



Legend

- AREA OF BOND RELATED PROGRAM DISTRIBUTION
- STUDENT SUPPORT SERVICES AND RESOURCES
- STUDENT LIFE DISTRICT "VILLAGE"

OPTION A

SLC / DE CO-LOCATE WITH CRC IN BUILDING 2

1 campus core programming diagram | student support services and resources distribution

PD1.3a NTS

DRAFT PROGRAM ANALYSIS :: OPTION A

PROGRAM ELEMENTS	VERSION 1.6A			AREA INV. #	CATEGORY	SCENARIO 3, OPTION A					
	6-Oct-09	NET AREA	GPC #			BUILDING 2	BUILDING 3	BUILDING 5	BUILDING 7	BUILDING 9	
	INDICES	(SQUARE FEET)	(SQUARE FEET)			(SQUARE FEET)	(SQUARE FEET)	(SQUARE FEET)	(SQUARE FEET)	(SQUARE FEET)	(SQUARE FEET)
1 ART											
1 Art Studio	2	0	0		●		2,345				
Art Gallery	2	0	0		●		1,315				
Art Gallery Storage	2	0	0		●		240				
2 CHILD DEVELOPMENT											
1 Child Development	2	2,150	N		■	2,150					
3 FACULTY / STAFF RESOURCES											
1 Division / Faculty Workspace	2	3,000	N		■	4,500					
2 Teaching Learning Center (TLC)	2	3,000	Y		■			3,000			
4 FACILITIES MANAGEMENT SERVICES											
1 FMS	3	3,000	Y		■			5,000			
5 FOOD SERVICE											
1 Café	2	0			●		300	800			
2 Catering / Meeting Room	2	0			●			1,800			
3 Dining	2	14,000	Y		●			1,075			
4 Food Prep	4				●						
6 GENERAL PURPOSE CLASSROOMS											
General Purpose Classrooms	27	27	N		■	4,800	5	5,400	6	12,000	10
7 HEALTH PROFESSIONS											
1 Health Professions		20,460	N		★			3,890			
EMT / Nursing	7		N		★			6,000	6		
EMT/Nursing Classrooms	7		N		★			1,300			
Dietary	7		N		★			1,600	1		
Technology Lab (Classroom)	7		N		★			3,000			
Occupational Therapy	7		N		★			2,000	2		
Environmental Health Classrooms	7		N		★			2,200			
Division Offices	7		N		★						
8 PHYSICAL EDUCATION											
1 Physical Education	1	1,500	N		◆			1,500			
Multi-Purpose Room / Dance	1.3	0			◆						
9 PUBLIC AREAS											
1 Informal Study / Group Study / Student Collaboration	0				◆	2,500	2,356	3,000		5,000	
10 PUBLIC SAFETY											
1 Public Safety	3	1,500	Y		■			1,500			
11 STUDENT SUPPORT SERVICES AND RESOURCES											
1 Bookstore	4	4,200	N		◆			4,200			
2 College Preparation					◆						
1 Developmental Education (DE)	1	0			◆	2,200					
2 ABE / GED	1	3,500	Y		◆	1,800					
3 Info Center	2	500	Y		◆			500			
4 Student Activities					◆						
1 Student Lounge	2	3,500	Y		◆			1,500			
Free Speech Area	2	3,500	Y		◆			1,000			
Student Game Room	2	3,500	Y		◆			1,000			
5 Student Leadership					◆						
1 ASPCC Offices	2	2,000	Y		◆			2,000			
6 Student Services					◆						
Commons / Circulation	4	0			◆					600	
Student Services Renovation	4	0	N		◆					1,500	
Student Services (Unassigned)	0	0			◆					1,000	
7 Student Success					◆						
1 Computer Resource Center (CRC)	1	0			◆	2,600					
2 Student Learning Center (SLC)	1	0			◆	6,400					
3 Writing Center (WC)	1	0			◆	1,200					
8 Student Support					◆						
1 Beaverton Early College High School (ECHS)	3	0	Y		◆					1,220	
2 Educational Talent Search (ETS)	3	0	Y		◆					760	
3 Flexible Grant Space (CAMP, etc.)	3.6	0	Y		◆					1,520	
4 Multi-Cultural Center (MCC)	2	2,000	N		◆				2,000		
5 Veteran's Resource Center (VRC)	1	0	N		◆						
6 Women's Resource Center (WRC)	1	1,000	N		◆						
TOTAL NEW GENERAL PURPOSE CLASSROOMS	27	+3*	30			23,095	14,071	50,269	23,000	12,916	
TOTAL NEW INFORMAL STUDY / LOUNGE SPACE	0										
TOTAL BUILDING NET AREA											
Building Efficiency Factor (Net to Gross Area Ratio)						100%	100%	65%	80%	100%	
TOTAL BUILDING GROSS AREA						22,095	14,071	77,337	28,688	7,400	

PROGRAM ASSUMPTIONS

As determined at Bond Work Session (January 10, 2011)

- Prior to the Bond Program, Rock Creek had **119** formal instructional spaces, including classrooms, labs, studios and shops.
- Version 1.6 calls for **27** new "General Purpose Classrooms" on campus.
- As a result of the 2010 Bond Repurposing of Building 5, **4** General Purpose Classrooms were added to campus. These Bond funded classrooms are included in the Bond goal of 27 new "General Purpose Classrooms."
- The addition of 27 new "General Purpose Classrooms" as prescribed by the Bond represents a **23% increase** of instructional space at Rock Creek.
- Since the Bond implementation will result in a 23% increase in instructional space, it is assumed that there should be a similar growth in Student Services areas. Rock Creek currently has approximately 18,000 net square feet of such areas. A 23% growth would equal 4,000 net square feet. V1.6 program assumptions currently indicate a growth of 3,000 net square feet. Therefore, an **additional 1,000 net square feet has been assigned for Student Services.**
- The average ratio of instructional space to work space at Rock Creek equals 4:1. Therefore, as a baseline assumption, for every 4 net square feet of instructional space that is added, at least 1 square foot of work space (division, faculty, and support areas) must also be added. Assuming a net new instructional space square footage of 27,000 (1 classroom = 1,000 nsf), the net new area for work space should equal approximately 6,700 net square feet. Current program assumptions (2,200 nsf for Health Professions and 3,000 nsf for division / faculty) indicate 5,200 nsf of new work space area. Therefore, an **additional 1,500 nsf has been provided for Division / Faculty work space.**
- At the Bond Work Session on January 10, 2011, it was determined that new **instructional space for the Health Professions program may be counted as a part of the overall Bond goal of 27 new classrooms.** Currently, 2,200 net square feet is allocated to the Health Professions division areas. Using the 4:1 instructional space to work space ratio, we may assume that approximately 9,000 net square feet of area assigned to Health Professions will be instructional space. Assuming **1,000 nsf per classroom**, we may conclude that **there will be 9 classrooms included in the new Health Professions division.**

NOTES

- Program currently in Building 2.
- Program currently in Building 3.
- CAMP (now entitled "Flexible Grant Space") relocated from Building 5 to Program currently in Building 5.
- Program currently in Building 9.
- Nominal General Purpose Classroom (GPC) net area = 1,000 square feet (40 seat 2'x5' tables and chairs in lecture format).
- CAMP (now entitled "Flexible Grant Space") relocated from Building 5 to Building 9 Bookstore backfill area per the "Phase II - Pre-Programming Bond Study" dated March 31, 2008.
- Health Professions program updates from Karen Sanders dated August 23, 2010.

LEGEND

Area in V1.6 Column:

- Program area prescribed in V1.6.
- Program area NOT prescribed in V1.6. Assumed area based upon the "Phase II - Pre-Programming Bond Study" dated March 31, 2008.

Category Column:

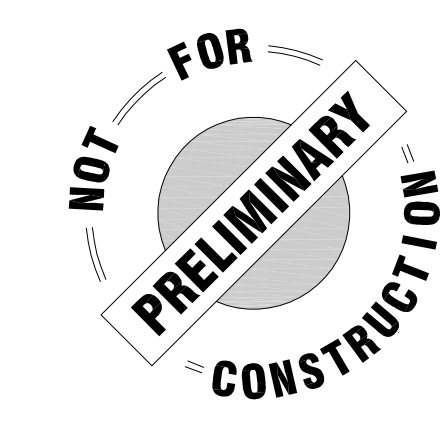
- EXISTING program to be relocated or expanded, specifically referenced in V1.6.
- ★ NEW program, specifically referenced in V1.6.
- Programs referenced in PCC's internal explanatory material regarding Measure 26-95, but NOT specifically referenced in V1.6.
- ◆ Programs included in the overall scope discussion during the campus planning process (Spring 2010), NOT specifically referenced in V1.6.

GENERAL NOTES

- The three (3) classrooms added to the "Total New General Purpose Classroom" quantity of 27 prescribed by V1.6 (as indicated by the +3*) represents the replacement of the three (3) classrooms lost to the deconstruction of Building 7. Therefore, the revised Bond build-out goal for campus-wide classroom space is 30.
- The estimated direct construction cost (DCC) for the renovation of Building 2 excludes costs associated with any alterations to the CTE programs (logically noted in V1.6), code upgrades, or mall improvements. Scope of Work yet to be defined. The DCC for the renovation of Building 3 excludes mall improvements.

VALUE ADDED COST:

\$896,000



DRAFT
MARCH 2011

OPTION A

REVISION NUMBER IN NUMBER IN CIRCLES TO INCLUDE THIS SHEET

REVISION NUMBER	DATE	DESCRIPTION

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date 03.02.2011

drawn by JTM

Sheet Title
CAMPUS PROGRAMMING DIAGRAM

Sheet No.

PD1.3a

Job No. 4477.01