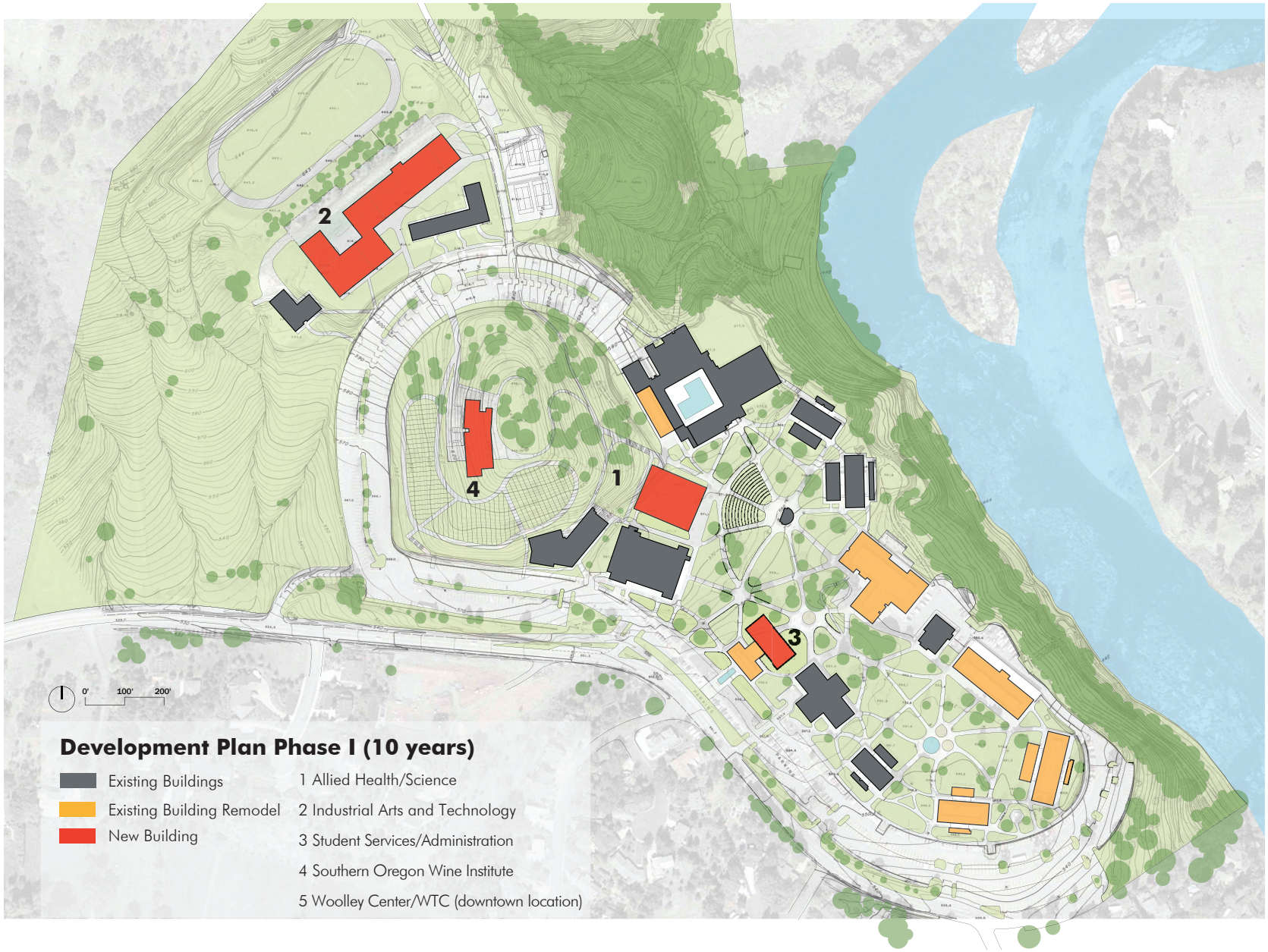
Project 3 will address Student Services, which is undersized and lacks visibility, and ADA accessibility at the current Campus Center location. This will be addressed by relocating Student Services to a renovated and expanded Administration Building that will contain both Student Services and Administration. Subsequent renovations to the Campus Center Building will include improved food service areas, the addition of a new culinary arts kitchen, expanded bookstore, and student life/government areas. Campus Center renovations will include building envelope and landscape enhancements for improved access and a more inviting presence on the Central Commons.

Project 4 will consist of the construction of a new teaching and learning winery building for the new Viticulture and Enology program and the home for the recently established Southern Oregon Wine Institute (SOWI). The two-story facility will house a full range of viticulture, enology and culinary education programs as well as providing the College with a facility for hosting a variety of public events which will reinforce the already strong relationship between the College and community.

Project 5 will address the program and facility renovation needs of two Umpqua Community College off-campus facilities, the Woolley Center and the Workforce Training Center. With consolidation of the WTC into the Woolley Center, will provide additional office and classroom space, technological upgrades, program flexibility, shared space, and enhanced operational efficiency.

New Industrial Technology Site

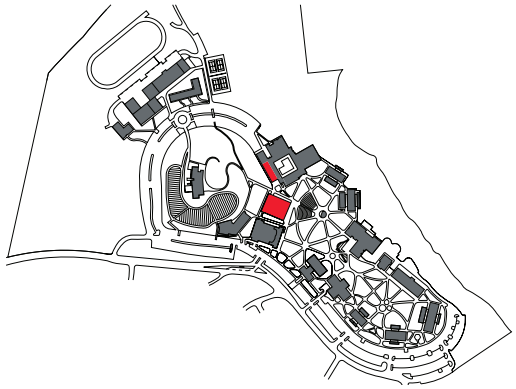
New Viticulture Site


2
4
1
3
0'
100'
200'
Development Plan Phase I (10 years)
Existing Buildings
Existing Building Remodel
New Building
1 Allied Health/Science
2 Industrial Arts and Technology
3 Student Services/Administration
4 Southern Oregon Wine Institute
5 Woolley Center/WTC (downtown location)

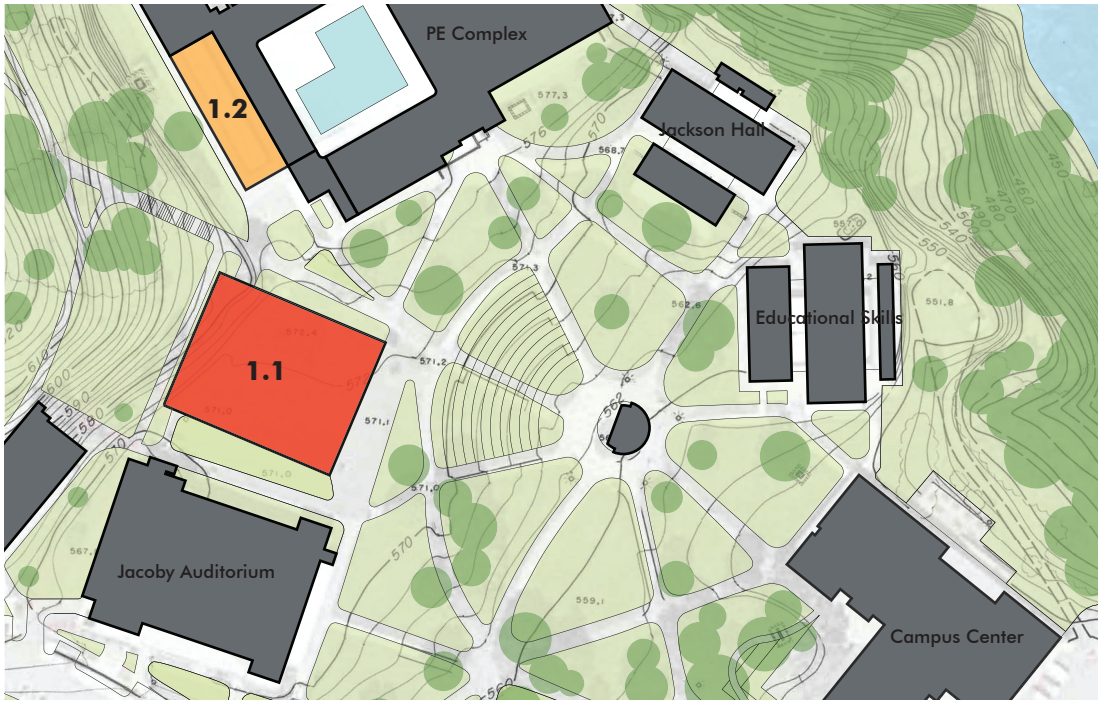
1.1 Regional Allied Health and Science Building

The proposed 48,000gsf Regional Allied Health and Science Building (RAHSB) will address outdated and undersized spaces in the existing allied health, nursing, and physical sciences departments currently dispersed on campus. The new facility will bring these departments together in a new state-of-the-art laboratory building. The regional training center for health will contain Nursing/EMT classrooms and simulated ER, dental assisting / hygiene labs, Nursing/EMT labs and other health related programs. The science program will include a tiered classroom, laboratories for biology, anatomy and physiology, chemistry, geology, and physics. The new facility will include a Health Career Center and a new Dental Hygiene program supporting the strong medical presence of Mercy Medical and the VA Hospital in Douglas County. The existing off-campus nursing simulation lab and dental lab will be retained at the Stewart Parkway Medical Building in continued partnership with Mercy Medical.

The 18,000sf site for the RAHSTB is located between the PE Complex and Jacoby Auditorium at the base of the grassy oak knoll, one of the few new building sites within the Academic Core. This is the largest available building site on the Central Commons and an ideal fit for the RAHSB, which will consolidate the allied health and science programs within a three-story structure. As one of the tallest buildings on campus, the scale and massing of the RAHSB will be compatible within the context of the adjacent towering Jacoby Auditorium and backdrop of the Oak Knoll. The front door of the RAHSB will open onto a south facing plaza, overlook the Swanson Amphitheatre, and provide a visual terminus to the Central Commons. Located with convenient access to the underutilized parking area on the southwest side of the Oak Knoll, the RAHSB will not need to build additional parking as part of the project scope. The ADA ramp in front of Whipple Fine Arts Building will be extended to provide an accessibility route to the RAHSB second floor entrance. Jackson Hall will be scheduled primarily for classes related to Health Occupations/Nursing to minimize the number of dedicated classrooms in the RAHSB.



Existing Buildings
Remodel/Backfill
New Building



1.2 Physical Education Backfill

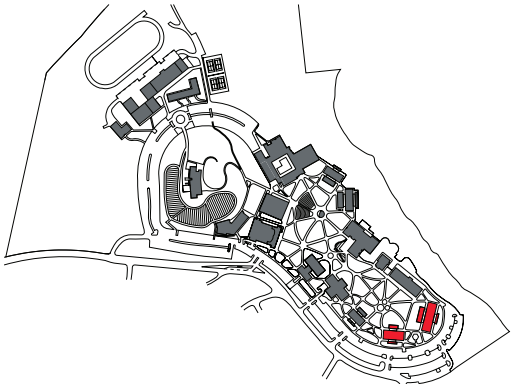
The rooms currently used by EMT (2,900sf) in the adjacent PE building will be converted to general purpose classrooms scheduled primarily for classes related to Health Occupations/ Nursing.

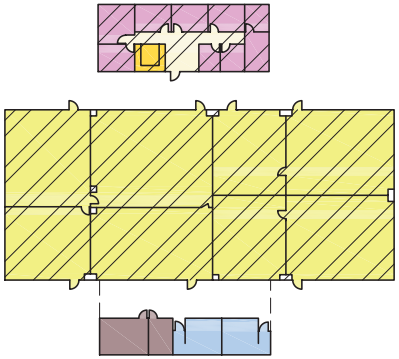
1.3 Science Building Renovation

When the RAHSB project is completed, the existing Science Building (8,400sf) will be renovated to address the campus demand for more classrooms and faculty office space. The renovated building with provide 9 faculty offices and 8 general campus classrooms with modernized technology and distance learning capability.

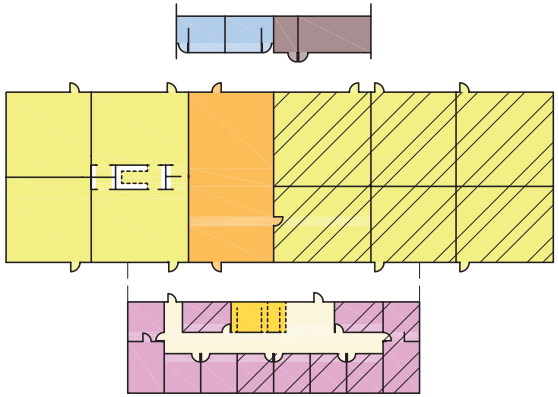
1.4 Wayne Crooch Hall Renovation

A significant area of Wayne Crooch Center (6,200sf), currently utilized by Nursing and Allied Health, will be renovated to provide 6 general campus classrooms and 5 faculty office spaces which could serve the math department.

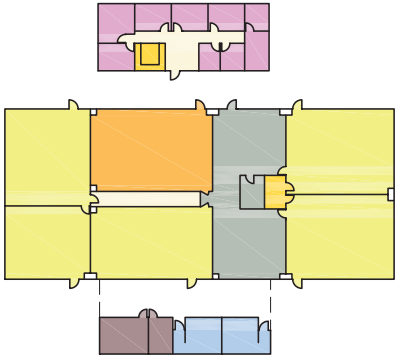




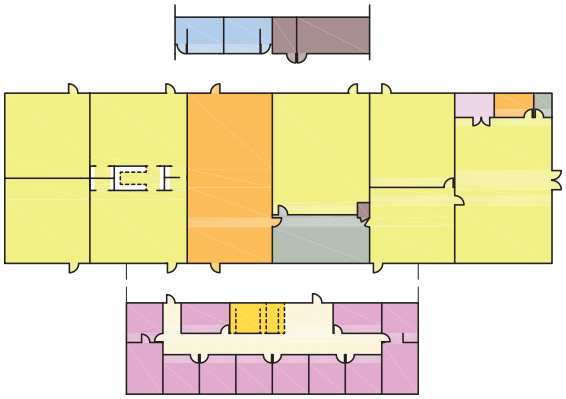
1.3 Proposed Science Building



1.4 Proposed Wayne Crooch Hall



1.3 Existing Science Building



1.4 Existing Wayne Crooch Hall

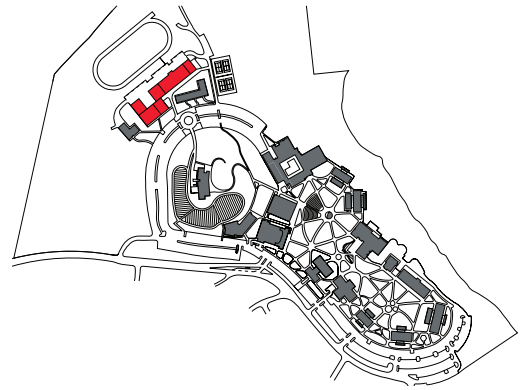
Office	Storage
Work Area	Locker
Instruction	Restroom
Mechanical	Circulation
Renovation	

2.1 Industrial Arts and Technology Building

The new 46,000sf Industrial Arts and Technology Building will bring together automotive, diesel, welding / fabrication, and construction technology programs into a comprehensive state-of-the-art regional training facility. The Industrial Arts and Technology Building (IATB) and covered workyards will address space constraints and provide safe and secure hands-on learning environments with advancing technologies for training and apprenticeship programs. The high demand automotive program is projected to double its current size with a state-of-the-art facility, designed to Toyota 'Tier One" satellite training standards. The automotive shop will accommodate minimum 25 foot bay widths with vehicular access from two sides to optimize operational and building efficiencies. The existing welding/ fabrication shop will increase significantly in size and include a covered work yard. Separate classrooms will be provided for automotive/diesel, welding/fabrication, and construction technology classes.

The IATB will support the growing "green technologies" in the automotive, fabrication, and construction industry. The new diesel engine program could include bio-diesel to give student hands-on experience with this renewable alternative fuel. Construction technology, currently located on lease property at the isolated Starlite site, will be integrated back into the main campus and the proposed IATB. The construction technology program will provide hands-on apprenticeship experience with construction projects in the Roseburg area and working knowledge of "green construction" technologies, energy efficient mechanical / electrical systems, renewable and healthy materials, and solar hot water and PV collection systems.

Located behind the current Technology Center, the IATB will expand the technology training precinct. Nestled into the tree lined embankment, the "wrench" shaped building footprint defines workyards on both sides of the facility. A secure vehicle storage area and workyard for welding / fabrication and construction technology is planned on the backside of the IATB-screened from public view. Classrooms are centrally located in the facility to maximize shared use potential with convenient access from the adjoining parking lot and main campus.

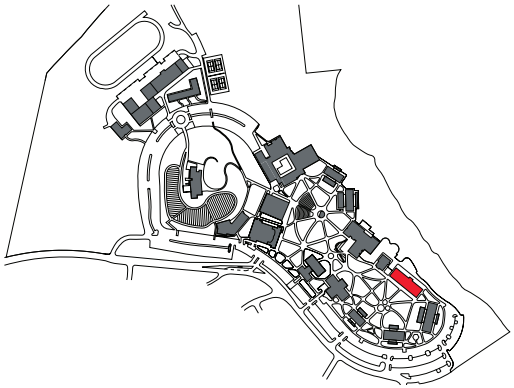


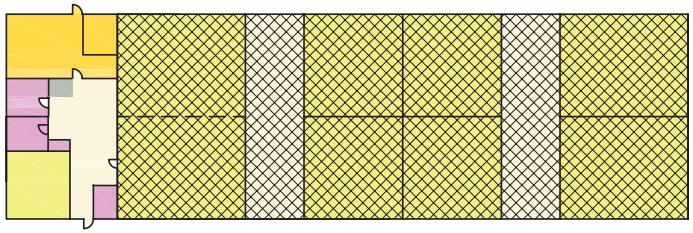
Existing Buildings

New Building

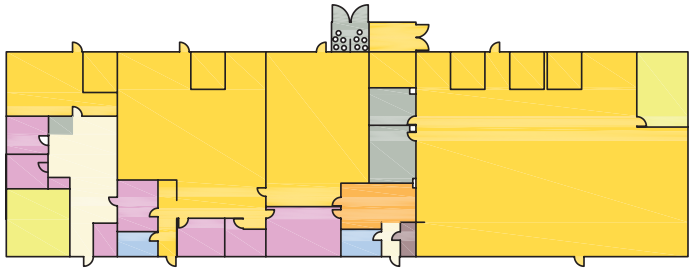
2.2 Lockwood Hall Renovation

When the Industrial Technology Center is completed the majority of Lockwood Hall (11,400sf) currently occupied by the automotive and welding programs will be renovated to address the campus demand for more classrooms. The renovated building will provide six 30-person classrooms and a 60-person classroom. The solid walls of Lockwood Hall will be opened up with windows connecting Lockwood to the Central Commons. A terrace will be developed on the north side of Lockwood offering views to the forested hillside and North Umpqua River.





2.2 Proposed Lockwood Hall



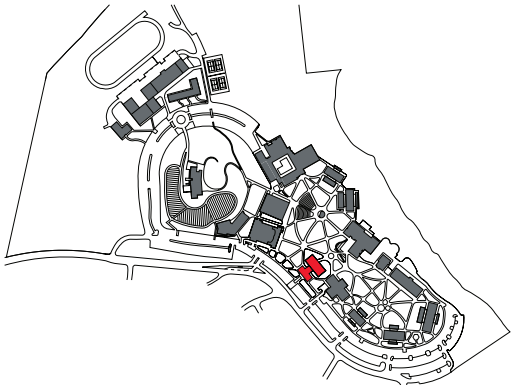
2.2 Existing Lockwood Hall

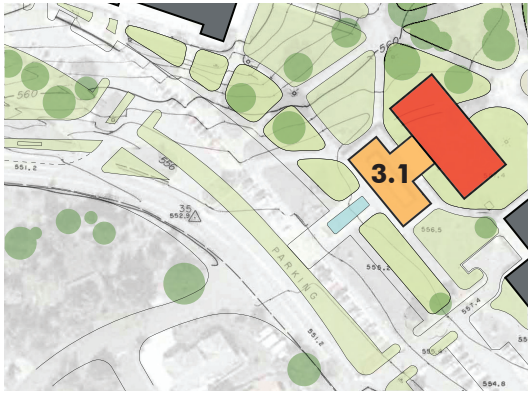
- Office
- Work Area
- Instruction
- Mechanical
- Renovation
- Storage
- Locker
- Restroom
- Circulation

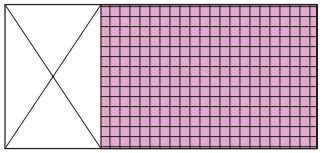
3.1 Student Services/Administration

The existing Administration Building will be renovated and expanded to accommodate the relocation of Student Services from the Campus Center. The existing student services programs are undersized and lack visibility and accessibility. There is a need to create a one-stop service center located at UCC's front door to more effectively serve the student body, especially prospective and first year students who are new to campus. The relocated student services and human resources programs include: financial aid, registration, job placement, trio-grants, advising, counseling center, testing center, and disability services. The administrative offices for the President, vice- presidents, finance office, and Board Room will be relocated to the second floor addition with a reception area on the ground level adjacent to stair and elevator access. The new two-story addition will expand the existing 5000sf building to a capacity of 18,000sf.

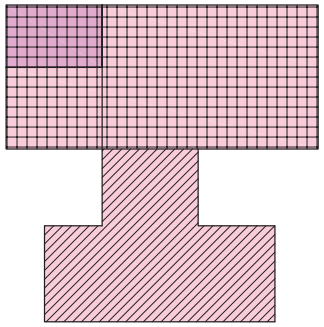
The site for the combined Student Services / Administration addition is located directly north of the existing Administration Building on an underutilized flat lawn area with a prominent address on the Central Commons. The two-story massing of the proposed addition will fit into the campus context with a compatible scale and massing similar to the Library's east facing high-bay reading room. The site improvements associated with the project will clarify the vehicular approach, the campus front door, and wayfinding. The campus arrival sequence will incorporate a continuous landscape buffer that separates the access road from campus parking, relocates the campus identification signage, provides an information kiosk, and vehicular entry that aligns with the Student Services/Administration Building entrance court and water fountain.



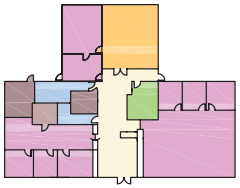




3.1 Proposed Level 2



3.1 Proposed Level 1



3.1 Existing Level 1

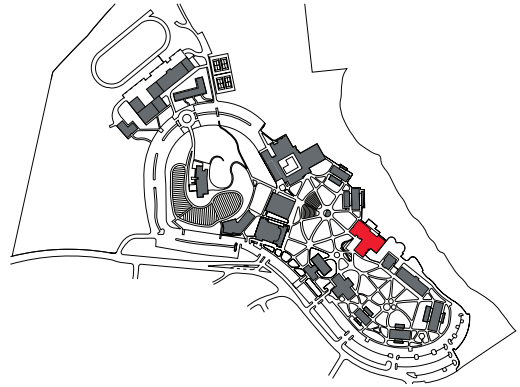
Administration
Student Services
Instruction
Conference
Common
Mechanical
Vault
Restroom
Circulation
New
Renovation

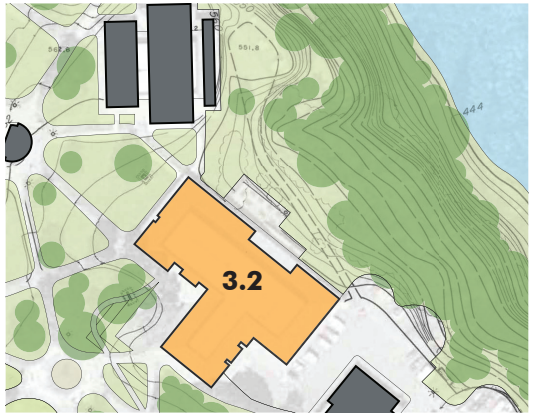
3.2 Campus Center Renovation

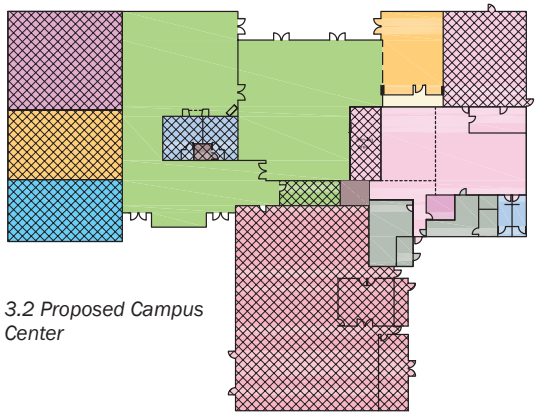
When the Student Services / Administration Building project is completed the Campus Center (CC) will be renovated to accommodate new and expanded program spaces. A new culinary arts kitchen and classroom is planned in the current Indian Meeting Room with direct access to the Timber Room for fine dining and in proximity to the existing kitchen. The existing kitchen serving area will be expanded to reduce congestion and provide a "food court" experience.

The College Foundation will relocate to the CC into expanded space. The undersized bookstore and student life/government areas will double in size to meet current demand and better serve the students. Existing restrooms are inadequate and will be reconfigured to meet current code.

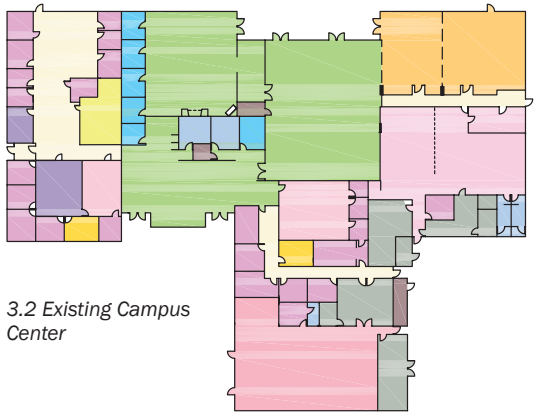
The CC renovation will also include enhancing the building's presence and accessibility, which is challenged by the topography and a lack of identity on the Central Commons; the sunken entrance court; lack of windows, and no direct accessible route to the CC entrance from the Central Commons. The site development will include: enlarging the entrance courtyard and adding an accessible ramp from the Central Commons to the CC, developing a series of stone terrace seating walls to provide a place for student gathering with unobstructed views to the CC entrance. The west face of the bookstore will be opened up with windows for merchandizing and the display of activities within the bookstore.







3.2 Proposed Campus Center



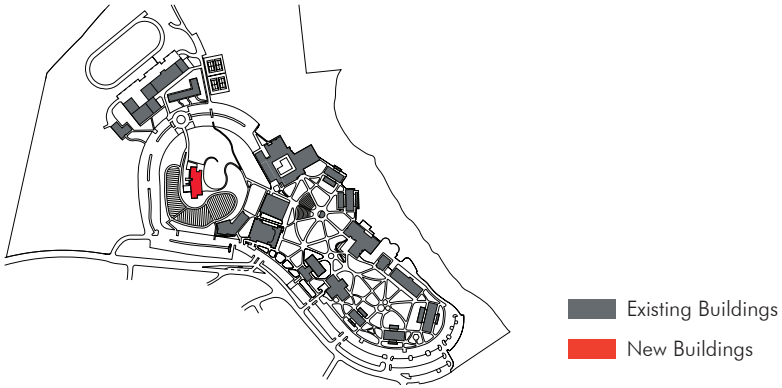
3.2 Existing Campus Center

Office	Conference	Storage
Work Area	Common	Locker
Student Services	Bookstore	Restroom
Financial Aid	Cafe/Concessions	Circulation
Admissions	Mechanical	Renovation

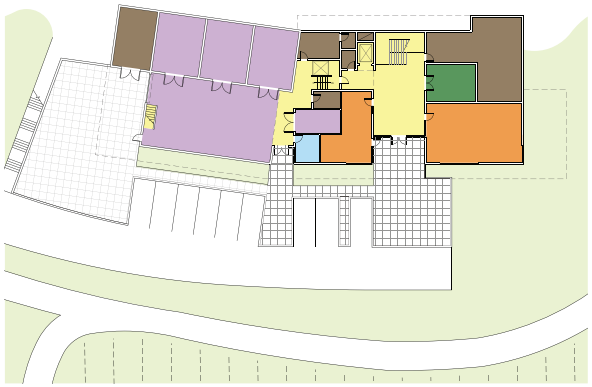
4.1 Southern Oregon Wine Institute

The Southern Oregon Wine Institute (SOWI) was recently established as a two-year Associate of Applied Science (AAS) in Viticulture and Enology. This new teaching and learning winery prepares students for entry into the winemaking industry in production and sales as winemaking technicians, vineyard and winery owners, and vinters. The establishment of the SOWI is viewed as a significant economic development program in a region that has high unemployment and tremendous potential as a thriving new center for the wine industry with already 18 wineries in the Roseburg area and another 30 to the south. The new SOWI will be a place for research, support of the growing local industry, and collaboration with many local wineries in the Umpqua Valley.

The SOWI program is moving forward with course offerings and planting the research vineyard in preparation for the new SOWI Building to be located near the top of the Oak Knoll. The two-story 18,000sf facility will contain facilities for teaching of the fine dining culinary arts including food preparation and food and wine pairing. Classroom spaces will include distance learning capability, testing / chemistry lab, fermentation processing lab, and wine cellars. The institute will accommodate incubator winery operations with a commercial lab, winemaking equipment, tasting room and retail outlet for student made wines, local wineries, and introduction to the Umpqua wine region.



4.1 SOWI Upper Level Plan



4.1 SOWI Lower Level Plan

Office
Instruction
Process
Culinary Arts
Events
Storage
Circulation

View of the Umpqua River and I-5 Bridge from the Oak Knoll

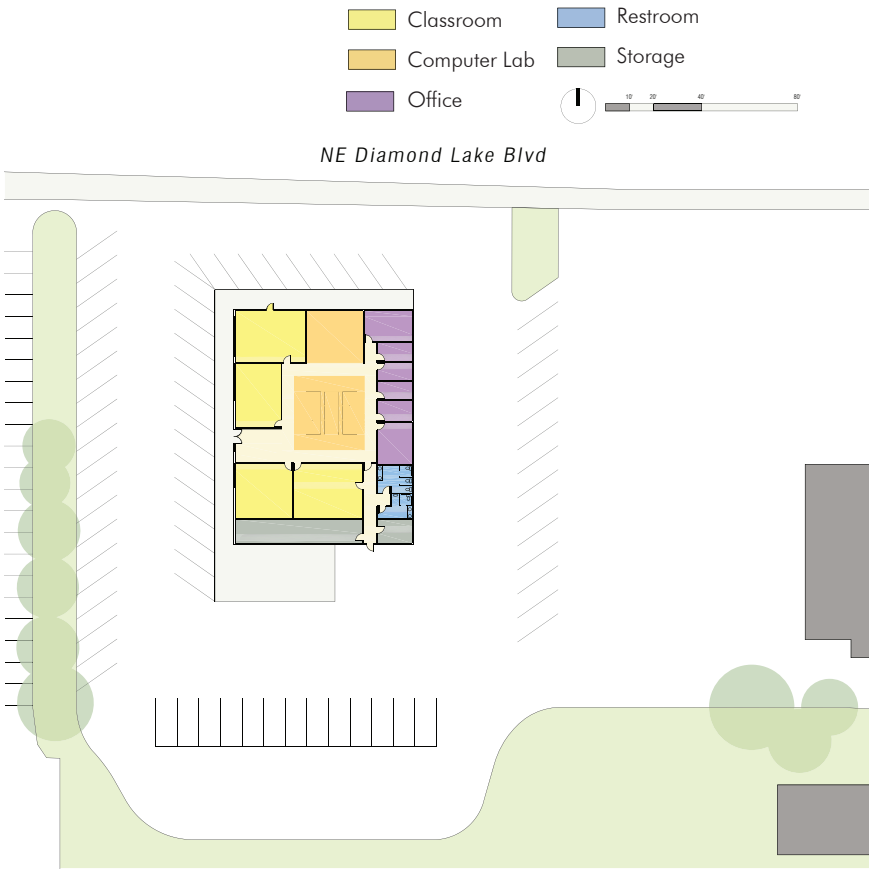
Campus Approach and View of the Oak Knoll

5.1 Woolley Center/Workforce Training Center

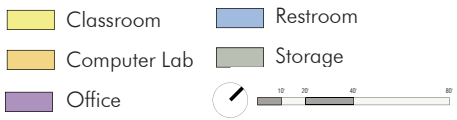
UCC off-campus facilities include two locations in Roseburg, the Workforce Training Center and the Woolley Center. The 7,400sf Workforce Training Center (WTC), situated on Diamond Lake Road in lease space of a previous grocery store, is overcrowded and in need of expansion. The existing 7,700sf Woolley Center (WC) is centrally located in downtown Roseburg on Harvard Avenue. The WC is also overcrowded and requires updating. The WC is located on UCC owned property within the beautiful campus-like setting of Stewart Park. The vision for the Woolley Center leverages the site's capacity for expansion by co-locating Academic Development and Workforce Training, resulting in consolidation of services and operational efficiencies.

The 14,300sf addition will increase the facility capacity to 22,000sf. The revitalized WC will optimize use of the available land for building expansion, open space, and additional parking, to enhance the qualities of a campus environment. The WC will accommodate all of the ABE, Workforce Training, JOBS, SBDC and Community Education programs. Separate north and south building entrances for adult business students and ABSD/GED/ESL students will be provided. An 80-person multi-purpose room with a dividing wall will create two 40-person classrooms or expand to accommodate student assembly, catered events, and physical education classes. The facility will include multiple computer labs, testing lab, science lab, study lounges, and faculty offices. The "L" shape addition defines a central secure courtyard that preserves two large fir trees and supports outdoor gathering, individual study, and group instruction opportunities.

Workforce Training Center



5.1 Workforce Training Center



Woolley Center located in Stewart Park

5.1 Existing Woolley Center Building

5.1 Proposed Woolley Center Building

Development Plan Phase II

The Phase II Development Plan for the College has been defined in three major projects to be implemented by 2030. Phase II consists of major additions to two buildings in the Academic Core and proposed development along the west, north, and south perimeter of campus.

Project 6 addresses the need for new physical education and recreation facilities with an addition to the PE Complex and a new Boathouse Building. The PE addition will contain cardio fitness, weight training, and rock climbing. The addition will include the expansion of the women's locker room. The Boathouse Building will take advantage of the campus proximity to the North Umpqua River and will allow the campus to provide river based instruction and recreational activity. Project 6 will also include an addition to the Jacoby Auditorium containing shared rehearsal space, green room and back of house storage for the theater.

Project 7, located adjacent to the residential neighborhood at the south end of campus is an ideal public - private partnership site for a condominium development. Located amongst the oak trees, overlooking the river, this site offers views into the park-like setting with proximity to the River's edge. The isolated nature of the site from the Central Commons combined with the steep topography and limited availability of parking makes this an inappropriate site for an academic building.

Project 8 includes a new campus access road, and several potential mixed-use retail, housing, and living/ learning developments. While student housing on campus does not currently exist, the long travel distance for many students in Douglas County along with growth projections over the next 20 years suggests student housing would be a valued campus resource. A number of sites are identified for different housing types from student residences, to condominium, to retail with housing above. The mixed use, living / learning developments may include space for local retailers such as bookstores, coffee shops, cleaners, restaurants and other services and amenities consistent with the enrichment of student life on campus.


8.1
8.2
8.3
8.4
6.1
6.2
6.3
7.1
0'
100'
200'
Development Plan Phase II
Existing Buildings
New Buildings
6.1 PE Building
6.2 Boathouse
6.3 Jacoby Auditorium
7.1 Partnership Housing
8.1 Campus Access Road
8.2 Student Housing
8.3 Conference/Housing
8.4 Partnership Mixed Use Development

6.1 Physical Education Complex Addition

The PE complex has inadequate fitness space and locker rooms to meet the physical education, athletic and recreation needs of the campus. The underutilized tennis courts behind the PE Complex offers an ideal location for a new 10,000sf recreation addition containing cardiovascular fitness, weight training, and rock climbing. The addition would include expanding the women's locker room by 1200sf with provisions for both men's and women's team locker rooms. Students and community members could be charged a user fee, which would generate revenue in addition to offering class offerings. The fitness addition is located on an elevated prospect that offers panoramic views of the North Umpqua River and the surrounding hillsides.

6.2 Boathouse Building

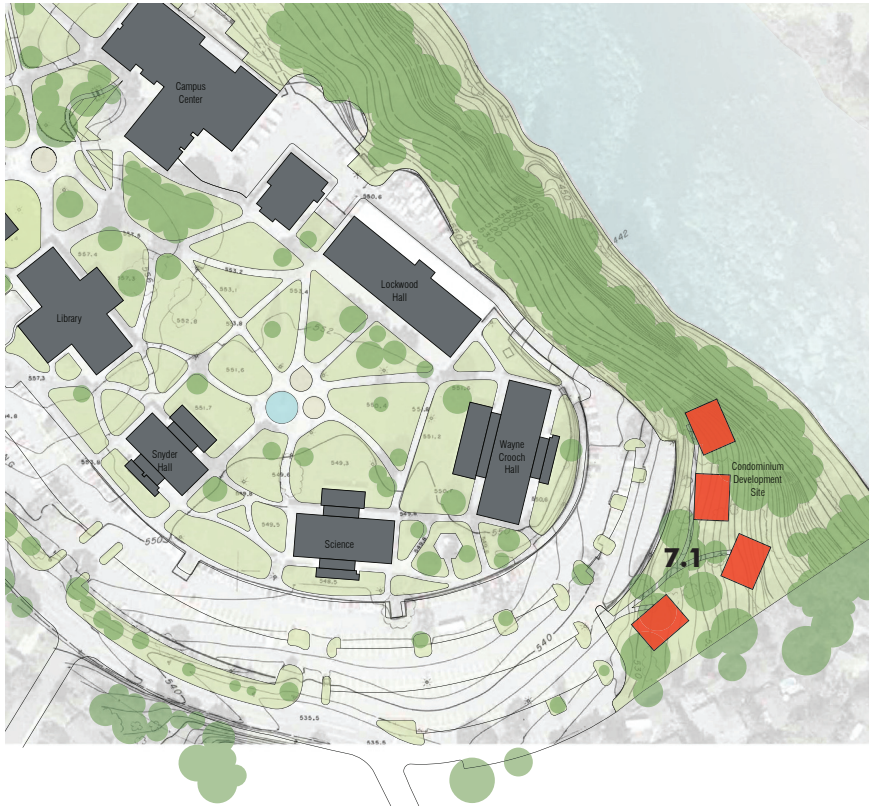
Outdoor recreation at UCC will be enhanced with more convenient access to the Riverfront Park and outdoor adventure activities associated with forested hillside and access to the North Umpqua River. Classes in river safety, kayaking, river rafting, and fly-fishing will be offered at the boathouse and dock. The boathouse will provide seasonal boat storage and launch area. The130-foot grade change from the PE Complex to the River offers another outdoor recreation opportunity to develop zip lines and a challenge course.

6.3 Jacoby Auditorium Addition

The existing Jacoby Auditorium does not provide adequate back-of-house support and rehearsal spaces for drama and music. The proposed 3,300sf addition, located behind the stage house, will enhance the instructional and performance needs of the facility and campus. The addition will contain a green room, shared rehearsal space with variable acoustics for both theatre and music, much needed storage space, and a larger loading dock/service door to support Jacoby's high quality performances and assembly events.

7.1 Partnership - Housing Development

The property at the southeast corner of the campus offers a beautiful park-like setting with a small meadow of oak trees sloping down to the North Umpqua River. This site is not appropriate for an academic building because it is isolated from the main campus and challenged by steep topography and the lack of available parking. However, it is an excellent site for a public/private partnership and development of market rate condominiums with outstanding views into the oaks and the River. A condominium development would also be compatible with the adjoining residential neighborhood. Parking could be accommodated within the project with some limited access to parking when classes are not in session. The proposed layout illustrates four structures that will have a capacity of 16,000sf assuming 2-stories.

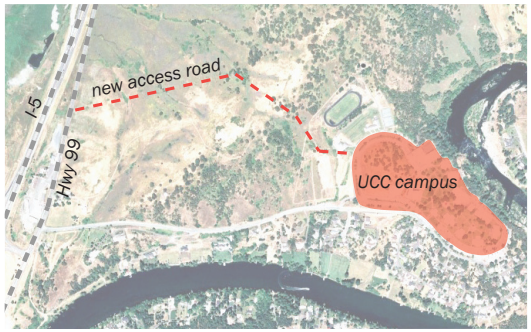


8.1 Campus Access Road

A new campus access road will provide a second vehicular route to and from the UCC Campus. Development of a second road will enhance convenient access to the campus and more importantly provide a safer situation if an emergency campus evacuation was needed. The proposed 4000-foot long road will connect UCC to Highway 99 and provide access to the property west of campus and the proposed site for a new High School under consideration by the School District The close proximity and accessibility of the proposed High School to UCC will support collaboration and increase high school students exposure to the academic offerings at the UCC campus.

8.2 Partnership - Student Housing

Douglas County is one of the largest in Oregon with many students commuting one hour to campus. Providing on-campus student housing would be a tremendous asset and attract students who are not currently attending UCC because of transportation cost and travel time. Student housing is well suited on the site of the underutilized track field and offers the attributes of a quiet retreat removed from the activities of the main campus. The elevated terrace of the site and existing tree stand to the East will effectively screen views of the adjacent Industrial Arts and Technology Center. The development of student housing has the potentially to be a viable public-private partnership project.



Proposed access road extension

The two proposed residence halls are configured to define a central courtyard with proximity to a number of recreation amenities including: a multi-use recreation field, relocated tennis courts, and new basketball courts. The residence halls as illustrated have a capacity of 78,000sf assuming 3-stories.

Development of a walking trail system will connect the student housing to a number of natural features including the hillside prospect, the West Meadow, and the North Umpqua River.

8.3 Partnership - Conference / Housing Development

The Riverview site, perched high above the North Umpqua River, offers remarkable panoramic views up the Umpqua River Valley. This is an ideal public-private partnership site and could be developed as a shared conference/retreat center or perhaps senior housing/ assisted living residences that would benefit from the campus setting and resources. The layout illustrates two structures with a capacity of 35,000sf assuming 3-stories.

8.4 Partnership - Mixed Use Development

The West Meadow campus property has tremendous potential as a public-private partnership development site. Multi-level buildings could be configured in the "crescent" shaped layout, which offers a south orientation for buildings and preserves the West Meadow and the existing drainage patterns. A possible mixed-use development could serve both the campus and the adjoining neighborhood with retail on the ground level and a combination of office, housing, and academic space on the upper floor.

This site has the potential to foster creative partnerships including: a possible branch campus for SOU or another institution (similar to OSU's presence at the COCC campus), a possible incubator site for start-up businesses, commercial/retail, and housing development. The layout illustrates five structures that will have a capacity of 64,00 sf assuming 2-stories.

The existing site drainage patterns and parking requirements will need to be carefully considered and could impact the site's development capacity. A comprehensive parking analysis will need to consider shared use of existing parking and providing additional on-grade parking and/or parking under the proposed structures.


0'
100'
200'
Existing Campus Plan
Existing Buildings
Campus Landscape/Open Space


0'
100'
200'
Campus Development Plan (20 years)
Campus Buildings
Campus Landscape

PROJECT COST

Opinion of Project Cost

The project cost summary on the following page outlines the total project cost estimate of approximately $73 million for the full-build out of the five major projcts depicted in the Phase 1 Campus Development Plan. The estimate includes: site development, building construction cost, soft costs, and contingencies. The order-of-magnitude cost estimate was developed using a cost-per-square-foot allowance combined with quantity take-offs from the site-specific planning effort.

The site-specific facility layout was used to generate area take-offs and the order-of-magnitude cost estimate by Architectural Cost Consultants. The campus material palette and architectural character was considered along with site plans, floor plans, and building massing to estimate quality level for buildings appropriate to the UCC campus. The unit cost assigned to new buildings and renovations are based on a good quality level that includes durable materials, "green" design strategies, specialized finishes and fixed equipment appropriate to the specific building programs. The site costs are based on the site development plan that includes: allowances for proposed site improvements, fire-lane and service access, utilities, paving, and landscape.

This cost estimate does not consider deferred maintenance projects, as the scope of this work has not been established. This will be an important consideration as the College defines the scope of the bond initiative. Deferred maintenance typically includes: roads, sidewalks, mechanical systems, electrical and IT systems, code compliance, and ADA upgrades.

The project soft costs are in addition to the direct construction costs and include: fixtures, furnishings, and equipment (FFE), design and engineering fees, project contingencies, construction management, testing and permitting fees. The order-of-magnitude estimate is escalated to the proposed start-of-construction for each of the projects.

Project Cost Summary

Phase I	2008 Cost	Average 5 Yrs Out	2 Yr. Interval Escalation
Project 1	$22,098,216	$28,203,546	$24,363,284
Regional AHSB			
PE Complex Backfill			
Science Building Renovation			
Wayne Crooch Hall Renovation			
Project 2	$15,124,651	$19,303,314	$18,384,108
Industrial Arts and Technology Building			
Lockwood Hall Renovation			
Project 3	$7,892,448	$10,072,986	$10,576,635
Student Services/Administration			
Campus Center Renovation			
Project 4	$8,342,119	$10,646,893	$10,139,898
Southern Oregon Wine Institute			
Project 5	$6,052,996	$7,725,327	$9,859,693
Woolley Center/WTC			
Total Phase I (10 years) Inflation to Mid-2010	**$59,510,431**	**$75,952,066**	**$73,323,618**

Phase II	2008 Cost	Average 15 Yrs Out	4 Yr. Interval Escalation
Project 6	$7,743,811	$16,098,828	$13,244,545
PE Complex Addition			
Boathouse Building			
Jacoby Auditorium Addition			
Project 7	$4,358,643	$9,061,306	$9,061,306
Partnership - Housing Development			
Project 8	$55,579,356	$115,545,490	$140,446,265
Campus Access Road			
Partnership - Student Housing			
Partnership - Conference/Housing Development			
Partnership - Mixed Use Development			
Total Phase II (20 years) Inflation to Mid-2028	**$67,681,811**	**$140,705,624**	**$162,752,117**

IMPLEMENTATION

Campus Standards

The original 12 campus buildings are constructed of local materials and carefully sited and scaled to exist in harmony with surrounding landscape. The campus backdrop is rich in texture, topography, and expansive views of the natural environment. The rolling hills of the Umpqua Valley present a unique balance of oak, fir trees and meadow grasses. The materials of the existing campus are used in a rational and balanced way to establish an enduring, yet simple architectural palette. Constructed of local basalt stone, exposed heavy timber post and beam structure, wood decking and cedar shake roofing, the materials allow the buildings to nestle into the natural setting and express a local regional character.

Roofs

A carefully balanced combination of sloped and flat roofs distinguishes the campus architecture and is used to identify general program use within buildings. Sloped roofs identify major campus academic and administrative program functions classrooms, while flat roofs are used to identify offices and support functions often adjacent to those programs. The roofs are constructed in a straightforward manner of long span wood trusses, with the tails extending beyond the face of buildings to provide weather protection for the exterior walkways. The roof forms are prominent, yet simple and blend with the rolling hills. The cedar shake roofs direct water off the buildings to scuppers that collect and discharge rainwater into a series of stone catchments at the building perimeter.

Roof/Scuppers and Water

Stone

Local basalt is used to create solid perimeter walls that are the most recognizable material visible throughout campus. The walls establish a clear structural hierarchy, while providing the structures with a strong base and linkage between architecture and landscaping.

Wood

The fir timber post and beam construction is a product of the natural environment and the region's logging and wood products industry history. The exposed trusses, deep roof overhangs and wood decking provide a counterpoint to the massive stone walls. The long span trusses allow the buildings to be free of internal columns, providing flexibility for the renovations outlined in the Master Plan.

Water

Water is an important feature in the Region and on the UCC campus. Overlooking the

Stone and Wood Construction

North Umpqua River, the campus offers beautifully framed near and distant views of this heralded resource, home to a prominent collection of native fish including trout, salmon and steelhead. Several prominent water features exist on campus as reminders of the Region's cultural historical and environmental connection to the River. The cascading fountain fronting the Administration Building greets visitors upon arrival to campus while the grand scaled, signature, UCC Fountain anchors the Central Commons. The collection of rainwater is celebrated through a custom designed and engineered system of scuppers and catchment basins at the perimeter of each building.

Sustainable Design

It is important to respect the past, but also critical to look toward the future. As fuel and energy costs continue to rise and natural resources become continually scarcer, it is important for Umpqua Community College to move toward a model of campus sustainability. New buildings, as well as renovations to the existing facilities, should incorporate high performance, "green" design strategies to improve building efficiency and reduce the environmental footprint of the campus. High performance design strategies will include: sensitive site design, improved energy and water efficiency, incorporation of active and passive solar, optimal daylighting, natural ventilation, and the use of healthy and non-toxic materials. Implementing these high performance design strategies will not only improve campus sustainability, it will reduce overall energy and maintenance costs and heighten the quality of the buildings on the campus.

New and major renovation projects on the campus will meet the Oregon Administrative Rule for Solar Energy by allocating 1.5% of the construction budget to the incorporation of both active and passive solar energy strategies. Future design at Umpqua Community College campus will also use tools like Energy Star Certification and the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program as frameworks for tracking high performance design. While projects may or may not pursue certification through third party verification organizations like the USGBC, all projects on the campus will be designed to comply with Energy Star standards and a minimum LEED Silver certification level.

Funding Sources

There are a number of potential public and private funding sources available to realize the projects outlined in the Master Plan. Some of the possible funding sources to be considered include the following:

- Statewide Initiatives (50% College Match)
- Douglas County Bond Initiative
- Student Referendum
- Community Support
- Private Donors / Naming Rights
- Public-Private Partnership
- State and Federal Economic Stimulus Funding

Supplemental Materials

The following Supplemental Materials were used in the development of the Master Plan document:

- Allied Health and Science Space Program
- Viticulture & Enology Survey / Questionaire Southern Oregon Wine Institute (SOWI) Space Program
- Campus Survey
- Space Utilization Summary
- Meeting Minutes
- Strategic Plan 2008-2013
- HVAC and Retro-Commissioning Report (Heery 2004)
- Detailed Project Cost Estimates
- Existing Buildings Program Colored Floor Plans

These materials can be accessed by contacting Umpqua Community College at the following address:

Umpqua Commminity College

Department of Administrative Services

1140 Umpqua College Road

P.O. Box 967

Roseburg, OR 97470-0226