



# Grays Harbor College Facilities Master Plan

December 2007



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# GRAYS HARBOR COLLEGE

December 1, 2007

Dear Friends of Grays Harbor College:

As the new century launched nearly eight years ago, Grays Harbor College embarked on an ambitious Facilities Master Plan, which we are now updating with accomplishments and additional visions. Dramatic changes have occurred on our main campus and at our satellite education centers. As you will realize when reading this revised plan, we have many more projects to complete as we strive to provide the best learning and working environment for our students, faculty and staff.

Since that Master Plan document originated in 2001, the College has extensively renovated the Spellman Library and upgraded portions of the Bishop Center, completely remodeled the Riverview Education Center in Raymond and constructed a new education center in Ilwaco for South Pacific County students. Perhaps the most significant change to the main campus, however, occurred earlier this year, when the majestic four-story, 71,755 square-foot Jewell C. Manspeaker Instruction Building opened.

In January 2008, we will open our spacious new state-of-the-art Automotive/Welding Technology instructional facility, marking a major expansion for two key vocational programs that meet skills training needs in our district.

As we revise our Facilities Master Plan, there are several key projects that are critical for continued growth of this College and for necessary capital development. The projects include:

- Efforts now focus on replacement of our extremely inadequate and antiquated childcare center. For this project, we have received \$1 million matching funds granted by the State Legislators, in addition to strong financial commitments from our own Grays Harbor College Foundation and the privately-funded Bishop Foundation. Further fund-raising efforts include application for a Community Block Grant with support from the Grays Harbor County Commissioners, plus other concerted efforts led by our Resource Development Director. This is a critical facility and service needed for our students with young families to be successful. We anticipate construction will begin in the 2007-09 biennium.

- Simultaneously with the childcare facility, pre-design work is now underway for the next new instructional complex on the main campus, a building for science, math, nursing and art instruction, which we appropriately term the SMART Building. This will replace two existing classroom wings and will include a variety of labs, classrooms and other learning spaces. Construction is slated for the 2011-13 biennium.
- Also note that this Master Plan includes the preliminary proposal for our new Student Services and Instruction Building, which will replace a structure built with our original late-1950's campus structures. As discussions launch the pre-design efforts of this student-centered structure, we are all aware of how inadequate and uncomfortable our present Student Services Building is for students, staff and campus visitors. It is definitely not 'user friendly' for current needs or those into the future. The construction plans for the 2013-15 biennium include this project.
- Subsequent projects include renovation of the 800 Building to create additional general classrooms with efficient HVAC systems and computer accessibility; a Natural Resource Instructional Center; and other campus developments.
- Further into the future, the Master Plan includes a new Physical Education and Wellness Center, which parallels efforts by College staff and students to develop more ways to emphasize the importance of healthy life choices.

This proposal strongly supports the College's mission, goals and strategic plan. The Facilities Master Plan establishes the direction as we work together to create a positive, learner-centered environment, while removing barriers to learning and providing access to quality educational programs in support of our efforts to improve lives throughout the two-county district we serve.

We proudly submit this plan for your thoughtful review and appreciate your consideration.

Sincerely,



Edward J. Brewster  
President

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Facilities Master Plan  
December 2007

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*Cover photography by Ben Benschneider courtesy of SRG Partnership Inc.*



## **Introduction**

- College Mission & Goals
- Historical Context

## Section 1: INTRODUCTION

Grays Harbor College celebrates its 77<sup>th</sup> year as a college with a culture of dedication to teaching and service to students. This culture was recognized and commended by the Northwest Association of Schools and College Commission on Colleges in their 2006 Accreditation Report. “There is much to commend at Grays Harbor College including the dedicated employees who create a nurturing environment for student growth and the general appearance and condition of the physical campus.”

Grays Harbor College employees have a history of making personal sacrifices to help keep the college operating. Although the College was established in 1930, it was not until 1945 that faculty received their full annual payment for teaching paid on a regular schedule. Faculty and staff have donated their time and expertise to help develop facilities for the college. This history has cultivated a community that is used to creatively “making do” within limited resources.

The South Aberdeen campus as we know today was actually constructed by the Aberdeen School District with funding from the sale of bonds approved by the district’s citizens. The design and construction standards were those set by the K-12 system at that time, the mid 1950’s. The standards then, far different than those of today, had a greater emphasis on speed and economy of construction with less importance given to longevity and safety of buildings.



Since 1967, when the community college system was organized statewide, the college has requested and received capital funds from the state legislature for repairs, minor works, and more recently, renovation of facilities. Through careful maintenance and prudent use of capital funds, the facilities continue to function despite some of them being over 50 years old.

### College Mission and Goals

Grays Harbor College is a learner-centered community college that exists to improve people’s lives through education.

Recognizing the worth of every individual, we offer choices and new beginnings through accessible opportunities for life-long learning. We encourage the development of individuals’ potential and serve as a catalyst for positive change.

We carry out our mission by providing the highest quality comprehensive programs in:

- Academic transfer courses
- Basic education, literacy, and academic skill development
- Services and activities which facilitate student success

Cultural enrichment, intellectual inquiry and information services.

Further, we commit to:

- Attracting and retaining excellent faculty, staff and administration
- Focusing our services on, without limiting them to, the needs of the people of Grays Harbor and Pacific Counties
- Celebrating diversity by promoting and practicing respect and tolerance for all
- Developing relationships with community organizations and institutions of learning
- Fostering ethical behavior and personal integrity
- Employing innovative strategies to enhance learning
- Using our resources effectively
- Addressing changes in our world in order to respond to emerging needs

Promoting a vision of our college's and our community's role in Washington's future as a leading Pacific Rim trading and cultural center.

#### Historical Context

Grays Harbor College was conceived in 1929 by a group of Aberdeen citizens under the leadership of Mr. W.O. McCaw and on August 7, 1930 was incorporated under the laws of the State of Washington. The College operated as a private institution from 1930 to 1945. In 1945, the Aberdeen School District assumed control of the college and provided much needed financial stability.



Since that time, Grays Harbor College has continued to serve residents of this area, offering academic, professional and technical courses at a reasonable cost and close to home.

At the time of its founding, the College occupied the Franklin School building on Market Street, but in 1934 moved to the A.D. Wood Schoolhouse on Terrace Heights, where it remained until 1945 when it occupied the Samuel Benn School Building. In 1955, the State Board of Education approved funds for the construction of new college facilities, and Aberdeen Board of Education purchased a forty-acre tract on a hill overlooking Aberdeen, Hoquiam, and Chehalis River and the harbor.

The construction of the buildings – classrooms, science laboratories, library, gymnasium, administrative offices, and student union – began during the summer of 1956. Classes opened in the completed buildings on January 6, 1958.

**ADDITIONS TO  
GRAYS HARBOR  
COLLEGE**

1. Hillier Union Building
2. Administration Offices
3. Music Department
4. Biology Addition
5. Physical Education Addition
6. New Classroom Wing



Grays Harbor College Campus 1964

In May 1961, the Choker Union Building was renamed the A.J. Hillier Building in memory of Alfred J. Hillier, late professor of history and forensics coach. In order to provide for an increase in enrollment, a new classroom building, an administration building, and additions to the science building, the music building, the gymnasium, and the A.J. Hillier Building (HUB) were completed in September 1964. A new library opened in the fall of 1966, named after John Spellman, long-time librarian at the College.

On July 1, 1967, Grays Harbor College was separated from the local school district by legislative act and became a part of the state higher education system.

The continued growth of the college again demanded expansion of the physical facilities, and two additional buildings were completed in April 1972. The Physical Science Building (Building 800) is used by chemistry, physics, earth sciences, and engineering classes.



The Vocational Building (Building 700) houses maintenance, automotive mechanics, machine shop, carpentry, and welding technology classes. The Bishop Center for Performing Arts – funded primarily with non-state dollars given by the Bishop Foundation – was completed in the spring of 1974.

The John M. Smith Aquaculture Center, a fish rearing facility, was dedicated in 1987. It was completed with donated funding, materials and labor.

Following a tradition of honoring long-time and well-respected administrators, the Grays Harbor College Board of Trustees renamed Building 200 the Joseph A. Malik Administration Building several years ago, and in January 2000, Building 700 became the Jon V. Krug Industrial Technology Building.



In keeping with the college's commitment to distance learning and accessibility, four community education centers operate in Grays Harbor and Pacific Counties.

- Columbia Education Center was constructed in Ilwaco, near Baker Bay, in 2006. This new facility replaced the Ilwaco Learning Center, opened in 1997.
- Riverview Education Center in Raymond was renovated and opened in 2001. This facility replaced the GHC on the Willapa – South Bend Center, which opened in 1997.
- Whiteside Education Center, located in downtown, Aberdeen opened in 1998.

Simpson Education Center, located in Elma, opened in 1998.

Grays Harbor College also has class sites at Ocosta, North Beach, Taholah, Ilwaco, and Naselle high schools.

At the Aberdeen Campus, the Jewell C. Manspeaker Instructional Building (2000 Building) first served GHC students Fall Quarter of 2007. This 71,800 gross square feet facility was constructed to replace the 200, 400 and 600 Buildings. In addition to providing classrooms and labs, the 2000 Building includes a music pavilion and accommodates the Business Office/Cashier, Human Resources, and faculty and administrative offices.



Starting Winter Quarter of 2008, the Automotive/Welding Technology Building will serve vocational programs currently housed in the 700 Building. The 1900 Building is 21,500 gross square feet and is located east of the Diesel Technology Building (1800 Building). It is planned that the programs of the

1800 Building and 1900 Building would be strengthened and enhanced with the common location.



### **Facilities Master Plan Goals**

- Refine Vehicular and Pedestrian Circulation
- Create a Lasting Impression
- Minimize Sense of Isolation
- Capitalize on Natural Setting
- Promote Universal Design and Barrier Free Attitude
- Update Building Infrastructures
- Landscaping Must Work with the Surrounding Environment

## Section 2: FACILITIES MASTER PLAN GOALS



The Facilities Master Planning process included the use of professional consultants, faculty, staff and students, and solicitation of input and ideas from community members, the Grays Harbor College Foundation Board, and the Board of Trustees.

Because opportunities for receiving capital funds to replace existing buildings were not available until the 2001-03 Biennium, the campus strategy in the past has been to remodel and renovate spaces on a piecemeal basis. Planners and maintenance crews have managed to keep the buildings functioning through a series of repair and minor remodeling projects. These efforts have been effective for the short term. However, the task of facilities master planning requires a long-term look at what can best support the mission and goals of the College.

During the Facilities Master Planning process, people were asked to examine several difficult questions. Is it wise to make further investments in existing buildings? Or have some buildings fulfilled their useful life and effectiveness? What impression does the campus make to students and the community? How can we provide better ADA access to campus? How well do the facilities support the College's mission and goals? These questions released a new realm of thinking and planning for college facilities. College members heard honest feedback from students and community members that was often unflattering about how the College presented itself. College members became very energized about not just "making do," as faculty and staff considered new possibilities for supporting programs and improving the teaching and learning environment for Grays Harbor College.



Participants in the planning process gathered input about the strengths and weaknesses of the college campus and developed the following Facility Master Plan goals:

- **Refine vehicular and pedestrian circulation.** Many of the original issues of a safe and clear entry to campus were addressed as part of the Library project. The college must be mindful of maintaining and cultivating ease of entry to the campus.

- **Create a “front door” that provides a positive first impression.**  
This was addressed dramatically with the construction of the new Manspeaker Instructional Building (2000 Building).

- **Prevent vehicles and pedestrians crossing paths in unsafe ways.**

- **The physical environment must create a lasting impression that promotes teaching and learning.**

“The majority of the existing campus was designed

under the K-12 system model. As such, the structure of the campus system of buildings and open spaces does not foster the desired social and collegial interaction typically desired in institutions of higher education. The spatial structure of a K-12 complex is the result of a higher need of student control.”

- Change the current impression of the college as the “high school on the hill.”
- Create a campus that reflects and promotes the excellent and up-to-date teaching that already occurs.

- **Minimize the sense of isolation.**

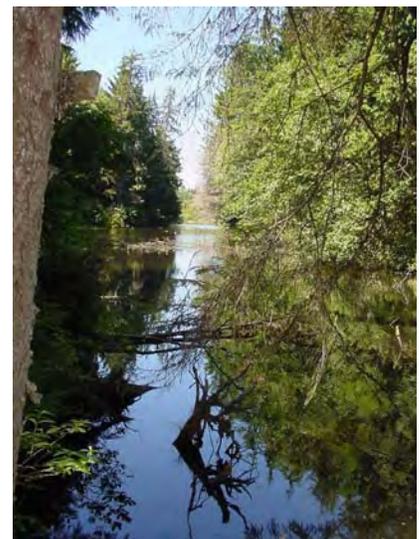
When the campus was first constructed, views existed of the campus from the city and vice versa. The College was a visible part of the community. The growth of trees around the campus has eliminated this view and created a greater sense of isolation. However, this isolation also has a positive side, creating a sense of arrival to the campus and place of study.

The new Manspeaker Instructional Building also provided positive movement toward fulfilling this goal.

- Exploit hilltop views of the City of Aberdeen and Lake Swano.
- Create a visual connection with the community.
- Maintain a collegiate campus setting.

- **Capitalize on the natural setting.**

“The physical condition of the campus includes a significantly wooded hillside, territorial views, and a hillside bench of approximately 700 feet in depth, a lake and campus development at the top and bottom of the hill.” The natural setting of the campus maintains the sense of the rural environment, which in turn reflects the heritage and culture of Grays Harbor and Pacific Counties.



- Create outdoor spaces that establish and identify places for gathering.
  - Take advantage of the vegetation, topography, lake and watershed that create a beautiful campus setting.
- **Promote universal design and barrier free attitude.**  
The topography of the campus creates challenges for ease of movement throughout the campus. Designs for buildings, landscape and infrastructure must promote accessibility and clarity of movement for all.
    - Create easy and clear circulation around the campus.
    - Improve the architectural design of the campus.
  - **Update building infrastructures.**  
The current infrastructure barely keeps up with the demands created by the use of technology in instruction and in administrative systems. The aging facilities and infrastructure systems create more and more challenges for effectively managing a preventative maintenance program. The College is and will continue to respond to energy conservation measures.
    - Build infrastructures to better support programs – technology, classrooms, labs, and support services.
    - Create infrastructure systems that promote energy efficiency and are easy to manage and maintain.
  - **Landscaping plans must work in concert with the surrounding environment and adjacent buildings, both new and existing.**  
The College is surrounded by natural forests, characterized by dense undergrowth and a mixture of evergreen and deciduous canopies. While the wooded setting is beautiful, the campus can seem somewhat dark and enclosed. New campus landscaping needs to provide a visual break from the native forests, setting a lighter, loftier, and more open tone for the campus.
    - Create planting beds that are low-maintenance and resistant to pests and deer often present on campus, using native plant species.
    - Respect and preserve, when appropriate, physical campus traditions and existing memorials.





### **Conditions Assessment**

- Aberdeen Campus
- Riverview Education Center
- Simpson Education Center
- Whiteside Education Center
- Columbia Education Center

### Aberdeen Campus

The campus buildings can be arranged into three general categories depicted on the “Existing Campus Conditions” map. These categories are determined by the date of building construction, the timing and type of improvements and additions that have been made to a building, and by the consultant’s assessment of building conditions.

The faculty and staff raised the following issues:

- need a greater number of larger classroom spaces;
- functional relationships need to be improved – we currently send students all over campus for basic services;
- restrooms throughout campus are problematic for accessibility;
- sound control is a big issue throughout the original 1957 buildings – noise transmitting through walls of users of one classroom to another is a frequent distraction;
- need to update power and data to keep up with technology in the classroom;
- air quality, heating and ventilation in all classrooms is poor;
- facilities are an obstacle to creating change in curriculum; and
- buildings need to be brought up to date or replaced.

The 2003, 2005 and 2007 Facility Condition Surveys identify roof, structural, site, electrical and HVAC deficiencies throughout the campus, most particularly in those facilities built in the late 1970’s. The latest review of the Campus ADA Study identifies the need to upgrade restrooms, door latches, and walkways throughout the campus to improve accessibility.

SBCTC 2003, 2005 and 2007 Facility Condition Survey consultants agree with the major concerns expressed by master planning consultants relating to the 1950’s-vintage facilities.

“Aside from its relatively small size, there are several concerns with the 300 building, the biggest of which is with respect to structural



design. The feeling is that there is a lack of structural resistance to lateral forces in this building, a lack of one-hour fire-resistive corridors and corridor relite glazing that far exceeds the maximum

area of glazing allowed by the UBC for one-hour corridors. The buildings are felt to have little or no resistance against wind and/or seismic lateral forces, particularly in the east/west direction. The poor thermal envelope of this building allows a constant drain on valuable energy resources and results in increasing energy con-

sumption and operating cost. Exterior walls consist of eight inches of concrete with 5/8" drywall furring strips without insulation. All windows are single glazed in steel frames without thermal breaks. There is minimal batt insulation at the roof. All of these factors make the building impossible to operate in an energy-



efficient manner. The HVAC design standards in place at the time of construction dictated outside air ventilation volumes that are grossly insufficient when compared to today's standards. This inefficient ventilation results in the odors from science labs spreading throughout the building. The increasing use of computers and office machines has resulted in heat gains that load the HVAC equipment well beyond original design parameters.

The major concerns with this facility, as well as the general inadequate condition of most building and program amenities, make this facility a prime candidate for replacement.”



The John Spellman Library (1500 Bldg.) was extensively renovated in 2003, which represented the first fruit of the Master Planning process.

Completed in 2006, the Jewell C. Manspeaker Instructional Building (2000 Bldg.) replaced the 200, 400 and 600 Buildings.



Nearing completion in, the Automotive/Welding Technology Building will open for use Winter Quarter of 2008. The Automotive and Welding programs will move here from the existing 700 Building.



### Aberdeen Campus Infrastructure

Stormwater management on the Aberdeen campus has not been adequately addressed. As the City of Aberdeen increasingly enforces State Dept. of Ecology regulations, the Facilities Master Plan must respond to these requirements as future building sites are discussed. A stormwater management component was added in 2005 and updated in 2007.

Telecommunications distribution has occurred in a hap-hazard manner over the years on the Aberdeen campus. Poorly funded efforts have resulted in minimally short-term solutions. A telecommunications distribution component was added to the Facilities Master Plan in 2005 and revised in 2007.

Electrical power distribution on the Aberdeen campus is owned and maintained by the Grays Harbor PUD, based in Aberdeen. The College and PUD will be working on an electrical distribution component for the Facilities Master Plan. See PUD service drawing in the Appendix.

The buildings constructed after 1970 are good candidates for renovations and minor remodels to improve their functionality and infrastructure systems. The physical structures remain sound and cost-effective to upgrade.

The four community education centers in Grays Harbor and Pacific counties are a variety of ages and conditions.

### Riverview Education Center in Raymond



This facility, opened in 2001, had a \$1.6 million renovation and is in excellent condition. Shortly thereafter, the college completed a second phase of landscaping to create a more finished appearance to the property and to improve signage. The building has approximately 1,000 square feet of unfinished interior space for future expansion of programs. The lot has adequate square footage to allow for construction of vocational instruction space if there is future demand for expansion. This Center suffered extensive windstorm damage and the Legislature granted the College \$500,000 for repairs in late 2006.

### Simpson Education Center in Elma



This facility, opened in 1997, is a prefabricated building that houses three classrooms and one administrative office. The building is in adequate condition, but does not meet the current and projected needs of the instructional programs. The computer classrooms are inadequate in size to accommodate the number of students wishing to take some courses. There is also a need for at least one more general classroom, as the projected demand requires finding extra classroom space in the future.

### Whiteside Education Center in Aberdeen



The Whiteside Center is a previous funeral home donated to the college. The building was renovated by the college and opened in 1998. The location of the building is ideal for serving the community need for Adult Basic Education and English as a Second Language programs. The building also houses the Families that Work program. The success of the location for these programs at the Whiteside Center far exceeded what the college anticipated as demonstrated by the large number of students who use the building on any given day. The building is frequently "bursting at the seams." Funds from the 2005-07 Capital Budget were used to address structural problems identified in the 2003 Facility Condition Survey. The size and configuration of the classrooms are not ideal and it is often challenging to meet the program demands within the facility. The college needs to look long term at the viability of this facility. It is clear that the current location is ideal for serving a population of the community who are difficult to reach, but who have critical educational needs.

### Columbia Education Center in Ilwaco



In 2006, construction was completed on the new Columbia Education Center, located in Ilwaco near Baker Bay. This 6,342 gross square feet building is wood frame construction with concrete grade slab, supported with concrete spread footings bearing on structural fill. The new facility serves south Pacific County students with two general classrooms, a wet lab classroom, an interactive television (ITV) classroom, a computer lab, a resource room, offices, reception area and student lounge space, as well as utility, maintenance and storage spaces.



### **Proposed Solutions & Implementation Strategies**

- Capital Plan - December 1, 2007

## Section 4: PROPOSED SOLUTIONS AND IMPLEMENTATION STRATEGIES

Grays Harbor College's Facilities Master Plan primarily addresses projects initiated over a 15-year period at the Aberdeen campus and the community education centers.

The challenge in developing implementation strategies was to develop a series of projects that accomplished the college's long-term goals, while allowing the campus to fully function without disruption to services. The projects also incorporate building, site and infrastructure improvements as a whole, in order to accomplish goals in the most cost-effective and efficient manner.



The proposed series of projects include a variety of funding sources – state capital funds, private funds, and alternative financing. The College also consulted with representatives from the Aberdeen School District, which owns property adjacent to the College. While the school district has recently constructed a new high school, school district officials are enthusiastic about exploring ideas for future partnerships, perhaps involving vocational and recreational programs.

“Grays Harbor College is in the mature phase of its existence in terms of overall facility age. A key issue that will face the campus going forward is how best to use and adapt its existing facilities, making cost-effective choices in terms of remodeling and renovation. The college will also have to adopt a multi-year approach to programming recurring maintenance and repairs and providing adequate funding for preventative maintenance to critical systems, especially in newer facilities.”

The proposed series of replacement and renovation projects will accomplish the master plan goals, allow the college to be fully functioning, and create an inspiring campus that will support and promote the long-term success of Grays Harbor College.





The Grays Harbor College Facilities Master Plan reflects the best thinking for today. The creators of this plan are confident that we have created a solid basis for future directions and for changes that will inevitably occur over time.

**Grays Harbor College**  
**Capital Plan**  
December 1, 2007

<b>No.</b>	<b>Project</b>	<b>Biennium/Task</b>	<b>Type/Funding</b>	<b>Program Description</b>
<b>Projects funded and currently in progress.</b>				
1.	Renovate 700 Building	07-09 – Design 07-09 - Construction	State – Renovation project.	Expand carpentry and yacht finish carpentry program space. Relocate and expand campus maintenance shops and offices.
2.	New Childcare Center (1)	07-09 - Design 07-09 - Construction	State – Matching project.	Student, staff and community childcare.
3.	New Science, Math & Art (SMart) Building (2)	07-09 - Predesign 09-11 - Design 11-13 - Construction	State – Replacement project.	Life Sciences, physical sciences, nursing, math, art, general classrooms, computer labs, faculty offices and student study spaces.
<b>Future project schedule.</b>				
1.	Renovate 800 Building	09-11 - Design 11-13 - Construction	State – Repair & Minor project.	Convert existing labs to general classrooms. Upgrade HVAC and finishes for classrooms and faculty offices. Use as surge space for future projects.
2.	New Student Services & Instructional Building (3)	09-11 - Predesign 11-13 - Design 13-15 - Construction	State – Replacement project, COP with student fees, bookstore and food service revenue.	Information center, records, admissions, financial aid, advising & counseling, learning center, student government & activities, WSU program, computer science, IT, food services instruction, cafeteria & kitchen, bookstore.
3.	New Physical Education & Wellness Center (4)	11-13 - Predesign 13-15 - Design 15-17 - Construction	State – Matching project, COP with student fees, and private funds	Competition gym, fitness lab, weight room, lockers, faculty offices, and equipment storage.
4.	New Natural Resource Instructional Center (5)	13-15 - Predesign 13-15 - Design 15-17 - Construction	State – Matching project and private funds	Natural resource interpretive center, conference and instructional space and offices.
5.	Future Growth Building (6)	13-15 - Predesign 15-17 - Design 17-19 - Construction	To be determined.	To be determined.
6.	Ball fields Improvements (7)	15-17 - Design 17-19 - Construction	State – Matching project and private funds	Softball, baseball, and soccer fields.
7.	Future Growth Building (8)	15-17 - Predesign 17-19 - Design 19-21 - Construction	To be determined.	To be determined.
8.	Future Growth Building (9)	17-19 - Predesign 19-21 - Design 21-23 - Construction	To be determined.	To be determined.

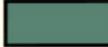
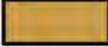


### **Solutions and Diagrams**

- Existing Campus Conditions
- Long Range Plan



## LEGEND

-  Flat/Gentle Slope
-  Steep Slope
-  Pedestrian Circulation
-  Vehicular Circulation
-  Condition 1 Structure
-  Condition 2 Structure
-  Condition 3 Structure

### Condition 1 Structure - Superior

- New construction, major remodel, or recently refurbished systems and finishes.
- Maintained adequately with routine maintenance.
- Little or no corrective maintenance required.
- Little or no deferred maintenance.

### Condition 2 Structure - Adequate

- Finishes are generally worn but major systems and overall facility is in reasonable shape.
- Maintained adequately with routine maintenance.
- Some minor work projects proposed to upgrade system components and finishes.
- Beginning to see some corrective maintenance.
- Relatively small amount of deferred maintenance.

### Condition 3 Structure - Needs Improvement

- Facility has potential for imminent systems failure or is facing large repair costs.
- Facility requires substantial maintenance effort.
- Increased demands for corrective maintenance.
- Substantial deferred maintenance.
- Program changes cannot be accommodated in existing building.



SRG PARTNERSHIP INC 



## FACILITIES MASTER PLAN

## EXISTING CAMPUS CONDITIONS

### 100 HILLIER UNION BUILDING (HUB)

- Bookstore, Student Services, Food Services. 22,882 gsf
- Constructed: 1957, Improvements: 1964 & 1993

### 200 JOSEPH A MALIK BUILDING

- WSU Program, Student Services, IT. 12,435 gsf
- Constructed: 1957, Improvements: 1964

### 300 BUILDING

- Life Sciences, Art, Journalism. 14,765 gsf
- Construction: 1957, Improvements 1964, 2000 & 2001

### 400 BUILDING

- Vacant. 19,310 gsf
- Construction: 1957

### 450 TECHNOLOGY BUILDING

- WSU ITV Classroom, Computer Lab. 5,170 gsf
- Construction: 1998

### 500 Building

- Gymnasium, Fitness Center, Weight Training. 18,815 gsf
- Construction: 1957, Improvements 1964 & 2001

### 700 Jon V Krug Industrial Technologies Building

- Automotive, Welding, Carpentry, Maintenance. 23,305 gsf
- Construction: 1971, Improvements 2006

### 800 Math & Physical Science Building

- Classrooms, Labs. 18,240 gsf
- Construction: 1971

### 900 Building

- Childcare Center, 3,900 gsf
- Construction: 1988

### 1500 John Spellman Library

- Library, Media Technology, Learning Center, Gallery. 17,555 gsf
- Construction: 1966, Improvements: 2003

### 1600 Bishop Center for Performing Arts

- Auditorium seating for 440. 12,825 gsf
- Construction: 1974, Improvements: 2003

### 1700 John M Smith Aquaculture Center

- Fisheries Program. 3,855 gsf
- Construction: 1984, Improvements 1997

### 1800 Diesel Technology Building

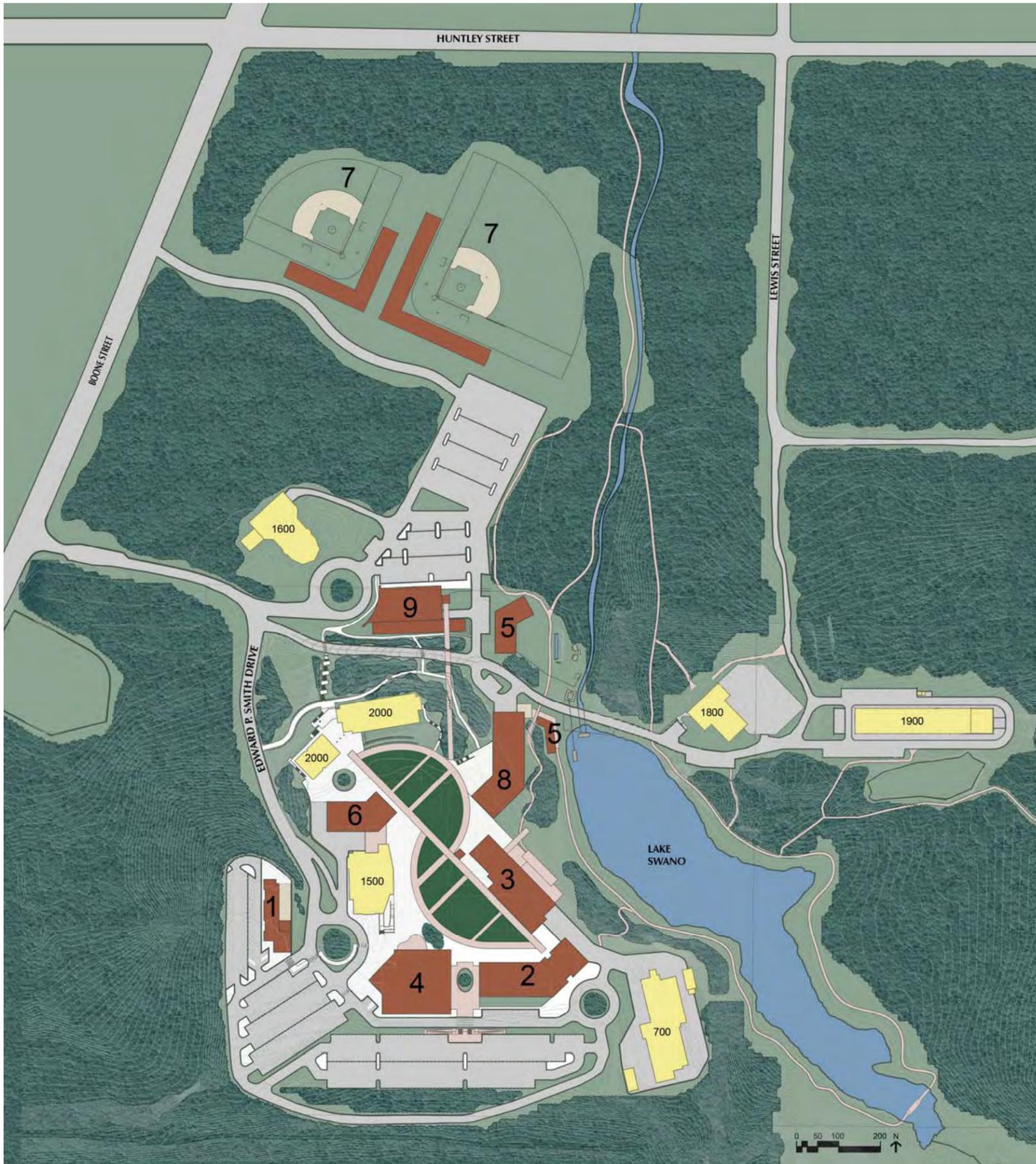
- Shops, Classroom. 9,485 gsf
- Construction: 1988

### 1900 Automotive/Welding Technology Building

- Shops, Classrooms. 21,500 gsf
- Construction: 2007

### 2000 Jewell C Manspeaker Instructional Building

- Classrooms, Business Office, HR, Admin. Offices. 71,800 gsf
- Construction: 2006



## PROJECTS

1. Childcare Center  
Matching Project
2. Science, Math & Art (SMArt) Building  
Replacement Project
3. Student Services & Instructional Building  
Replacement Project
4. Physical Education & Wellness Center  
Renovation Project
5. Natural Resources Center  
Replacement Project
6. Future Growth Building  
Program to be determined
7. Ball Fields Improvements  
Matching Project, Private Funds
8. Future Growth Building  
Program to be determined
9. Future Growth Building  
Program to be determined

## LONG RANGE PLAN

### 2007-09 Biennium

- Submit PRR for new Student Services & Instructional Building (3).
- Produce Predesign Study for new SMArt Building (2).
- Demolish 600 Building and provide parking improvements.
- Design and construct new Childcare Center (1).
- Submit intent for COP funds request for Student Serv./Instr. (3).
- Gain support for Student Serv./Instr. (3) and assess student fees.
- Move programs from the 400 & 450 Bldgs. into the 200 Bldg.

### 2009-11 Biennium

- Demolish 900 Building (old Childcare Center).
- Design new Science, Math and Art (SMArt) Building (2).
- Produce Predesign Study for new Student Services Center (3).
- Submit PRR for renovation of Physical Ed./Wellness Center (4).

### 2011-13 Biennium

- Produce Predesign Study for renovation of Phys. Ed./Well. Ctr. (4).
- Complete Predesign and Design of Natural Resource Center (5).
- Demolish 400 and 450 buildings.
- Construct new SMArt Building (2).
- Move Telecom head-end from 200 Building to SMArt Building..
- Move programs from 300, 800 and Nursing to SMArt Building..
- Design new Student Services & Instructional Building (3).
- Submit PRR for future growth building (6).

### 2013-15 Biennium

- Move programs from the 200 Building to the 800 Building.
- Demolish 200 and 300 Buildings.
- Construct new Student Services & Instructional Building (3).
- Move programs from 800/100 Bldgs. to Student Serv./Instr. (3).
- Design renovation of Physical Education/Wellness Center (4).
- Produce Predesign/Design for new Natural Resources Center (5).
- Produce Predesign Study for future growth building (6).
- Submit PRR for Ball Fields Improvements (7).
- Submit PRR for Predesign funds for future growth building (8).

### 2015-17 Biennium

- Demolish 100 Building
- Construct renovations of Physical Education/Wellness Center (4).
- Construct new Natural Resources Center (5).
- Move into Nat. Res. Cntr. (5) and demolish 1700 Building.
- Design future growth building (6).
- Design Ball Fields Improvements (7).
- Produce Predesign Study for future growth building (8).
- Submit PRR for Predesign funds for future growth building (9).

### 2017-19 Biennium

- Construct Ball Fields improvements (7).
- Construct future growth building (6).
- Design future growth building (8).
- Produce Predesign Study for future growth building (9).

### 2019-21 Biennium

- Demolish 800 Building.
- Construct future growth building (8).
- Design future growth building (9).

### 2021-23 Biennium

- Construct future growth building (9).



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## FACILITIES MASTER PLAN



### **Stormwater Management**

- Existing Improvements
- Discharge to Lake Swano
- Discharge to Existing Conveyance Systems
- Dispersion or In-Ground Infiltration/Storage
- City of Aberdeen Input
- Long Range Plan

## STORMWATER MANAGEMENT

### Existing or Currently Funded Improvements

These areas are either currently developed, and not planned for redevelopment under the Facilities Master Plan, or were already funded for redevelopment at the time of the latest master plan revision. These areas include existing parking lots that are to remain intact.

**No additional detention required.**

### Discharge to Lake Swano

Stormwater from this area is currently discharged undetained to Lake Swano. Under the (10) year plan, it is not anticipated that the overall impervious area will significantly increase. Under the master plan, stormwater will continue to discharge to Lake Swano. If during the redevelopment, the overall impervious area increases, the weir system at Lake Swano could be adjusted to provide detention for any additional flows generated. Any road and parking areas would need to have water quality treatment. Storm drainage conveyance down to the lake would be via pipes anchored to the slope with an energy dissipater located prior to the outfalls.

**No detention required.**



### Discharge to Existing Conveyance Systems

These areas currently discharge undetained mostly to the north. Road and parking areas would require water quality treatment.

**On-site detention required.**

### Dispersion or In-Ground Infiltration/Storage

Stormwater from these areas could be discharged via dispersion into the surrounding forest using dispersion trenches or flow spreaders. The ball field areas would also require in-ground infiltration or storage. Water quality treatment for new roads and parking would be provided by the flow through existing vegetation where allowed. More topographical and soils information would be needed to ensure the feasibility of this approach.

**No detention required.**

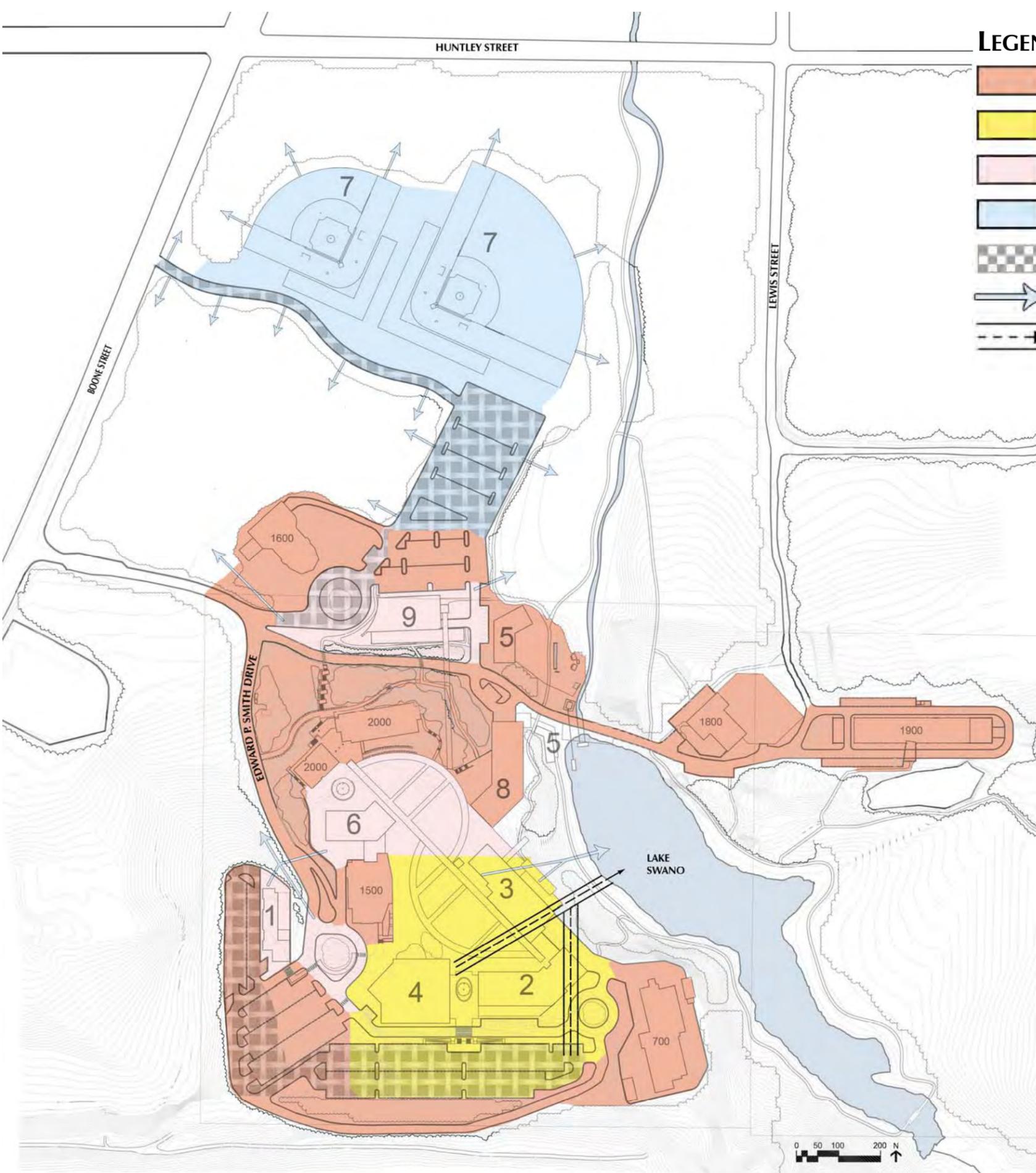
### City of Aberdeen Input

From discussions with the City of Aberdeen, it is understood that flooding occurs when high tides combine with significant rainfall events. The following suggestions from the City are intended to provide additional storage in the global system.

- Widen the ditch along the south side of Huntley Street to provide additional backwater storage for water flowing down Alder Creek during high-flow storm events.
- Construct a backwater overflow pond adjacent to Alder Creek to provide additional stormwater storage for Alder Creek.

As these alternatives involve land owned by the Department of Natural Resources and the City of Aberdeen, more study would be required. The City would accept these improvements in lieu of constructing on-site detention facilities.





### LEGEND

- Existing Improvements to Remain or Currently Funded Improvements
- Discharge to Lake Swano—No Detention Required
- Discharge to Existing Conveyance Systems—On-Site Detention required
- Dispersion or In-Ground Infiltration/Storage—No Detention Required
- Water Quality Treatment Required
- Points of Discharge
- Conveyance Systems to be Constructed Concurrently with the 2011-2013 Biennium

### PROJECTS

1. Childcare Center Matching Project
2. Science, Math & Art (SMaRt) Building Replacement Project
3. Student Services & Instructional Building Replacement Project
4. Physical Education & Wellness Center Renovation Project
5. Natural Resources Center Replacement Project
6. Future Growth Building Program to be determined
7. Ball Fields Improvements Matching Project, Private Funds
8. Future Growth Building Program to be determined
9. Future Growth Building Program to be determined

## LONG RANGE PLAN STORMWATER MANAGEMENT

### IMPLEMENTATION STRATEGY

#### EXISTING IMPROVEMENTS TO REMAIN OR CURRENTLY FUNDED IMPROVEMENTS

- No additional detention required under the master plan

#### DISCHARGE TO LAKE SWANO - NO DETENTION REQUIRED

- Currently discharges to Lake Swano undetained
- Redeveloped areas can continue to discharge to Lake Swano undetained
- New roads and parking require water quality treatment

#### DISCHARGE TO EXISTING CONVEYANCE SYSTEMS - ON-SITE DETENTION REQUIRED

- Currently discharges undetained mostly to the north
- Discharge from redeveloped areas must be detained
- New roads and parking require water quality treatment

#### DISPERSION OR IN-GROUND INFILTRATION/STORAGE - NO DETENTION REQUIRED

- Stormwater would discharge via dispersion into surrounding forest
- Ballfield areas require in-ground infiltration or storage
- New roads and parking require water quality treatment via flow through vegetation where allowed
- Need more soils and topographic study to confirm this approach

#### CITY SUGGESTIONS

- Widen ditch along Huntley Street to provide additional backwater storage
- Construct a backwater overflow pond for Alder Creek
- Involves land owned by the City and the Washington State Department of Natural Resources; more study required.
- City would accept these alternatives in lieu of on-site detention.



## FACILITIES MASTER PLAN



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### **Telecommunications**

- Goals & Objectives
- Observations of Existing Conditions
- Existing Conditions
- Long Range Plan

## TELECOMMUNICATIONS

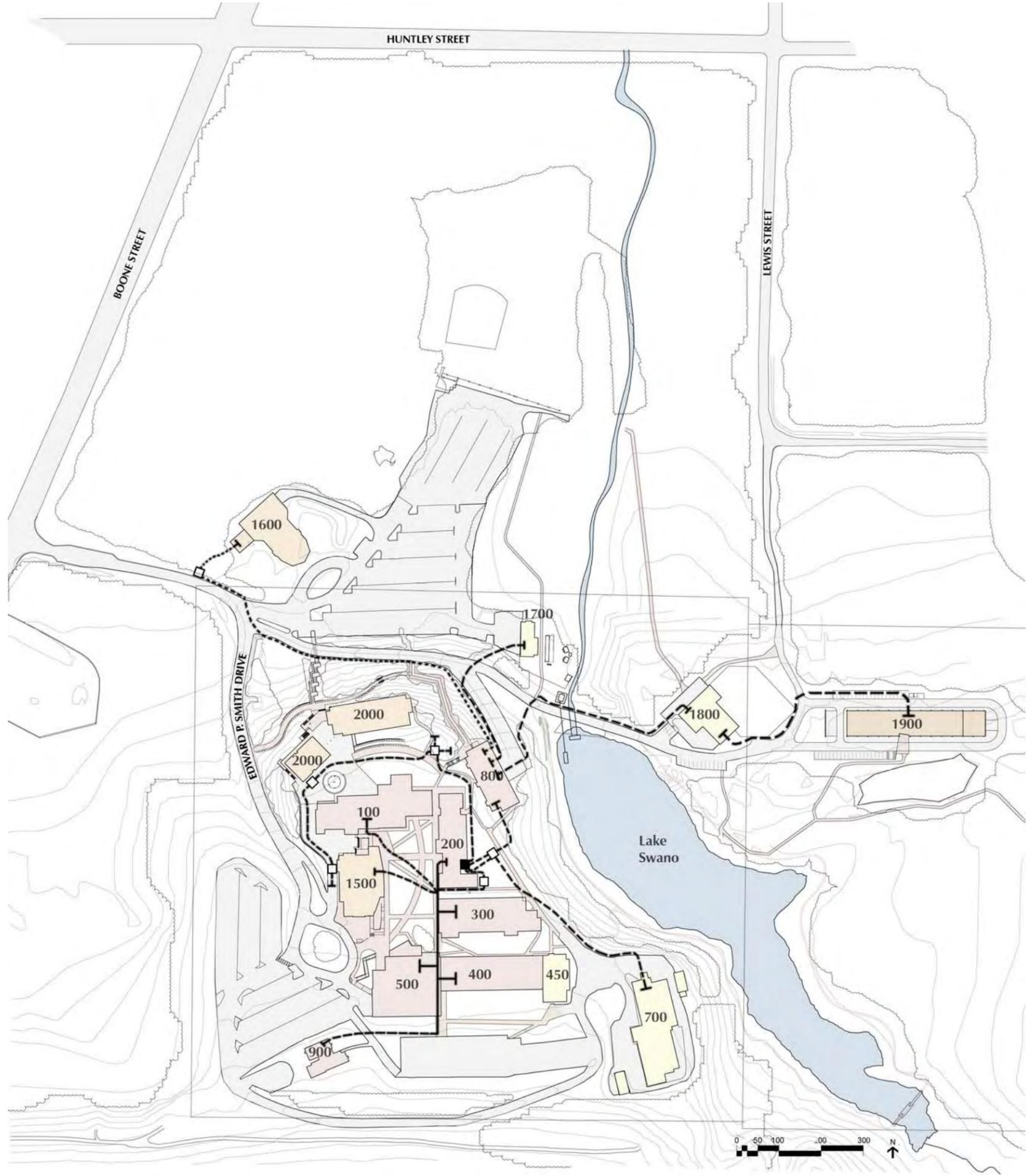
### Goals & Objectives

Provide an underground, duct bank communications pathway and infrastructure system that:

- Loops around the center of campus.
- Accommodates all communications cable types.
- Provides cabling flexibility and modified redundancy.
- Is consistent and coordinated with the Facilities Master Plan.
- Manages costs to fit available funding.
- Provides connectivity to all campus buildings.
- Is hidden from campus site lines and views.
- Provides easier cable installation and management.
- Provides for future expansion.

### Observations of Existing Conditions

- Voice/Data networking originates in 200 Building, which will eventually be demolished.
- Existing PBX (voice) and LAN (data) main equipment room space utilization in 200 Building is at maximum capacity.
- A communications pathway between the new Manspeaker Instructional Building (2000) and the 200 Building has been provided.
- Communications cable pathways are exposed on building exteriors and roof tops.
- Exposed communications pathways are attached to structures that are to be demolished.
- Conduit pathways are in a state of disrepair.
- Conduit pathways are not continuous, often pulled apart, thus exposing cables to potential damage.
- Communications cables are daisy-chained between buildings, causing visits to multiple locations to connect services.



# EXISTING CAMPUS CONDITIONS TELECOMMUNICATIONS

## LEGEND

-  Existing Roof/Walkway Supported Cable
-  Existing Underground Cable
-  Qwest Owned Cable
-  Existing Communications Vault

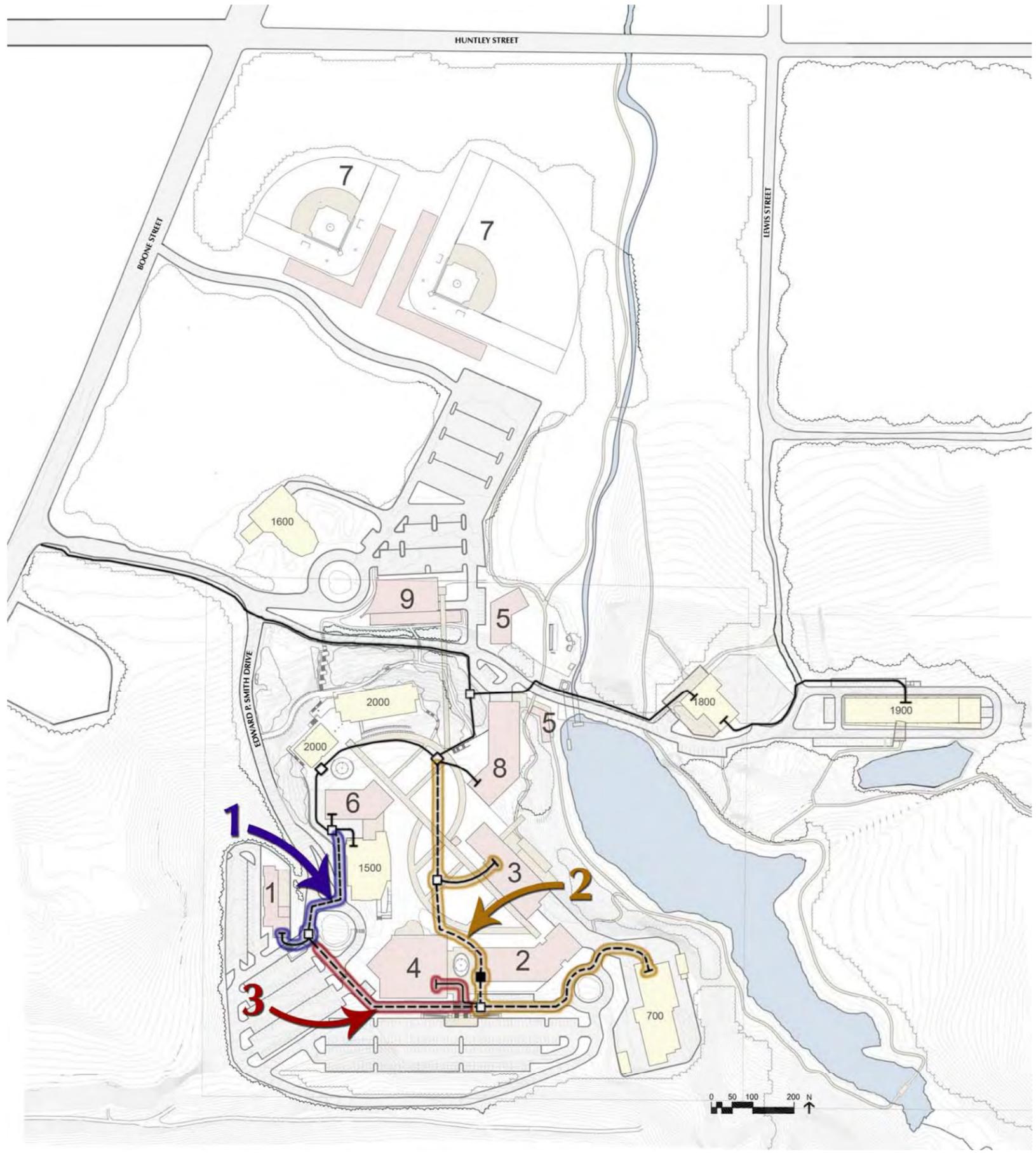


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# FACILITIES MASTER PLAN

December 2007



**LEGEND**

- Existing
- New
- Vaults
- Head End
- 1. New Child Care Center
- 2. New SMARt Building
- 3. Physical Education & Wellness Center Renovation

**LONG RANGE PLAN  
TELECOMMUNICATIONS**

**IMPLEMENTATION STRATEGY**

**1. New Child Care Center**

- Construct vault at top of Edward P. Smith Drive and ductbank extension to new Child Care Center (1).
- Construct ductbank from vault at top of Edward P. Smith Drive to vault at 1500 Building (Library).

**2. New SMARt Building**

- Construct vault south of New SMARt Building (2)
- Relocate Head End to SMARt Building (2).
- Construct ductbank from new vault south of SMARt Building (2) to new Head End location.
- Construct ductbank from vault south of SMARt Building (2) to 700 Building.
- Construct vault in commons area west of Student Services Building (3) and ductbank extension to Student Services Building (3).
- Construct ductbank to vault west of future growth building (8).

**3. Physical Education & Wellness Center**

- Construct ductbank from vault at top of Edward P. Smith Drive to vault south of SMARt Building (2).
- Construct ductbank extension to Physical Education & Wellness Center (4)

