



Legend

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

OPTION B

CRC MOVES TO LIBRARY; SLC / DE MOVES TO BUILDING 7

1 campus core programming diagram | student support services and resources distribution
 PD1.3b NTS

DRAFT PROGRAM ANALYSIS :: OPTION B																			
PROGRAM ELEMENTS	NOTES	VERSION 1.6A		AREA IN V1.6	CATEGORY	SCENARIO 3, OPTION B													
		6-Oct-09	6-Oct-09			BUILDING 2	BUILDING 3	BUILDING 5	BUILDING 7	BUILDING 9	BUILDING 2	BUILDING 3	BUILDING 5	BUILDING 7	BUILDING 9				
		NET AREA	GPC/F			NET AREA	NET AREA	NET AREA	NET AREA	NET AREA	NET AREA	NET AREA	NET AREA	NET AREA	NET AREA	NET AREA	NET AREA	NET AREA	NET AREA
		(SQUARE FEET)	(SQUARE FEET)			(SQUARE FEET)	(SQUARE FEET)	(SQUARE FEET)	(SQUARE FEET)	(SQUARE FEET)	(SQUARE FEET)	(SQUARE FEET)	(SQUARE FEET)	(SQUARE FEET)	(SQUARE FEET)	(SQUARE FEET)	(SQUARE FEET)	(SQUARE FEET)	(SQUARE FEET)
1 ART																			
1 Art																			
1 Art Studio	2	0																	
1 Art Gallery	2	0																	
1 Art Gallery Storage	2	0																	
2 CHILD DEVELOPMENT																			
1 Child Development	2	2,150	N																
3 FACULTY / STAFF RESOURCES																			
1 Division / Faculty Workspace	2	3,000	N																
2 Teaching Learning Center (TLC)	2	3,000	Y																
4 FACILITIES MANAGEMENT SERVICES																			
1 FMS	3	3,000	Y																
5 FOOD SERVICE																			
1 Café	2	0																	
2 Catering / Meeting Room	2	0																	
3 Dining	2	14,000	Y																
4 Food Prep	4																		
6 GENERAL PURPOSE CLASSROOMS																			
General Purpose Classrooms		27,000	27	N															
7 HEALTH PROFESSIONS																			
1 Health Professions		20,460	N																
1 EMT / Nursing	7		N																
1 EMT/Nursing Classrooms	7		N																
1 Dietary	7		N																
1 Technology Lab (Classroom)	7		N																
1 Occupational Therapy	7		N																
1 Environmental Health Classrooms	7		N																
1 Division Offices	7		N																
8 PHYSICAL EDUCATION																			
1 Multi-Purpose Room / Dance	1,3	0																	
9 PUBLIC AREAS																			
1 Informal Study / Group Study / Student Collaboration	0																		
10 PUBLIC SAFETY																			
1 Public Safety	3	1,500	Y																
11 STUDENT SUPPORT SERVICES AND RESOURCES																			
1 Bookstore	4	4,200	N																
2 College Preparation	1	0																	
1 Developmental Education (DE)	1	0																	
2 ABS / GED	1	3,500	Y																
1 Info Center	1	500	Y																
3 STUDENT ACTIVITIES																			
1 Student Lounge	2	3,500	Y																
1 Free Speech Area	2	3,500	Y																
1 Student Game Room	2	3,500	Y																
5 STUDENT LEADERSHIP																			
1 ASPPC Offices	2	2,000	Y																
6 STUDENT SERVICES																			
1 Commons / Circulation	4	0																	
1 Student Services Renovation	4	0	N																
1 Student Services (Unassigned)	0	0																	
7 STUDENT SUCCESS																			
1 Computer Resource Center (CRC)	1	0																	
2 Student Learning Center (SLC)	1	0																	
1 Writing Center (WRC)	1	0																	
8 STUDENT SUPPORT																			
1 Beaverton Early College High School (ECHS)	3	0	Y																
2 Educational Talent Search (ETS)	3	0	Y																
1 Flexible Grant Space (CAMP, etc.)	3,6	0																	
4 Multi-Cultural Center (MCC)	2	2,000	N																
5 Veteran's Resource Center (VRC)	1	0	N																
6 Women's Resource Center (WRC)	1	1,000	N																
TOTAL GENERAL PURPOSE CLASSROOMS		27	+3*	30															
TOTAL NEW INFORMAL STUDY / LOUNGE SPACE		0																	
TOTAL BUILDING NET AREA		20,550	14,071	59,980		23,000	10,000												
Building Efficiency Factor (Net to Gross Area Ratio)		100%	100%	65%		80%	100%												
TOTAL BUILDING GROSS AREA		20,550	14,071	92,277		28,688	10,000												

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 Columns:

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

Category Column:

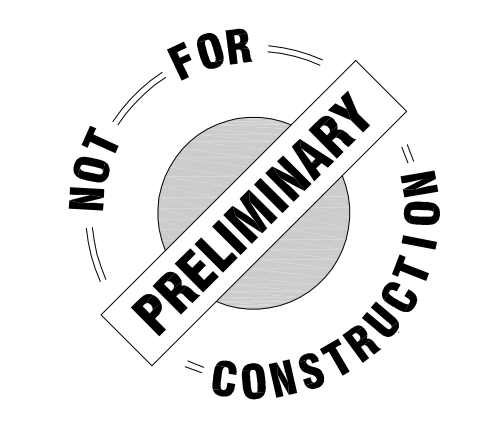
- EXISTING program to be relocated or expanded, specifically referenced in V1.6.
- NEW program, specifically referenced in V1.6.
- Programs referenced in PCC's internal explanatory material regarding Measure 26-95, but NOT specifically referenced in V1.6.
- Programs included in the overall scope discussion 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 (DDC) 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 DDC for the renovation of Building 3 excludes mall improvements.

VALUE ADDED COST:
\$868,000

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Portland Community College
 2008 Bond Program Implementation
 Rock Creek Campus
 CAMPUS PROGRAMMING

Portland Community College
 Rock Creek Campus
 17705 NW Springville Road
 Portland, Oregon 97229

DRAFT
 MARCH 2011

OPTION B

REVISION NUMBER	REVISION DATE

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date 03.02.2011

drawn by JTM

Sheet Title

CAMPUS

CORE

PROGRAMMING

DIAGRAM

Sheet No.

PD1.3b

Job No. 4477.01

PRELIMINARY | 03.14.2011