

Rochester Community and Technical College

Comprehensive Facilities Plan

Volume 1 100% Submittal

January 25, 2024



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President's Office

January 25, 2024

Mr. Brian Yolitz
Associate Vice Chancellor - Facilities
Minnesota State
30 7th Street E.
St. Paul, MN 55101

Dear Brian:

On behalf of the students, faculty and staff of Rochester Community and Technical College (RCTC), I'm pleased to share with you our updated RCTC Comprehensive Facilities Plan (CFP).

RCTC is fortunate to have a campus that sits on 518 acres, and buildings totaling over 850,000 gross square feet for learning and working. Our updated CFP continues to focus on creating our instructional and lab spaces with a focus on flexibility in learning, improving student collaboration, and our support service areas being centrally located and visible to provide the resources and support needed for our students to get on their path, and stay on those paths, to completion. Specifically, our plan focuses on improvements in the Heintz Center to address the career and technical training needs to produce tomorrow's workforce for high-demand and high-skill jobs of the future with an emphasis on equity and accessibility; incorporating state-of-the-art technology for simulation-based education to provide students with the opportunity to practice in real-life situations; and revitalizing the Science and Technology area to provide collaborative learning space focused on hands-on instruction.

In summary, our updated Comprehensive Facilities Plan provides our campus blueprint to move RCTC forward while addressing the needs of our students and employees to learn and work in a welcoming and inclusive environment.

Sincerely,

A handwritten signature in black ink that reads 'Jeffery S. Boyd'.

Jeffery S. Boyd, Ed.D.
President



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A photograph of three diverse students smiling and standing together outdoors. The student on the left is a young woman with blonde hair, wearing a striped shirt and a backpack. The student in the middle is a young woman wearing a hijab, glasses, and a white jacket over a yellow top. The student on the right is a young man wearing a brown and white Nike hoodie and a backpack. The background shows a brick building with a covered walkway. The entire image has a light green overlay.

Executive Summary

Issues & Opportunities

Demographics & Enrollment

Enrollment at Rochester Community and Technical College (RCTC) is expected to remain relatively flat in the next five years, a trend that many Minnesota State institutions are experiencing along with some institutions seeing enrollment declines. While overall enrollment at RCTC has not experienced significant growth in recent years, seats sold for online asynchronous courses increased by nearly 45% from 2020 to 2021. This is largely due to the global Covid-19 pandemic.

The region surrounding the college are expected to see a slight growth in population over the next thirty years. This trend appears to be tied to the Rochester's healthcare industry and the focus on Destination Medical Center, an initiative to make the city a global destination for health and healing. This aligns well with healthcare being a major academic focus of RCTC.

Strategic Direction

The college strategic plan was recently updated and outlines four priorities, with each one supported by a committee tasked with carrying out initiatives.

Student Success

Improve student retention and completion by increasing access to learning opportunities, leveraging educational technology, enhancing support services and resources, and strengthening pedagogy and curriculum.

Institutional Sustainability

Ensure the College's offerings, functions, and processes are sustainable and responsive to the evolving needs of internal and external stakeholders.

Equity and Inclusion

Promote equity and inclusion across the institution by increasing cultural competency, culturally responsive pedagogy and service, and partnering with community organizations.

Campus and Community Engagement

Promote campus and community engagement that fosters collaborative relationships which mutually benefit the College, our students, partnering organizations, and the economic vitality of the region.

Academic Plan

In 2020, the college evaluated the progress on their 2016 Academic plan. Through this initiative Academic Planning was launched in Spring of 2021 with the creation of academic workplans developed within specific pathways and strategies created to improve student success during every phase of the college experience.

Technology Plan

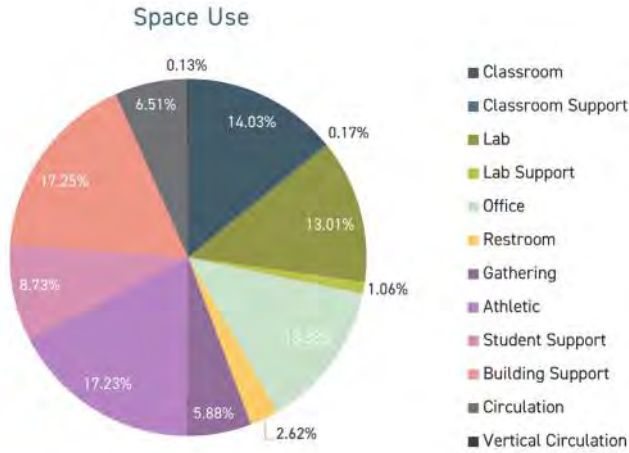
The Master Technology plan for 2021 through 2025 focuses on needs of the users first in order to make informed decisions about technology improvements. Instruction delivery to anyone, anywhere, anytime is the foundation of the plan.

Financial Sustainability

Rochester Community and Technical College is not currently on a financial recovery plan.

Space Use

Academic space use across the RCTC campus accounts for approximately 28% of all spaces.



Space Utilization

Space utilization in this plan represents the Fall 2021 semester. Some classrooms and labs are either leased to or shared with partner organizations, which affects availability of rooms and utilization for RCTC courses.

Utilization data and recommendations are based on RCTC utilization only per Minnesota State Guidelines. Detailed space utilization information can be found in Section 3 and the Appendix.

UTILIZATION	CURRENT	PROPOSED
Class	36.2%	37%
Labs	47.9%	48%
Total	40.9%	41%

NO OF ROOMS		
Class	65	64
Labs	44	45
Total	109	109

The building development projects in Section 5 result in a net zero change in number of rooms used for academic purposes, thus the proposed utilization is a conservative estimate. Updates to classrooms and labs for high demand programs may result in higher utilization rates than noted here.

Consumption Reduction Targets

Energy Use Intensity (EUI), measured in kBtu/SF/year, has continually decreased on campus since 2016. As of 2020 year end, EUI has decreased over 23% in comparison to the baseline.

The energy consumption reduction targets below are based on B3 Benchmarking data targeting a 30% reduction in energy use by 2027 and a 15% reduction in water use by 2025. B3 reports for 2021 year-end can be found in the Appendix.

	TARGET YEAR	TARGET	% CHANGE
Energy	2027	51.96 kBtu/SF	-30%
Water	2025	7,976 kGal	-15%

Vision and Goals

The planning process resulted in the following goals and overall vision for the College's comprehensive facilities plan:

Site Related

- Strengthen the "first impression" and create safe connections
- Enhance and embrace natural resources as central to the campus experience
- Promote sustainability

Building Related

- Support academic pathways
- Promote connections outside the classroom
- Improve space utilization
- Expand access to academic support and student services
- Continue to address wayfinding challenges
- Provide areas to foster relationships with academic partners
- Respond to lessons learned from the pandemic

Proposed Capital Investment

PROJECT		INVESTMENT TOTAL ('000'S)
Capital Projects		
G1	Renovation to Support Equity in Industry and Public Safety	\$8,638
G2	Revitalize Science and Technology Hall	\$10,468
G3	Improve Access to Student Services	\$4,160
G4	Fine Arts Renovations	\$9,175
G5	STEM Simulation Center	\$7,400
Revenue Fund		
None		
HEAPR		
H1	Coffman Hall Roof Replacement	\$1,395
H2	Main Building PH II Chiller Plant Upgrades and Extension	*\$1,810
H3	Heintz HVAC Improvements Phase III	\$1,118
H4	Heintz Skylight Replacement	\$1,000
H5	Heintz Exterior Envelope Repairs	*\$1,791
H6	Main Building Exterior Window and Door Replacement	*\$1,678
H7	Heintz Roof Replacement 1976 Addition	*\$1,864
H8	Heintz Exterior Envelope Repairs	*\$469
H9	Regional Sports Center Water Heater Replacement	*\$293
H10	Student Services Roof Replacement	*\$1,117
H11	Goddard Library Roof Replacement	*\$1,625
H12	College Center Roof Replacement	*\$1,711

PROJECT		INVESTMENT TOTAL ('000'S)
H13	Art Hall Roof Replacement	*\$783
H14	Phase I and II Domestic Water Piping Replacement	*\$1,089
H15	Phase III and IV Domestic water Piping Replacement	*\$1,028
H16	College Center Second Floor Toilet Room Renovations	*\$390
H17	Heintz Lighting Upgrades	*\$141
H18	Art Hall AHU Replacement and Heating System Conversion	*\$767
H19	College Center AHU Replacement and Heating System Conversion	*\$2,270
H20	Phase III Central Chilled Plant Upgrades and System Extension	*\$1,797
H21	East Hall Entrance Vestibule Remodel and Small Addition	*\$416
Other		
C1	Heintz Center Student Collaboration Area	\$95
C2	Heintz Center Dental Instruction Lab Expansion	\$1,200
C3	Heintz Center Student Services Flex Space	\$300
C4	Renovate Former Student Services (Main Building)	\$430
C5	Renovate ST305/309	\$600
C6	Interior Wayfinding and Signage Improvements (Phase 3)	\$135
C7	Additional Testing Rooms	\$100
C8	East Hall Student Resources & PTECH	\$2,200

**Project Cost calculated from the Campus HEAPR Manual prepared by TKDA in 2020. A copy of the Manual is Available in the Appendix.*

PROJECT		INVESTMENT TOTAL ('000'S)
C9	Learning Commons	\$1,900
C10	College Center Renovations	\$2,600
C11	Fieldhouse Floor Replacement	*\$594
C12	Reuse Former Bookstore Space	\$460
Site Development		
S1	College Parkway Pedestrian Safety Improvements	\$705
S2	Pedestrian Comfort and Safety Projects	\$232
S3	Regional Sports Center Site Improvements Phase 1	\$1,586
S4	Heintz/CTECH Circulation Improvements	\$600
S5	Wayfinding and Circulation Improvements	\$916
S6	Sustainability Studies	\$250
S7	Campus Entry Improvements	\$85
S8	Regional Sports Center Site Improvements Phase 2	\$3,250
S9	Lighting and Wi-Fi	\$1,105
S10	Wooded Area	\$260
S11	ADA Improvements	\$600
S12	East Parking Lot Improvements and Pedestrian Connections	\$1,000
S13	West Parking Lot Improvements and Pedestrian Connections	\$350
S14	Outdoor Gathering and Educational Areas	\$800

**Project Cost calculated from the Campus HEAPR Manual prepared by TKDA in 2020. A copy of the Manual is Available in the Appendix.*



1: Campus Profile

1.1 History & Characteristics

Campus History

Rochester Community and Technical College (RCTC) is the oldest public two-year college in Minnesota. The junior college was created on a motion by Dr. Charles Mayo in 1915 and classes were offered downtown in the Coffman Building. The College moved to its current campus during the summer of 1968. A year later the vocational-technical institute was created with 15 program offerings. Rochester Community and Technical College was established on July 1, 1996 when legislation required state community colleges and technical colleges co-located in the same city be merged into a consolidated institution.

Main Building

Four buildings were ready for use when the college made its 1968 move to the forested hillside about a mile east of the city. The structures included Goddard Library and classroom buildings; Endicott Hall for technology and business classes; the Charles Singley building, housing all chemistry, biology, and physics labs, as well as lecture halls; and the Administration building, which then held administrative offices and the college bookstore. The next additions to the campus were Rockenbach, a gymnasium / physical education complex, and Plaza West.

The campus continued to grow with three more additions marking the next phase of construction. A student services building housing the administrative offices, the counseling center, and a health service area was first. The art building came next, representing one of the most outstanding studio facilities of its kind in the upper Midwest at the time; an immense north window in the structure provides proper lighting to three floors of studios. The Plaza East building completed this segment of construction. It provides a versatile nursing lab and staff offices. The next two major projects were the College Center and theater. As the student union, the Center is aptly named, since it is at the center of students' lives. The college theater, at the time

of construction, was one of the finest such facilities in southeastern Minnesota. It seats 350 persons and had, for its time, advanced electronic and sound systems, as well as a complete scene-making shop and dressing rooms. In 1987, it was named Hill Theater in honor of retired RCC President Charles E. Hill, who served the college from 1953 to 1982.

A classroom building opened on the campus in the fall of 1986 to initially house the Rochester Center of Winona State University at a cost of \$2.9 million. The Plaza West building was renamed Memorial Hall in 1988. Plaques and portraits are placed in this building to honor former college staff. The campus further evolved in late 1989 with the completion of a \$16 million construction project. The project included remodeling of the library, the administrative building, and the lower level of the Goddard Building, which housed the business office, bookstore, Student Support Services Program, and the duplicating services area. New construction included a continuing education area featuring spacious conference rooms, and a separate building to house the childcare center. Construction was completed in 1993 on the \$17 million expansion facilities, which houses student services areas, classrooms, computer and science labs, as well as a number of interactive television classrooms.

With the completion of the new facilities, the University of Minnesota Rochester joined RCTC and WSU Rochester in a single physical location. The University of Minnesota later relocated to its own downtown facility in the fall of 2007.

The Rochester Sports Center facility (a collaborative effort between RCTC and the City of Rochester) was opened in May of 2002, and the Technology Center remodeling was also completed in 2002. In 2007, the former Rockenbach Gymnasium was renovated into the Health Science Center, housing the allied health programs for both RCTC and WSU-R. The Rochester Regional Stadium includes an artificial turf winter domed facility making it available for use year-round. The Stadium originally opened in 2008 but was expanded in 2015 to include additional seating to accommodate up to 5,000 spectators.

In May 2018, the Minnesota Legislature approved a bonding bill that included \$23 million for the Plaza-Memorial Hall project. This project included demolishing the old Plaza and Memorial Halls, constructing a new building attached to Endicott Hall and Coffman Center, and renovating numerous Main Campus spaces. The project began in December of 2018 and was completed in August 2020.

Fall 2021 brought a new partnership and 70 new high school students to the RCTC campus through the PTECH-535 collaboration. PTECH is an education to career pathway program for high school students focusing on in-demand fields. Students enrolled in PTECH-535 earn high school and college credits, and graduate with a college degree in either Information Technology or Practical Nursing. The RPS/RCTC PTECH school is the first one in Minnesota.

Heintz Center

The former Minnesota Riverland Technical College-Rochester Campus facility was dedicated as Heintz Center on May 9, 1997. The building was named after Dr. Emil Heintz, founder and first Director of Rochester Area Vocational Technical Institute. Dr. Heintz served as Director from 1966 to 1973. Dr. Heintz had served as Dean (CEO) of Brainerd Junior College from 1938 to 1944 and Dean of Rochester Junior College from 1944 until 1966.

The original buildings located at the Heintz Center were completed in 1969. Additions were made in 1976, 1978, and 1979, which doubled the size of the cafeteria, added classrooms, and expanded shops for the technical programs. The Horticulture Technology Center was added to the existing buildings in 2002 to provide academic and community resources in a horticulture facility. Intercampus roads were also completed in 2002, connecting RCTC east buildings (Main Building) and RCTC west buildings (the Heintz Center), and included the first roundabouts in Minnesota. The Heintz Center underwent additional expansion with the Workforce Center/ CareerForce addition which opened in the Fall of 2014, and the CTECH/STEM Village building, funded through local sales tax funding, opened in August of 2016.

Timeline

1915	Dr. Charles Mayo makes motion to create the college. Classes begin with 17 students and four faculty in the Coffman Building in September.
1922	Men's Athletics introduced
1923	First Associate of Arts degree offered
1927	First Medical Secretary program in the nation
1942	Evening College introduced
1958	Enrollment tops 500
1964	Enrollment tops 1,000
1967	Enrollment tops 2,000
1968	New campus opens and Nursing Program begins
1969	Rochester Area Vocational Institute opens with 14 courses
1975	Women's Athletics introduced
1993	UCR facility opens
1996	RCC and MN Riverland Technical College - Rochester Campus merge to create Rochester Community and Technical College
1998	Enrollment tops 4,000
2000	Yellowjackets win NJCAA Division III Football Championship
2002	Regional Sports Center, TELEPro, and new campus roads open
2003	Horticulture Technology Center opens
2007	Health Science Center opens
2008	Regional Sports Stadium opens
2009	Yellowjackets win NJCAA Division III Women's Basketball Championship
2014	WorkForce Education Center addition to Heintz Center
2016	CTECH Building opens
2020	Plaza Hall and old Memorial Hall demolished. New Memorial Hall addition opens.

Prior Comprehensive Facilities Plans

Rochester Community and Technical College has been diligent in updates to its Comprehensive Facilities Plans.

Past plans include:

- 2005 Master Facilities Plan, HGA
- 2012, Master Facilities Plan, Yaggy Colby Associates, CRW, and RDG. This plan proposed several projects that were completed (Workforce addition to Heintz, CTECH, and Stadium Improvements).
- 2018, Comprehensive Facilities Plan, LHB. The plan included the Memorial & Plaza Halls Demolition, Addition and Renovation project. Other projects included the Heintz Center B-Wing renovation (2022 predesign funded in 2023), Center for Student Success and Teaching Excellence, Student Services Renovations (partially completed), a Theater and Art Hall Renovation, and Student Union.

Role of Campus Within Minnesota State

Rochester Community and Technical College is a member of the Minnesota State system, which is comprised of 26 community colleges and seven state universities serving the higher education needs of Minnesota and is governed by a Board of Trustees. Minnesota State (an agency of the state of Minnesota) is dedicated to providing students with a wide array of opportunities for lifelong education in both technical and academic fields, ranging from short-course certificates to doctoral degrees. Minnesota State's 54 campuses in 47 communities throughout the state offer many opportunities for students to achieve their goals.

Important Physical Characteristics

The campus is two miles east of downtown Rochester and is zoned as a Mixed Redevelopment District – Education and Public Service Campus. Mixed Single Family (R1) and Medium Density Residential (R3) surrounds the college to the west, south, and east.

Overall the campus is comprised of a sports complex to the north including baseball fields and the Rochester Regional Stadium, the Main Building and Regional Sports Center to the southeast and Heintz Center to the northwest. College

Drive Southeast bisects campus with wetlands and other natural or undeveloped areas to the east, west, and south.

Trends Driving Academic Programs

The continued increase in employment demand in the healthcare industry has driven the college to review specific high demand, high wage occupations to inform their academic program planning.

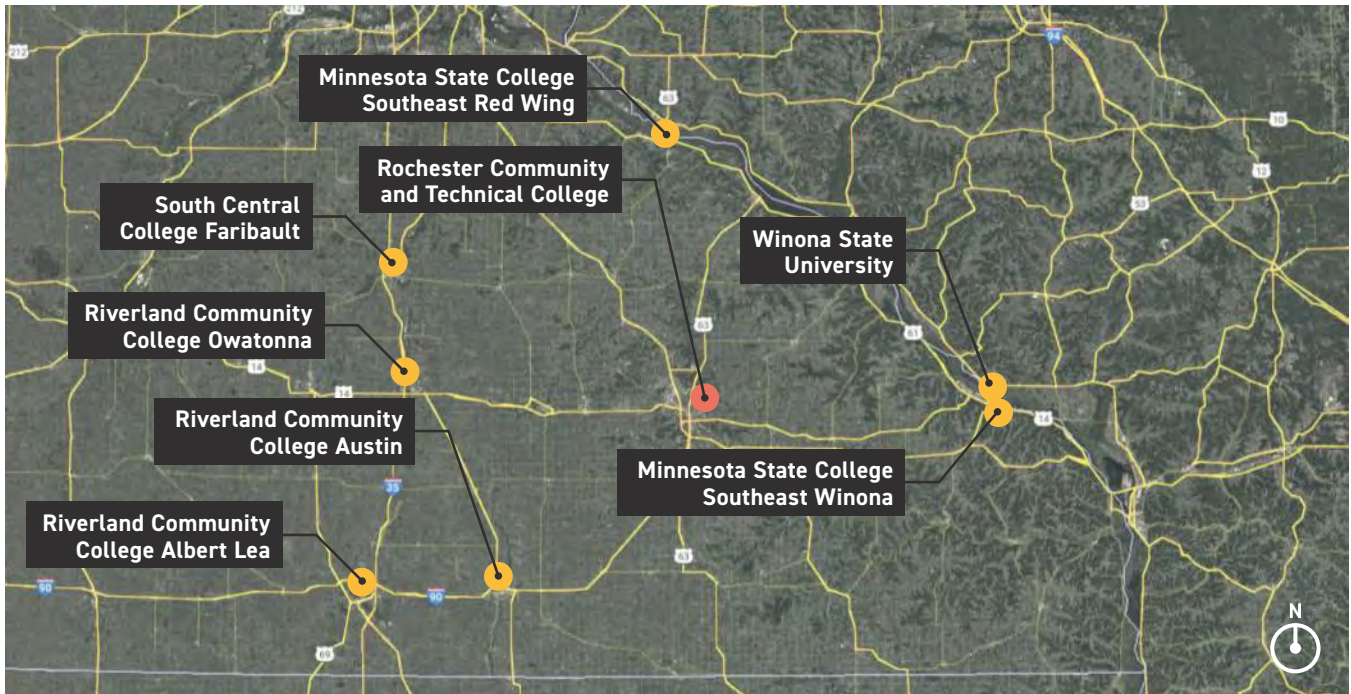
Five of the eight occupations the college is tracking relate to the healthcare industry. The other three are Computer User Support Specialists, Dental Assistants and Heating, Air Conditioning, and Refrigeration Mechanics and Installers.

Emergency Medical Technicians and Paramedics and Dental Assistants have an expected growth rate of over 7%, indicating that these programs could be a growth area for enrollment.

1.2 Demographics: Regional

Minnesota State Campus Locations





Campus Location and Nearest Higher Education Institutions; Aerial Source: Google Earth

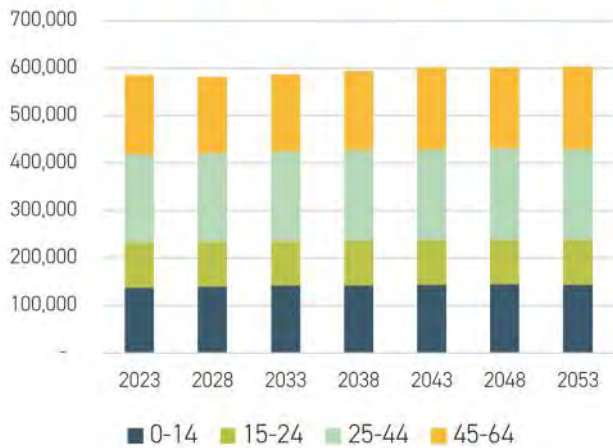
Proximity to Nearest Minnesota State Institutions

CAMPUS	CITY	DISTANCE
Winona State University	Winona	43 mi / 53 min
Minnesota State College Southeast Winona	Winona	47 mi / 48 min
Minnesota State College Southeast Red Wing	Red Wing	47 mi / 53 min
South Central College Faribault	Faribault	61 mi / 64 min
Riverland Community College Owatonna	Owatonna	47 mi / 51 min
Riverland Community College Albert Lea	Albert Lea	64 mi / 64 min
Riverland Community College Austin	Austin	44 mi / 46 min

Regional Population Analysis

As indicated by government data accessed in March 2022, the population for age range 0 to 64 is projected to rise slightly between 2023 and 2043, then remain relatively flat through 2053.

Seven County Projected Regional Population



Counties: Dodge, Fillmore, Goodhue, Mower, Olmsted, Wabasha, Winona

Source: <http://mn.gov/admin/demography/>

Economic Indicators

Local Initiatives

The City of Rochester and the regional economy is heavily influenced by the health and well-being of the Mayo Clinic, with its home located in downtown Rochester. A world-renowned provider of healthcare services, the Mayo Clinic has embarked on a 20 year economic development initiative. This nearly \$5.6 billion project, called Destination Medical Center (DMC), "represents the largest economic development initiative in Minnesota. The combined synergies of private investment, city, and state investment is anticipated to add more than 30,000 jobs to the local economy over the 20 year initiative. More information about Destination Medical Center is located at <http://dmcmn.org>.

In addition to the Destination Medical Center project, the eight counties of Dodge, Fillmore, Freeborn, Goodhue,

Houston, Mower, Olmsted, Steele, Wabasha, and Winona have come together to create an expanded and diverse regional talent database. The Journey to Growth initiative strives to develop the regional economy beyond healthcare, and focuses on other growth sectors. More information about Journey to Growth can be found on their facebook page: https://www.facebook.com/j2gmn/about/?ref=page_internal.

Economic Development Region 10

RCTC is located in Economic Development Region 10 (EDR10) which covers Dodge, Fillmore, Freeborn, Goodhue, Houston, Mower, Olmsted, Rice, Steele, Wabasha and Winona Counties. The following information is sourced from the latest 2021 Regional Profile prepared by the Minnesota Department of Employment and Economic Development (DEED).

Growing Industries

Healthcare, Technical, Personal Care, Food Preparation, Construction, and Healthcare support are expected to see the most new growth in relation to the number of new jobs from 2018 to 2028.

Unemployment

Unemployment in the Rochester area and overall in EDR10 has continued to report lower unemployment rates as compared to Minnesota overall. 2020 experienced a significant jump in unemployment to 5% during the start of the pandemic.

Employment Projections

EDR10 is expected to add over 11,500 jobs between 2018 and 2028, an increase of 4.2%. 122,755 replacement jobs are expected to be available due to retirements in the region. While Healthcare Practitioners & Technical will experience the most growth in new jobs, Food Preparation & Serving Related will have the most replacement jobs openings. Note that this data predates the global pandemic which has resulted in unprecedented changes in the economy and workforce trends since the information was published.

Occupational Employment Statistics, 2021

INDUSTRY	REGION 10		STATEWIDE	
	ESTIMATED REGIONAL EMPLOYMENT	SHARE OF TOTAL EMPLOYMENT	ESTIMATED STATEWIDE EMPLOYMENT	SHARE OF TOTAL EMPLOYMENT
Total, All Occupations	231,950	100.00%	2,708,760	100.00%
Healthcare Practitioners & Technical	33,220	14.30%	188,210	6.90%
Office & Administrative Support	24,450	10.50%	338,050	12.50%
Production	23,850	10.30%	202,240	7.50%
Sales & Related	20,270	8.70%	250,430	9.20%
Food Preparation & Serving Related	17,370	7.50%	195,120	7.20%
Transportation & Material Moving	16,980	7.30%	209,210	7.70%
Healthcare Support	15,580	6.70%	157,140	5.80%
Education, Training & Library	13,240	5.70%	159,060	5.90%
Management	10,040	4.30%	164,530	6.10%
Business & Financial Operations	9,040	3.90%	179,670	6.60%
Construction & Extraction	8,730	3.80%	102,390	3.80%
Installation, Maintenance & Repair	8,370	3.60%	98,840	3.60%
Building, Grounds Cleaning & Maint.	7,320	3.20%	74,550	2.80%
Computer & Mathematical	4,370	1.90%	98,240	3.60%
Personal Care & Service	4,440	1.90%	51,660	1.90%
Community & Social Service	4,230	1.80%	55,630	2.10%
Protective Service	3,250	1.40%	42,520	1.60%
Architecture & Engineering	2,590	1.10%	54,880	2.00%
Arts, Design, Entertainment & Media	2,060	0.90%	36,260	1.30%
Life, Physical & Social Science	1,360	0.60%	26,120	1.00%
Legal	840	0.40%	19,760	0.70%
Farming, Fishing & Forestry	370	0.20%	4,230	0.20%

Source: DEED ECONOMIC DEVELOPMENT REGION 10: Southeast 2021 Regional Profile

Occupational Employment Trends

Healthcare Practitioners & Technical held the largest job share in EDR10, with 14.3% of total employment in the area. Office and Administrative Support is second largest at 10.5%.

There is a concentration of healthcare industry positions for in demand jobs requiring vocational training, or an associates degree or higher in this region. Other in demand jobs are in software and web development, and mechanics for the automotive, farm, and outdoor equipment industries.

High Demand & High Wage Occupations and Labor Market Openings

SOC TITLE	DEMAND RANK	DEMAND INDICATOR	MEDIAN WAGE / YR	MN PROJECTED GROWTH RATE	EDUCATION REQUIREMENTS	ON-THE-JOB TRAINING
Nursing Assistants	5	5 stars	\$39,199	3.60%	Postsecondary non-degree award	Short term on the job training
Licensed Practical and Licensed Vocational Nurses	13	5 stars	\$49,697	6.60%	Postsecondary non-degree award	Short term on the job training
Computer User Support Specialists	38	5 stars	\$59,611	5.30%	Postsecondary non-degree award	Short term on the job training
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	124	4 stars	\$63,422	3.20%	Postsecondary non-degree award	Unavailable
Emergency Medical Technicians and Paramedics	128	4 stars	\$50,049	7.40%	Postsecondary non-degree award	Unavailable
Dental Assistants	130	4 stars	\$53,079	7.20%	Postsecondary non-degree award	Short term on the job training
Medical Dosimetrists, Medical Records Specialists, and Health Technologists and Technicians, All Other	140	4 stars	\$76,035	4.60%	Postsecondary non-degree award	Unavailable
Health Information Technologists, Medical Registrars, Surgical Assistants, and Healthcare Practitioners and Technical Workers, All Other	279	4 stars	\$96,116	6.70%	Postsecondary non-degree award	Unavailable

Source: DEED Occupations in Demand Data Tool; Statewide January 2022

SOC TITLE	MEDIAN WAGE / HR	MN PROJECTED GROWTH RATE	LABOR MARKET OPENINGS
Computer and Information Systems Managers	\$75.20	8.3%	1,860
Computer and Information Research Scientists	\$65.04	31.1%	47
Computer Systems Analysts	\$49.85	5.6%	3,782
Database Administrator	#N/A	8.3%	697
Network and Computer Systems Administrator	\$43.01	3.1%	1,094
Computer Network Architects	\$53.88	2.8%	377
Computer User Support Specialists	\$28.66	5.3%	2,403
Computer Occupations, All other	\$40.08	7.5%	1,103

1.3 Demographics: Campus

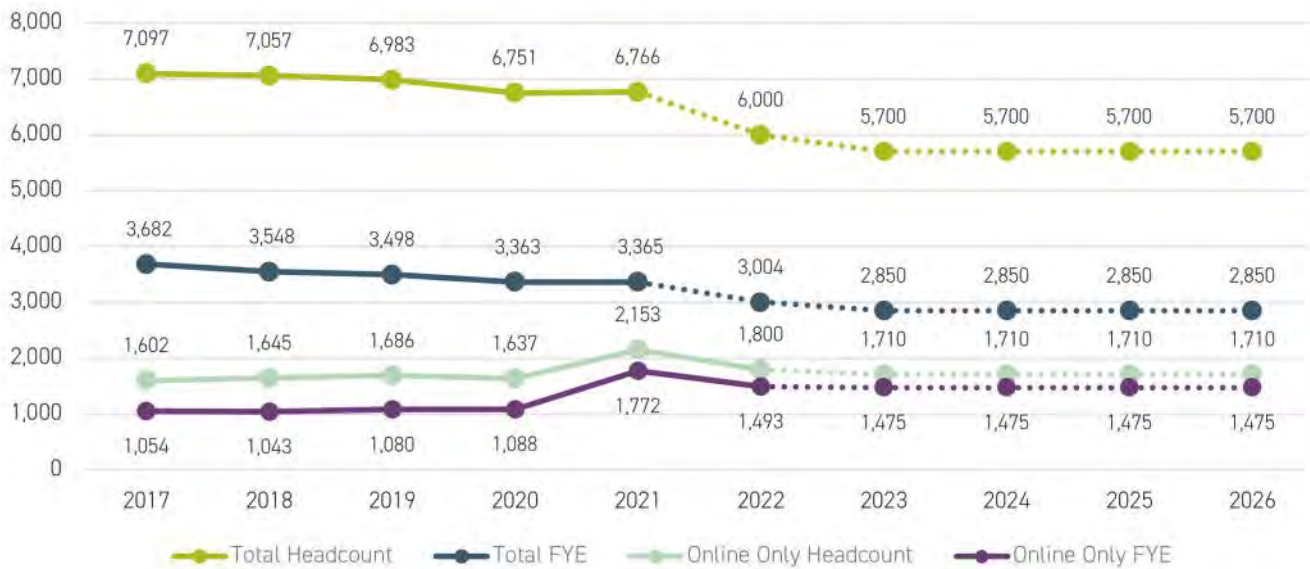
Enrollment & Headcount

Headcount and FYE have experienced a slight decline for the past five years. Since the pandemic, Online FYE has increased, but is projected to level out over the next five years.

Online Enrollment

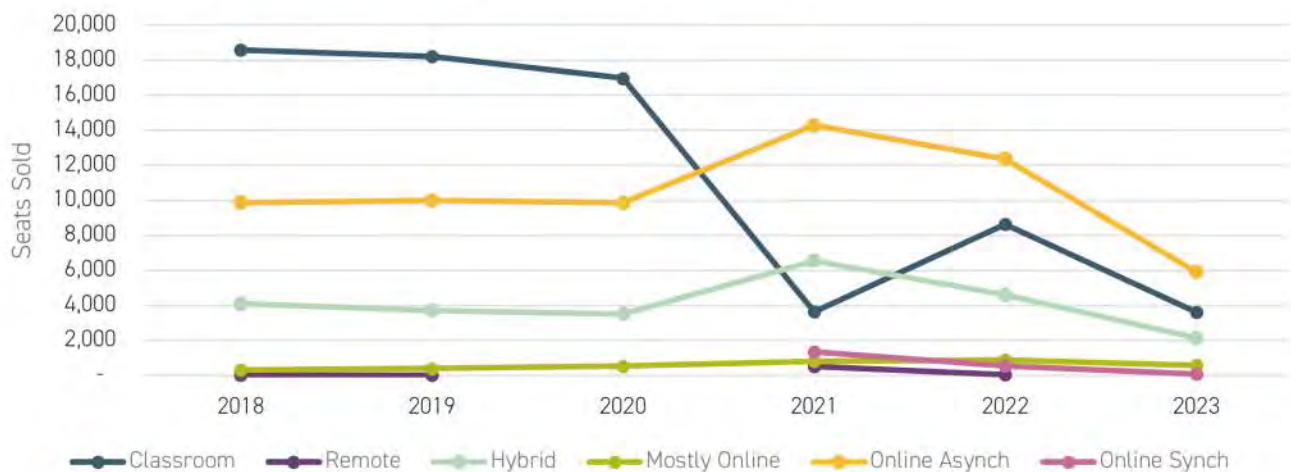
Seats sold for online asynchronous courses increased by nearly 45% from 2020 to 2021. If current trends continue, roughly 70% of seats sold may include an online component, and roughly half of seats sold may require in-person classroom instruction. Approximately 50% of seats sold are anticipated to be online only.

Headcount and FYE



Source: 2022 Campus data

Seats Sold by Modality

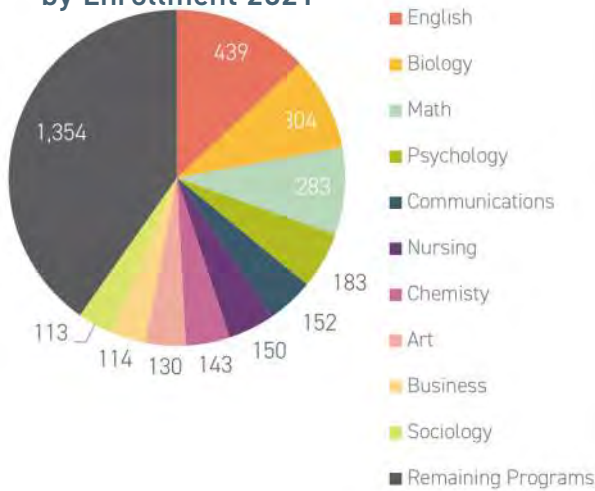


Source: 2022 Campus Course Sections by Modality data

Current Academic Program Areas by Enrollment

Over the past five years the top 10 academic programs by FYE have accounted for roughly 42% of overall FYE.

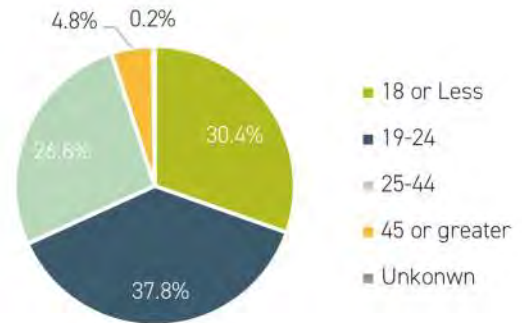
Top 10 Academic Programs by Enrollment 2021



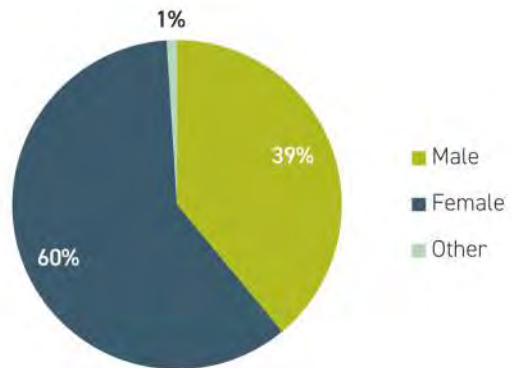
Student Demographics

Student Demographics are based on information accessed on the college website in August 2022.

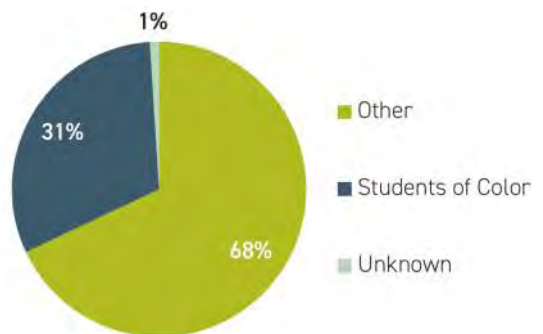
Student Age Ranges



Student Gender



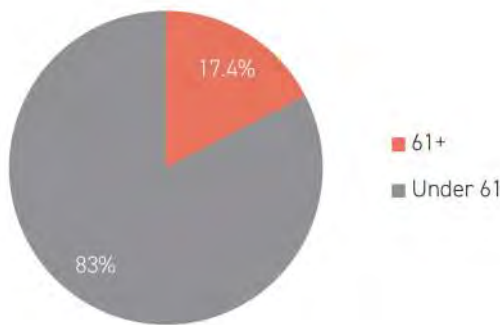
Students of Color



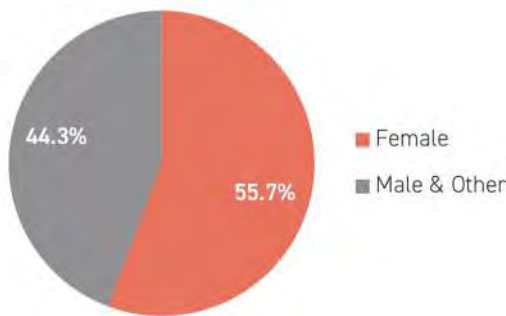
Faculty & Staff Demographics

Faculty and staff demographics are based on data collected by Minnesota State from 2014 through 2019. Data for Female, 61+, and people of color were included in the data set. The remainder of the data has been inferred based on the available information.

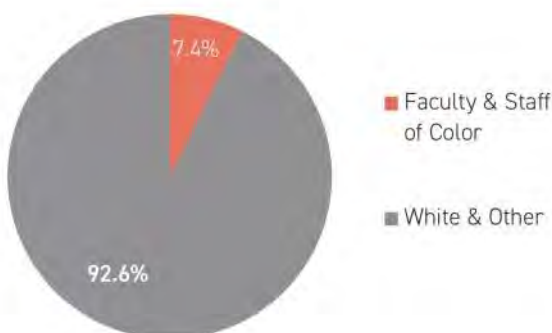
Faculty & Staff Age



Faculty & Staff Gender



Faculty & Staff of Color



1.4 Academic Goals

Campus Mission, Vision and Values

Mission

Rochester Community and Technical College provides accessible, affordable, quality learning opportunities to serve a diverse and growing community.

Vision

Rochester Community and Technical College will be a universal gateway to world class learning opportunities.

Value Proposition

Improving Student Lives

College Values and Service Attributes

- Learner-Centered: Be approachable and attentive to students' and others' needs
- Excellence: Anticipate, create and recognize engaging experiences
- Respect: Demonstrate understanding and sensitivity when serving
- Teamwork: Collaborate and engage each other to better serve
- Innovation: Explore, empower and implement creative ideas to better serve
- Fun: Foster a pleasant, personable and enjoyable environment

Core Outcomes

- Communication: Students will communicate appropriately for their respective audiences.
- Critical Thinking: Students will think systematically and explore information thoroughly before accepting or formulating a position or conclusion.
- Personal and Professional Accountability: Students will take responsibility as active learners for achieving their educational and personal goals.
- Global Awareness and Diversity: Students will demonstrate an understanding of and respect for human diversity through their words and actions.

Academic Framework

Rochester Community and Technical College is accredited by the Higher Learning Commission (HLC). The HLC ensures that the college meets all criteria for accreditation and participates in continuous quality improvement, including a focus on teaching and assessment of student learning. The most recent comprehensive evaluation was completed in January 2021 and the next is scheduled for 2026.

The College offers over 60 credit-based programs, 25 certificates plus customized training in the areas of liberal arts, allied health, business, services, and technical career pathways. A variety of delivery approaches are utilized to support student learning. These include in-person, online, and hybrid.

In addition, students wishing to finish a four-year degree can take their first two years at Rochester Community and Technical College, earning an associate degree, and then transfer to finish a bachelor's degree. The College has teamed up with Winona State University Rochester to establish the "Path to Purple" program that allows students to complete their first two years at RCTC to earn an associates degree and then complete their last two years at WSU to attain a bachelor's degree.

In addition to its educational programming, RCTC offers a comprehensive student life program. These opportunities include social activities, speakers, varsity athletics, intramural sports, honor societies and music, to name a few.

Academic Plan

A comprehensive Academic Master Plan was completed in 2016 which included an environmental scan of labor market data as well as internal and external factors that impacted academic program prioritization. Priorities were identified in each of the academic divisions including Career and Technical, Health Professions and Transfer. Academic priorities included programming within computer science, nursing and allied health, transfer pathways and trade programs.

In 2020, Academic Affairs evaluated progress on the 2016 plan which informed the next planning cycle, aligning with the college strategic planning priorities of student success. With the strong labor market and workforce shortage, it was becoming increasingly difficult to retain students through to completion. Evaluating data on student success patterns, the college adopted a Guided Learning Pathway framework based on well-established national best practices. The framework focuses on improving the student experience from pre-entry to completion.

- Clarify paths to student end goals
- Help students choose and enter a pathway
- Help students stay on the path
- Ensure that students are learning

Academic Planning was launched in Spring of 2021 with the creation of academic workplans developed within specific pathways and strategies created to improve student success during every phase of the college experience. Improving the student experience and success throughout their journey would lead to improved retention and ultimately increased enrollment.

Master Academic Plan Divisions

The Master Academic Plan (MAP) consists of five divisions which include Liberal Arts & General Education, Sciences & Health Professions, Career and Technical Education & Business Partnerships, Academic Effectiveness and Innovation, and Student Support Services

Within each of these divisions, goals that affect the facilities plan include:

- Collect data for classroom learning environment needs
- Collaborate with IT to determine program technology needs
- Plan for innovative initiatives and equipment in the sciences and health professions
- Expand smart classrooms
- Upgrade labs
- Expand simulation options
- Expand and centralize technical program labs
- Construct a simulation house for the law enforcement skills training program

- Redesign the Comprehensive Learning Center with input from faculty and staff

Strategic Plan

The college strategic plan was recently updated and outlines four priorities:

- Student Success
- Institutional Sustainability
- Equity and Inclusion
- Campus and Community Engagement

Strategic committees were established to carry out specific initiatives within each priority. The Student Success Committee created a Guided Learning Pathway plan to prioritize efforts to improve the student experience and student success. The seven priorities encompass specific actions across all college divisions.

The Institutional Effectiveness committee is charged with strategic plan alignment across all college divisions to include a planning and review process for all academic and service units. An Academic and Service Program Review process was launched in spring of 2021 that provided a framework for these units to complete a review of the respective area and complete workplans for continuous improvement that focuses on strategic versus operational improvement goals.

The Equity and Inclusion Committee leads college priorities to carry out the Minnesota State Equity 2030 goal. The committee is responsible for coordinating diversity-oriented programs and initiatives including the development and implementation of the Equity, Inclusion and Diversity Strategic Plan, and aligning those strategies with the College's Strategic Plan and Minnesota State's Equity 2030. It also recommends policies and guidelines related to increasing academic success for underrepresented students and eliminating success gaps, creating, and maintaining a welcoming climate, building a diverse workforce and student body, and incorporating equity by design principles in curricular and co-curricular activities.

Finally, Campus and Community Engagement promotes campus and community engagement that fosters

collaborative relationships which mutually benefit the College, students, partnering organizations and the economic vitality of the region.

Academic Program Planning

Building on the 2016-2020 academic plan, the college reviewed labor market data to identify occupational market demand for current programs as well as high demand, high wage occupations that are currently not being served by the college. High demand & high wage occupation statistics can be found in Section 1.2.

Health Professions

Many of the high wage, high demand occupations are within the health professions field. With the continued expansion of the community's Destination Medical Center goals and objectives, the college will need to continuously update and expand offerings in a manner that is fiscally responsible. Infrastructure and clinical capacities limit the expansion in many of the programs and will require expanding the use of technology, examining unique delivery options, and expanding partnerships with the healthcare community.

This includes the need to expand smart classrooms, maintain and upgrade lab equipment and facilities, and expand simulation options. Supporting these efforts through leveraged partnerships and identifying alternative resources is a priority in order to meet the strategic goals of the division and programs, and to meet the needs of the community.

While the occupational demand in some health-related fields continues to grow, enrollment patterns have weakened in recent years. High demand for nursing assistants has led to changing education requirements and alternatives to certification requirements. This has resulted in declining enrollment in credit-based offerings and growth in short-term, industry collaborations for non-credit offerings.

The college will continue to have demand in the nursing assistant program due to the pre-requisite requirement for the nursing pathway.

Programs with Enrollment Growth Opportunities

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Dental Assistant					
Headcount	57	58	51	57	57
FYE	31.5	29.6	31.9	34.6	33.1
Completion	16	22	20	18	18
Dental Hygiene					
Headcount	31	31	33	32	31
FYE	22.8	24.2	25.3	25.1	24.8
Completion	15	14	15	16	15
Nursing					
Headcount	440	485	447	426	427
FYE	180.2	194.2	182.2	184	169.9
Completion	143	173	156	134	176
Carpentry					
Headcount	12	19	21	19	27
FYE	11.2	17.1	19.6	19.2	27.2
Completion	9	13	15	16	23
Facility and Service Technology					
Headcount	79	80	68	75	72
FYE	64.6	67.1	55.2	60.1	60
Completion	36	33	34	26	40
Computer Science					
Headcount	202	221	237	225	232
FYE	31.4	34.7	39	41.4	41.1
Completion	8	13	17	18	19

Programs with Declining Enrollment

	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Nursing Assistant					
Headcount	464	377	310	313	253
FYE	57.4	49	40.3	42.7	33.2
Completion	55	34	44	15	16
Surgical Technology					
Headcount	24	22	21	21	18
FYE	25.4	23.2	20.3	20.6	17.4
Completion	22	20	15	17	14

Source: Campus data 2022

Demand for Surgical Technologists continues to grow; however, the enrollment trend has declined over the past several years. The college continues to work closely with industry partners to identify strategies to recruit students to serve this need. The program relies heavily on clinical experiences that have been met by local partners that will not require facility needs in the near future.

Trades and Technology

In addition to the programs directly related to allied health occupations, continued infrastructure growth and technology advances in the Rochester community continue create demand for occupations in construction, building maintenance and information technology. The college has served these industry needs for many years and continues to collaborate with business partners to recruit and develop a highly skilled workforce.

Programs that serve the trades industry struggled with enrollment during the height of the pandemic. Students struggled in a virtual learning environment and delayed plans for post-secondary education. Several of these programs are experiencing a shift in enrollment and will require program revisions and flexible delivery options to serve the needs of a changing student body and the high workforce demand. This will require simulated experiences, focused programming, and work and learn delivery.

The City of Rochester recently received a grant from the Bloomberg foundation to increase the number of BIPOC students that enter the construction industry. The grant will provide scholarships for enrollment in the carpentry and facility and service technician programs.

Computer Science and Information Technology

In addition to healthcare, there is high employment demand projections in computer science and information technology occupations.

As shown in Section 1.2, the Minnesota Department of Employment and Economic Development (DEED) reports thousands of projected job vacancies in areas such as networking, computer support specialists, computer systems analysts, and more.

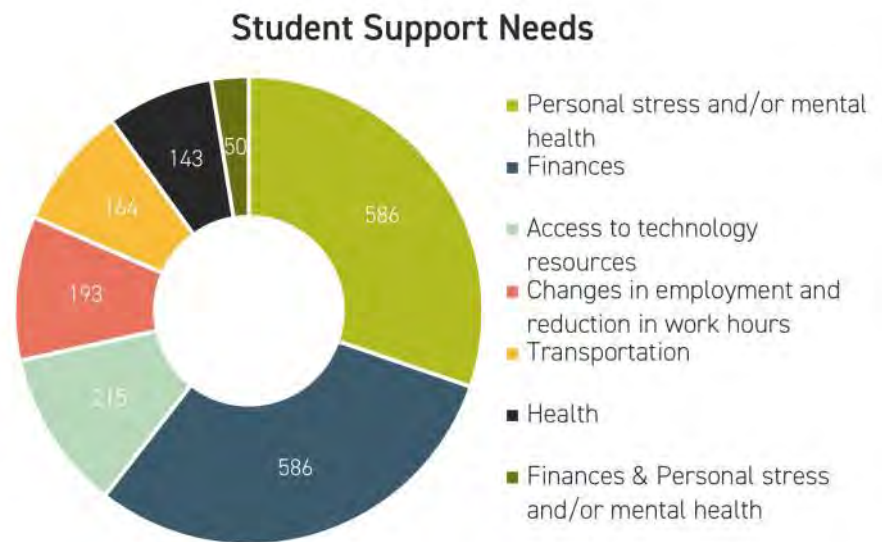
Program Reductions

Many of the workforce shortage challenges have had implications for occupations served by RCTC programming for many years. Programs including Equine Science, Horticulture, and Health Unit Coordinator have closed with declining enrollment. These occupations no longer require a post-secondary credential for employment. Additionally, for programs in Administrative Office Professions and Human Services that serve high demand workforce needs, employers tend to recognize alternative mechanisms for demonstrating qualifications.

Curriculum and Instructional Goals

Healthcare

Academic programs will integrate technology in the classroom, engage students with changes in technology in the professional fields, and work to invest in the college facilities to maintain high quality educational programming in these fields.



Student Support needs by number of responses

RCTC currently offers programs that meet current occupational demand, however to meet the growing demand, RCTC must invest in academic programming, facilities, and technology.

Within the health profession field, capacity to expand programming is limited to the availability of supervised clinical sites. COVID restrictions further limited clinical experience opportunities requiring institutions to expand simulation to meet this program licensure requirement. With success in a simulated environment, both national and state licensing agencies have reduced some of the requirements to allow expansion of simulation for clinical experiences.

Computer Science and Information Technology

The computer science department is exploring the expansion of a cybersecurity pathway that will align with the PTECH dual enrollment programming.

While these programs excel in their ability to meet stakeholder needs with current facilities, technology and staffing, the demand to plan for innovative initiatives and upgrading equipment remains. In highly technical, professional programs and disciplines as those residing within these academic departments, the need to stay current in technology, equipment and materials is a constant challenge.

Student Services Needs

One of the strategies established by the Student Success Committee is improving student access to basic need and academic supports. Each incoming student completed a survey and responded to the following question. "As you feel comfortable sharing, please check all the life experiences or situations where you may need some additional help and support." A total of 715 students responded to the question with 82% of respondents indicating that they may need additional support for personal stress and/or mental health and finances.

During the pandemic, the college significantly expanded mental health, emergency funding, and technology supports. The college recently consolidated the Welcome

and One Stop Center (WOSC) and technology services within the Goddard Library building to better meet the needs of students. However mental health support and financial aid resources continue to be located outside of the WOSC requiring students to locate services that are not as widely visible.

Academic supports in writing were relocated from the 3rd floor Science and Technology Building to the library to improve visibility of the services and leverage library resources in serving those needs. The space available in the library was insufficient to relocate all academic tutoring services space and remain located on the 3rd floor of the Science & Technology Building.

A Student Services facility will allow the college to consolidate and further align these services ensuring that students are aware and have access to the necessary services for success.

Current Programs

Academic

Accounting, Business and Office Administration

- Accounting AS
- Administrative Office Professional Diploma
- Executive Office Professional AAS
- Business Management AAS
- Business Management-Hospitality AAS
- Business Management-Marketing AAS
- Business Transfer Pathway AS
- Supervisory Leadership AAS

Agriculture Science and Natural Resources

- Environmental Science AS
- Veterinary Technician AAS

Behavior, Education and Personal Services

- Alcohol and Drug Counseling AS
- Coaching Diploma
- Personal Trainer Diploma
- Human Services Technician Diploma
- Human Services Specialist AS
- Sport Management AAS

Communication, Fine Arts and Audio-Visual Technology

- Graphic Design AS
- Mass Communication
- Music Creative Technologies AFA
- Web Design AS

Construction, Technology and Transportation

- Automotive Technician Diploma
- Aviation Pilot AAS
- Computer Aided Drafting (CAD) Technology Diploma
- Computer Aided Drafting (CAD) Technology AAS
- Carpentry Diploma
- Facility and Service Technology Diploma
- Facility and Service Technology AAS

Health and Healthcare Support Services

- Advanced Hospital Nursing Assistant
- Cancer Registry Management AAS
- Cardiovascular Invasive Specialist AAS
- Clinical Neurophysiology Technology AAS
- Health Information Technology AAS
- Healthcare Informatics Diploma
- Coding Specialist Diploma
- Dental Assistant Diploma
- Dental Assistant AAS
- Dental Hygiene
- Emergency Medicine Paramedic AS
- Health Sciences Broad Field AS
- Healthcare Office Professional Diploma
- Healthcare Office Professional AAS
- Histology Technician AS
- Human Services Technician Diploma

- Human Services Specialist AS
- Laboratory Science AS
- Magnetic Resonance Imaging (MRI) AAS
- Nursing AS
- Practical Nursing Diploma
- Radiography AAS
- Surgical Technology AAS

Law Enforcement and Public Safety

- Law Enforcement AAS

Liberal Arts

- Individualized Studies
- Liberal Arts and Sciences AA

STEM

- Bioinformatics Foundations AS
- Computer Information Systems AS
- Information Technology AAS
- Engineering Broad Field AS
- Laboratory Science AS
- Science Foundations AS

Other Academic Disciplines

- English
- World Languages
- Mathematics
- Social Sciences
- Sciences

Transfer Pathways

- Accounting Transfer Pathway AFA
- Art Transfer Pathway
- Biology Transfer Pathway AS
- Business Transfer Pathway
- Chemistry Transfer Pathway AS
- Communication Studies Transfer Pathway AA
- Computer Science Transfer Pathway AS
- Criminal Justice Transfer Pathway
- Early Childhood Education Transfer Pathway
- History Transfer Pathway
- Law Enforcement Transfer Pathway AS

- Mass Communication Transfer Pathway AA
- Pre-Social Work Transfer Pathway
- Psychology Transfer Pathway
- Sociology Transfer Pathway

Customized Training, Continuing Education and Workforce Development

Customized Training

- Professional Development
- Trade & Industry
- Conferences
- Healthcare
- Live Online
- Transportation
- Small Business Development
- RCTCLearn.net offers over 100 online courses
- Learning Is ForEver (LIFE): educational programs for life-long learners through a variety of affordable courses including lectures, discussion groups, day trips, and other learning opportunities

Accounting, Business and Office Administration

- Business Administration Certificate
- Business Management Certificate
- Business Analysis Certificate (Offered by Business and Workforce Education)
- Digital Marketing Specialist Certificate
- Supervisory Leadership Certificate (All offered through Business and Workforce Education)
- Supervisory Leadership: Employee Development Certificate

Behavior, Education and Personal Services

- Alcohol and Drug Counseling Certificate
- Child Development Certificate
- Group Fitness Instructor Certificate

Communication, Fine Arts and Audio-Visual Technology

- Communication Studies Certificate
- Workplace Communication Certificate
- Mass Communication Certificate

- Music Technology Certificate
- Photography Certificate

Construction, Technology and Transportation

- Welding Technology Certificate

Health and Healthcare Support Services

- Advanced Hospital Nursing Assistant Certificate
- Cancer Registry Management Certificate
- Community Health Worker (Only available through Business and Workforce Education)
- Dental Assistant Expanded Functions Certificate
- Emergency Medical Technology Certificate
- Healthcare Office Professional Certificate

Law Enforcement and Public Safety

- Law Enforcement Certificate
- Law Enforcement Skills Certificate

STEM

- Science Foundations A Certificate
- Science Foundations B Certificate

Specialty Programs

Within the list of academic programs, Advanced Hospital Nursing Assistant, Aviation Pilot, Cancer Registry Management, Clinical Neurophysiology Technology*, Cardiovascular Invasive Specialist (CVIS)*, Dental Hygiene, Emergency Medicine Paramedic*, Histology Technician*, Human Services, Magnetic Resonance Imaging (MRI)* Radiography*, Surgical Technology, and Veterinary Technology are considered specialty programs.

*denotes collaborative education partnership with Mayo Clinic School of Health Sciences

Recruiting Strategies

A recruitment plan is currently being drafted for 2022 through 2023. Strategies in the plan include dual enrollment for high school students, promote employer reimbursement programs to local and regional managers and supervisors, develop relationships with community groups and faith organizations, outreach to accepted applicants, targeted recruitment activities for high school students, student ambassador programs, campus visits, and focus on adult, non-traditional and PSEO students.

Partnerships and Affiliations

Academic Affiliations

- Rochester Public Schools – CTECH & PTECH
- Greater Rochester Advocates for Universities and Colleges (GRAUC)
- Winona State University
- Triton Public Schools
- Augsburg University
- Department of Employment and Economic Development
- Mayo School of Health & Sciences

Public Affiliations

- Rochester Area Chamber of Commerce
- City of Rochester
- Rochester Parks and Recreation
- Olmsted County
- Destination Medical Center
- Rochester Area Economic Development
- Community Health

Private Affiliations

- Workforce Development Inc.
- Mayo Clinic
- Project Legacy
- Zumbro Valley Health Center
- Southeastern Minnesota 504 Development

PTECH

An IBM led initiative; Pathways in Technology Early College High School (PTECH) was launched in the fall of 2021. Supported by the legislature, PTECH is collaboration between IBM, Mayo Clinic, Rochester Public Schools and RCTC. It is a pioneering education reform initiative created to prepare young people with the academic, technical, and professional skills required for high wage, high skills, and high need regional careers. This public-private partnership allows students to take high school and college coursework simultaneously while engaging in industry-guided workforce development in computer information or practical nursing pathways.

Students begin the program in 9th grade and enroll in general education courses at RPS and pathway courses on the college campus. Students may enroll in Post-Secondary Enrollment Options (PSEO) program courses as early as 10th grade and all students will be enrolled in college level courses as high school juniors.

The current capacity is thirty-five in each of these pathways and this pipeline will support continued demand and growth for clinical and technology labs, simulation experiences, and classroom capacity.

Employers including Mayo Clinic have interest in expanding these pathways to include facility technicians and other allied health professions.

Higher Learning Commission

The Higher Learning Commission continued the accreditation of RCTC in 2017 which required a focused visit in 2019 to assess student learning. The most recent comprehensive evaluation was completed in January 2021, with the next scheduled for 2026.

An Assurance Argument was submitted in September of 2020 which provided a detailed review against each of the accreditation criteria. The HLC completed its comprehensive evaluation in January of 2021. As part of an effort to improve on past evaluations, RCTC was a member of the HLC Assessment Academy from 2016 to 2020, and continues to work on improving the ongoing assessment of student learning.

Course Delivery Impact on Physical Space Needs

If a significant portion of course seats continue to include an online learning component as documented by recent campus data (see page 1-10), the need for improved technology in the classroom will become more critical to support hybrid instruction. At the same time, for courses with hands-on learning, a focus on right-sized rooms and updated instructional equipment is needed.

1.5 Technology Planning

The Master Technology plan for 2021 through 2025 focuses on the following strategies:

- Increase Organizational Alignment
- Improve Customer Service
- Evolve to Service Management
- Transform IT
- Manage Architecture and Assets
- Roadmap the Future
- Enhance Organization Decision-Making

Current Infrastructure

Certain technology updates have been delayed beyond their end of life or end of support. The plan initiatives include modernization of core IT infrastructure including the data center and communication closets. Electrical power stabilization to prevent equipment damage due to lightning and surges from the RPU is also an initiative of the plan.

To support the modernization of the core IT infrastructure, a communications closet standard and low voltage wiring specifications have been developed.

Specialized Instruction Technology Needs

Specialty Labs & Simulation

The need for IT support of specialty computer labs was identified for various academic programs. Simulation technologies are also needed to support both in-person and online learning for various programs.

Hyflex Spaces

Hyflex courses, an integration of in-class instruction, online synchronous video sessions, and asynchronous content delivery were implemented as part of the initial pandemic response. This initially reduced the overall need for classroom space. The technology plan posits that after the initial peak of hyflex courses, a more targeted use of hyflex classroom technologies will occur by 2026. Based on this,

general classroom and meeting rooms will need to include consistent collaboration technology for all spaces.

Technology Integration and Planning

The integration of new technologies on campus in the past has focused first on the technology itself which has yielded inconsistent results. Moving forward, the plan will address the needs of people first. Secondary will be process management, and finally the technologies to automate the processes.

To support current technologies and integrate new technologies training and skills development is key. Technology literacy for faculty, staff, and students was identified as a high priority initiative, which requires additional staffing.

Technology & the Student Experience

Through an 'environmental scan' the preparers of the plan gathered needs from several departments. Instruction delivery to anyone, anywhere, anytime was emphasized as a theme throughout the plan.

As this paradigm shift to online instruction occurs, digital equity to ensure students have what they need to participate anywhere at any time is the key to student success. In the past this was mainly accomplished through access to computer labs on campus. At the time of this report, alternatives are being explored that may alter the computer lab environment on campus.

Technology Power Usage

The College is confident in the existing power infrastructure for technology and any increased power demands will likely be due to projects and/or academic program changes.



2: Existing Site Conditions



Campus Context



Downtown Rochester at Night (Credit: City of Rochester)



DMC Heart of the City Project (Credit: DMC)

2.1 Land Management

Addresses

RCTC Main Building:

851 30th Avenue SE Rochester, MN 55904-4999

Rochester Regional Sports Center:

851 30th Avenue SE, Rochester, MN 55904-4999

RCTC Heinz Center:

1926 Collegeview Road E Rochester, MN 55904-4999

RCTC Career and Technical Education Center (CTECH):

2130 Collegeview Road E Rochester, MN 55904-4999

Campus Context

Rochester Community and Technical College (RCTC) is located on the southeast side of Rochester, Minnesota just two miles east of its downtown. The 518-acre campus is bordered by Collegeview Road on the north, State Highway 14 on the south, 19th Avenue on the west and County Road 22/30th Avenue on the east.

The City of Rochester is the state’s third largest city, the seat of Olmsted County, and is frequently ranked as one of the best places to live in America. Rochester is home to the world-renowned Mayo Clinic, Minnesota’s largest employer which generates more than \$9.6 billion in economic impact

to the state. The city is continuing to grow as a magnet community and is a place of exciting opportunity because of the Destination Medical Center (DMC). According to the DMC website, the DMC is “the largest public-private economic development partnership in Minnesota history.” It also states, “The \$5.6 billion plan includes \$585 million in funding from the state over 20 years, \$3.5 billion pledged from the Mayo Clinic and an additional \$2.1 billion in planned investments. With Phase I accomplished, DMC has already reported creating more than 7,000 jobs and attracting nearly \$10 of private investment for every \$1 of public funds.”¹ Only five years in, the DMC promises to be a economic and community building catalyst for the city and region for years to come.

At the regional scale, the City of Rochester lies along the south fork of the Zumbro River in Southeast Minnesota. This unglaciated area or “driftless” area of the state is known for rolling terrain, exposed bedrock, and steep wooded bluffs overlooking deep river valleys. RCTC is surrounded by this beautiful landscape and is connected to the natural areas and parks within the larger community through an extensive network of city trails.

¹ Destination Medical Center EDA (2021). Why Rochester?. Destination Medical Center. <https://dmc.mn/why-rochester/>



Downtown Rochester (Credit: StreetsMN)



Zumbro River South Fork (Credit: Wilderness Inquiry)



Zumbro South Fork in Soldiers Field Park (Credit: iStock)



Gordon W. Yeager WMA With RCTC in Distance (Credit: Google)

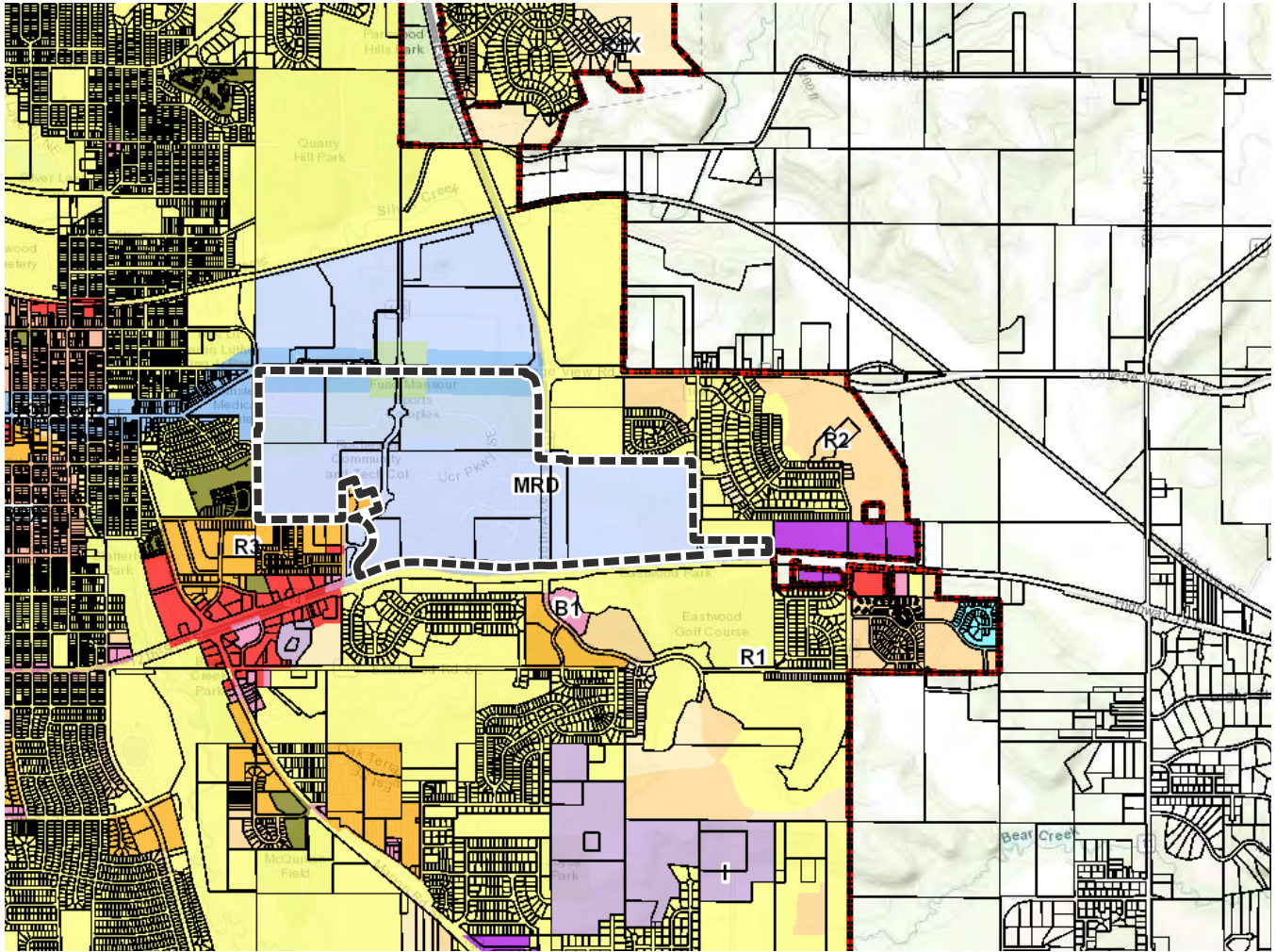
Zoning & Regulatory Requirements

Refer to Adjacent Property Zoning and Land Use Diagram

The local zoning authority for RCTC is the City of Rochester. The RCTC campus is zoned as MRD 1 Mixed Redevelopment District – Education and Public Service Campus. This zoning category recognizes the special needs of education and institutional facilities to often change to support the needs of students and staff, while also providing for community needs. The Collegeview Road corridor is zoned as Transit-Oriented Development (TOD) Corridor with the intersection of Collegeview Road and Collegeview Parkway as a TOD Node. The TOD District standards are relatively new for the City but are in keeping with the larger public transit planning and DMC-related initiatives to foster growth and connectivity throughout the City.

Adjacent land use north of the campus includes the DNR's Gordon W. Yeager Wildlife Management Area (WMA) Southwest Unit and institutional uses including Olmsted County Public Health, Olmsted County Waste-to-Energy Facility, and Olmsted Medical Center. Mixed Single Family (R1) and Medium Density Residential (R3) surrounds the college to the west, south, and east. RCTC is also located within the larger Zumbro River Watershed District. Recently the counties of Rice, Goodhue, Wabasha, Dodge, and Olmsted and their soil and water conservation districts along with the Bear Valley Watershed District and the City of Rochester developed the Greater Zumbro One Watershed One Plan which was approved on October 27, 2021.² RCTC is also considered an MS4 district within the larger City of Rochester MS4 district. MS4 permitting paperwork needs to be submitted by the campus yearly.

² Olmsted County, MN (2021). *Water Resources* <https://www.olmstedcounty.gov/residents/soil-water-resources/water-resources>















■ AG	■ B5	■ CDC-RES	■ M2	■ R-5a	■ R2X	■ TOD-Corr
■ B1	■ CDC-CBD	■ H	■ M3	■ R1	■ R3	■ TOD-Node
■ B2	■ CDC-FR	■ I	■ MRD	■ R1X	■ R4	
■ B4	■ CDC-MED	■ M1	■ PUD	■ R2	■ SD	

Adjacent Property Zoning and Land Use (based on Olmsted County GIS data)



Leased Land

KEY

-  Campus Boundary
-  Joint Powers Agreement Between MN State & City of Rochester
-  Multiple Leases within Heintz Center and CTECH
-  Mayo Run Stormwater System (City of Rochester)
-  1 Rochester Regional Sports Stadium
-  2 Regional Sports Center
-  3 Main Building
-  4 RPT Park & Ride
-  5 Fuad Mansour Sports Complex
-  6 Rochester Baseball Complex
-  7 Rochester Fastpitch Complex
-  8 Parcel Recently Confirmed as RCTC Property

Joint Use Agreements, Leased Land & Proposed Property Acquisitions

Refer to Leased Land Diagram

RCTC has several joint use agreements with the City of Rochester for the city use and management of recreation facilities. The Fuad Mansour Sports complex is located on the north side of campus and totals about 87 acres including multiple football fields, soccer fields, softball fields, and the Rochester Youth Baseball Complex. There is also a portion of leased land located on the eastern side of campus at the intersection of Highway 14 and 36th Ave SE that is home to the Rochester Youth Fastpitch Complex.

The Rochester Regional Sports Center and Stadium were co-developed by RCTC and the City of Rochester. They have a joint use agreement on the use and maintenance of these facilities. They are often utilized by local sports organizations, but they are available for the public to use for events.

The west parking lot is being leased by City of Rochester Public Transit for use as a Park and Ride.

RCTC also has several joint use agreements with the Rochester school district and other institutions for use of space within the Heintz Center, CTECH, and the Main Building.

There is a small portion of land north of Highway 14 and east of the Fastpitch Complex that was recently confirmed to be owned by RCTC.

There are no proposed property acquisitions.



Fuad Mansour Soccer and Football Fields



Rugby Team Playing at Fuad Mansour Sports Complex



Youth Playing at Soccer Fuad Mansour Sports Complex



Rochester Baseball Complex Looking East

(All Photo Credits this page: Rochester MN Sports)



Main Building



Main Building Entry Plaza



Main Building Entry Drop-Off Area



Oak Grove

2.2 Landscape & Civil

Buildings & Key Site Features

Refer to Site Plan Diagram.

The Main Building is in the southeast corner of campus and is accessed from the east entry drive from 30th Avenue SE. The main entry plaza at the northeast corner of the building is relatively new with updated walkways with colored concrete banding, plantings, and iconic signage. The main entry also features monumental stairs and retaining wall planters arranged in an arc around the main doors. An oak grove and drop-off loop with additional visitor parking is located between the main entry drive and the main entry plaza.

The East Hall entrance, which also serves as the primary entry point for the Hill Theater, is located on the eastern side of the building near a drop-off circle which continues to a loading dock and storage areas behind the building.

A native plant interpretive garden and raingardens are located across the drop-off circle from the theater entry. This side of campus is served by the eastern parking lot.

South of the building is a new courtyard that connects to Art Hall, College Center, and Coffman. The south courtyard provides flexible gathering and event space that showcases art. Surfacing in the south courtyard ranges from concrete, stabilized aggregate, pavers, and a central turf area. The south courtyard is separated from the south wooded area by a large concrete retaining wall.

Public art is also on the west side of the Main Building in a new lawn and seating area by the new Memorial Hall entrance. Lawn and trees with crossing concrete pathways and foundation plantings define this area. The connection to the Science and Technology entrance (Door 24) feels narrow and long as it is defined by the surrounding building massing. There are many patches and additions to the concrete walks in this area as well. This side of campus is served by the western parking lot.



South Courtyard Looking East



Roundabout Near Theater Entrance



South Courtyard Looking West by Art Hall Entry



Interpretive Garden



Coffman Entrance



Science and Technology Western Entrance



Seating and Public Art Near Memorial Hall Entrance



Patched Concrete on West Side of Main Building



Amphitheater



Northern Plaza and Pedestrian Bridge



The Quad



Regional Sports Center

The amphitheater is located on the northwest side of campus and features concrete and turf terraces, brick walkways, and a circular stage. The walkway from the amphitheater to the north side of the building is connected by a steel pedestrian bridge painted RCTC blue. From the bridge one can look out over the Quad and not be aware that they are crossing a loading dock area. There is a small north plaza that connects to doors 18 and 16. A ramp circles down from this upper level to an at-grade crossing at the service road to connect to the Quad.

North of the Quad is the Regional Sports Center which contains an indoor field house and performance courts. The north parking lot and western reclaimed gravel parking lot serve this building. A disc-golf course is located between the Sports Center and north parking lot.

The Rochester Regional Stadium is located north of the Sport Center across Stadium View Place. The stadium features a full-size artificial turf football/soccer field with permanent stands that hold up to 5,000 people. A temporary dome just covers the field during the winter. Secure entry to the stadium and dome occurs through the ticket building. A gravel road located around this complex provides maintenance and emergency access.

A new maintenance building is located between the regional stadium and the baseball fields to the north. The area around the new building is a gravel lot that stores many vehicles and other large equipment and can be accessed directly from College Parkway from a gravel drive. Future fencing and card access gates are planned for this area.

The Rochester Baseball Complex is located east of College Drive just south of Collegeview Drive. This area contains four baseball fields, one aggregate practice area, batting cages, a parking lot, small storage and restroom building, and a playground. Two more smaller baseball fields and an aggregate parking lot are located across the street just south of College Parkway. All ballfields have permanent dugouts and stands. Only the two larger baseball fields have lights. The furthest east field in this complex is primarily scheduled by RCTC. A practice football field is also located east of the baseball complex.



North Parking Lot



Grounds Storage Garage



Western Gravel Lot



Maintenance Yard



Regional Stadium



Rochester Baseball Complex



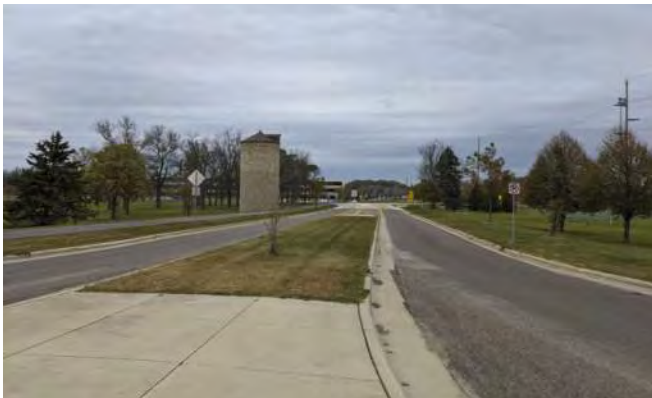
Regional Stadium Entry Building



Stormwater Pond Near Rochester Baseball Complex



College Drive Looking South at College Parkway Roundabout



College Drive Looking North with Silo



Soccer Fields



Small Gravel Lots Serve as Parking for Sports Complex

College Drive is a north-south city street that provides direct access to Collegeview Drive while also physically dividing the campus in half. Near the campus entry at Collegeview and College Drive is a historic silo.

On the west side of College Drive is the Fuad Mansour Sports Complex which contains numerous soccer fields and youth football fields. This large sports complex spans College Parkway. A small gravel lot for the complex is located southwest of the College Drive and College Parkway intersection.

The RCTC Heintz Center and CTECH building are located on the northwest side of campus near the intersection of Collegeview Drive and 19th Avenue SE. College Parkway SE provides southern access and acts as a boundary. The Heintz Center is best accessed from 19th Avenue and its western parking lot. The parking lot has been recently resurfaced. The relatively new CTECH building also has a north parking lot, entry sidewalks, and landscaping. The eastern parking lot has recently been updated as part of the CTECH project which also serves the soccer complex. The lot south of CTECH is old and in disrepair. Loading docks and several storage and utility buildings are located behind the Heintz Center, near the southern parking lot. The SMART (Sustainable Medicinal Artistic Resourceful Thematic) gardens are adjacent to the Heintz building off 19th Avenue and are a popular destination for horticulture enthusiasts. A water feature, pergolas, paver pathways, and several ornamental gardens comprise this unique site feature. Home to a horticultural program, that is currently suspended, the landscape around the Heintz Center also features several past student projects including extensive perennial beds, a small pedestrian "bridge," and a bike shelter.

RCTC also owns land east of 30th Avenue South. A large portion of this area was historically leased to the U of M Extension for use as research plots but that has ceased. The other portion of this land is home to Rochester Youth Fastpitch Softball Association (RYFSA) Fields. This area recently was upgraded with a brand new Women's fastpitch field, used by RYFSA and RCTC's team, and a new concession building with restrooms and storage.



CTECH Building Entry



Pedestrian "Bridge"- Student Project North of Heintz Center



Heintz Center Main Entry and Drop-off Area



SMART Garden



Heintz Center West Entry



SMART Garden



CTECH North Parking Lot



Fastpitch Softball Fields (credit: RYFSA)



Fuad Mansour Football Fields



Disc Golf Area Near Quad



West Side of Main Campus Building



Perennial Bed Example Near Main Building Entry

Landscaping & Natural Resources

Refer to Landscape and Natural Resources Diagram.

Campus Landscape

The overall campus landscape can be categorized into four distinct types:

- Athletic Fields
- Turf Lawn
- Manicured Plantings
- Natural Resource Areas and/or Naturalized Areas

There are nearly 87 acres of athletic fields on campus. Most of these fields are irrigated and maintained by the Rochester Parks and Recreation Department.

There are large open areas of turf grass around the Regional Sports Center which comprises the "Quad" and disc golf area. Several other areas are interspersed throughout the campus on the west side, south plaza, and even under the oak grove near the main entry plaza. These interspersed lawn areas throughout campus require a lot of maintenance and could be transformed into lower maintenance landscapes with native and adaptive species.

The Main Building and the Heintz Center have foundation plantings and manicured perennial planting beds at all key entries. Some have clearly been designed as part of a building addition and are extensive. These areas contain a combination of shrubs and ornamental grasses and are typically surfaced with hardwood mulch. Small limestone rocks and logs were purposely set into the front entry perennial beds based on maintenance staff designs. These planting areas typically require a higher level of maintenance if not fully established or depending on the variety of plants featured. One of the most manicured and beautiful spaces has historically been the SMART garden near the Heintz Center. The maintenance for this garden was completed by Horticulture staff and students, and community volunteers.

Natural Resources and Naturalized Areas

RCTC has extensive natural resources throughout campus with nearly 50 percent of the campus comprised of wetlands, stormwater ponds, and steep woodlands. Most

notably, a large wetland complex acts as the east-west "spine" of campus. This series of forested wetlands and open water is part of the Mayo Run flood control project and stormwater management system which was built in response to a large flood in the late 1970s. These wetlands have been classified by the DNR and are also identified as municipal separate storm sewer systems (MS4). A series of planted ponds and swales connects the Mayo Run complex to a larger stormwater pond on the east side of 30th Avenue along the north side of Stadium View Place.

Where more recent development has occurred, the stormwater is handled on-site through stormwater Best Management Practices (BMPs). The western parking lot was designed to capture run-off with all the islands depressed and planted with native plants to act as raingardens. There are several swales and stormwater ponds along the east side of College Parkway with most of them planted with natives. A large raingarden is located to the south of the eastern parking lot. The new south courtyard has several formally planted areas that also double as stormwater filtration including a system located underneath the lawn that outlets to a stone feature. A series of large stormwater infiltration (dry) basins are located between the south courtyard and the woods. These are interconnected basins that have gabion check dams at key overflow points to slow down the water and filter it as it connects into the larger system.

Tree canopy is another key layer of vegetation that defines the campus. In 2011, a Forest and Tree Maintenance Plan was conducted by Maier Forest and Tree. In that report, the campus was noted as "rich in diversity having 35 various tree species, with only two species (Burr Oak and Black Walnut) representing more than ten percent of the total population. Overall, the age structure that is present on the campus also represents an ideal model of a healthy stand. Different age classes and a diverse species composition ensure that the stand will be less susceptible to environmental impacts and pest/disease issues." In the report, the steep wooded area south of the main building was identified as having seven distinct stands some of which include oak trees over 100 years old.



Mayo Run Wetland Complex



Native Prairie/Raingarden Plantings in Western Parking Lot



Stormwater BMP Near South Courtyard and Woods



Woodland South of Main Building



Walnut Grove with Southern Woods in Background



View of Wetland Complex from College Parkway



Entry Feature to SMART Gardens from Parking Lot



Benches with Winona State University Logo by Amphitheater

Within the southern woods are several caves called the "Horse Thief Caves".

Recommendations on management and construction specifications were also included in this report and should continue to be followed for the larger health and longevity of the campus canopy.

The direction of prevailing winter winds is from the north-northwest. There should be a balance of planting additional coniferous tree species to screen from these winds while keeping in mind open sight lines for pedestrian safety.

RCTC sits within a larger ecological context of the region with its natural resource areas providing critical habitat in conjunction with the surrounding WMA land and Quarry Park to the north and Eastman Park to the south.

Site Furnishings & Amenities

There are a mix of furnishing types, both movable and permanent, throughout campus. Backed benches are a mix of all metal with some more decorative and in wood. The new south courtyard has more modern metal and wood furnishings that are distinct from the rest of campus. Tables are a mix of larger aluminum picnic tables and smaller 4-top tables that are painted with the school colors. Many of the bike racks, located at main entries, are painted blue except for new bike racks near Memorial Hall which are stainless steel. Often the site furnishings are not located on concrete pads or have migrated into planting beds. There are a mixture of trash receptacles that are all dome topped. The only recycling bins observed were in front of the Sports Center. Lighting fixtures vary throughout campus as well. The mixture of site furniture and lighting types dilutes the campus identity. A more consistent approach to furnishings would help clarify the campus brand and overall user experience.

There are several pieces of public art on campus grounds. A series of sculptures is in front of the Sports Center, a large steel piece is located west of Memorial Hall, and the new south courtyard showcases a large piece entitled "Pathways" by Twin Cities artist Randy Walker.



Mix of Furnishings Near Main Building Entry



Mixture of Picnic Tables at South Courtyard



Typical Lighting Near Main Building



Mixture of Picnic Tables at South Courtyard



Typical Bike Rack



Trash Receptacles



Newer Metal Bench Without Concrete Pad



Older Metal Bench with RCTC Logo



Modern Furnishings in South Courtyard



Receptacles in Front of Sports Center



Wood Light Poles in South Courtyard



Public Art in Front of Sports Center



"4-top" Picnic Tables in RCTC Colors



"Pathways" by Randy Walker



Site Furnishings Near Park and Ride



Site Furnishing Storage Behind Stadium

Hazardous Environmental Conditions

Due to laboratory waste generated by some of the programs, the RCTC campus is considered a “very small quantity generator” of hazardous waste according to Minnesota Pollution Control Agency (MPCA). “Hazardous waste includes substances that are corrosive, explosive, toxic and-or fire hazards. Very Small Quantity Generators produce 220 pounds or less of hazardous waste, and less than 2.2 pounds of acute hazardous waste per month.”¹ An annual license report must be sent to the MPCA, and the campus is current on this requirement.

There are no other known hazardous environmental conditions on campus.

Utilities

Refer to Utility Diagram

There are many utilities throughout campus that are in a nearly constant state of being upgraded. Since the last comprehensive facilities plan, exterior utility projects completed include a new generator, an electrical service replacement including an exterior service loop with transformers on the east and west sides of the Main Campus, and a new chiller plant.

The Utility Diagram is intended to capture as many of the utilities that are known based on information provided by the campus.

Due to being part of the larger Mayo Run stormwater project, there are several 20-foot or 50-foot drainage and utility easements cutting through campus. A 30-foot sanitary sewer easement runs under the north parking lot, past the Sports Center and to the west. A water main easement runs under the western parking lot, the quad, and north parking lot. An overhead utility line runs along the south side of campus between the Main Building and the wooded hillside.



Chiller Building



Generator and HVAC Equipment



Loading Dock SW of Main Building



Culvert Connections for Stormwater Conveyance

¹ Minnesota Pollution Control Agency (2021). *What's in my neighborhood?* <https://webapp.pca.state.mn.us/wimn/site/50949>



Wayfinding Signage at Main Building Entry Plaza

2.3 Campus Use

Campus Experience & Wayfinding

Given that the main campus buildings are located on the opposite corners of a 518-acre campus that is divided by the east-west natural "spine" of the Mayo Run wetland complex, visitors do not immediately grasp the entirety of the RCTC campus. This creates a challenge for the overall identity and feel of campus, vehicular wayfinding, and pedestrian connections.

Driving through campus, the woods and wetlands provide a nice, natural backdrop to the buildings and athletic fields but there is a lack of campus identification along College Drive and around the campus perimeter. One of the most visible corners of campus is at the intersection of Collegeview Drive and 30th Avenue S/County Rd 22 but it is not well-marked as the RCTC campus and just appears

as sports fields with views to the back of a maintenance building and the Regional Sports Stadium. The expanses of open parking lots dominate the views of the college from the east which is a stark contrast to the woods behind the Main Building. Near the Main Building, there are several beautiful plazas, gardens, and wooded lawns that enhance the overall campus feel but, again, this experience does not start until you are past the parking lots. Near the Heintz Center, there are landscaped areas close to the building but there is not the same campus feel as the Main Building due to the smaller size and overall layout of this area. The SMART garden is the only designed space that offers an enhanced pedestrian experience on the west side of campus.

On the west side of campus, monument signage is present at Heintz center at the corner of 19th and Campus Drive

and Campus Drive at the Heinz Center drop-off loop. On the east side of campus, a large monument sign is located at the intersection of 30th Avenue SE and Stadium View Place SE but it does not indicate that it is the main turn for the Stadium or Sports Center. The entrance to reach the Main Building is at 30th Avenue SE just south of the Stadium entry between the east and north parking lots but no monument sign is located here. This entry road leads to a drop-off loop at the main entry doors but also leads directly to the north loading dock area. Although the new main entry plaza now contains bold RCTC signage, many visitors still miss the turn to the main drop-off and end up at the loading dock.

Small directional signage is located at the entrance to each parking lot but overall, the exterior signage and wayfinding is lacking. A larger wayfinding project is in the process of being implemented across campus for all interior building signage. Exterior signage should be added to this effort to improve overall wayfinding on campus.

Pedestrian Features & Circulation

Refer to Pedestrian Circulation and Transit Diagram

Walkability

Overall, pedestrian circulation is focused on bringing people from the parking lot to the campus buildings but often falls short within the parking lot. Focused improvements need to occur to enhance the experience of all users but especially those who park in the ADA spaces. The eastern lot is missing curb cuts to the adjacent sidewalk. The nearest ADA spaces in the north parking lot are located nearly 300-feet away from the Sports Center main doors. The western parking has great crosswalk connections through the parking lot but the paved lot with no landscaping provides a stark experience as you walk to the Main Building. Campus-wide there are many areas not fully up to ADA code with ramps missing or outdated.



Typical Campus Signage



Long Walk to Sports Center from North Parking Lot



Crosswalk Through the Paved Portion of Western Parking Lot



Walkway Through the Planted Portion of Western Parking Lot



Pedestrian Connection Missing Along College Parkway



Connection to Quad Sidewalk by Loading Dock



Maintenance Road Near Ballfields



Lack of Pedestrian Connection at Gravel Lot

Although City trail additions have helped expand the overall campus pedestrian network, key gaps remain to truly connect across campus from the Main Building to the Heintz Center. These gaps include:

- A trail along College Parkway SE from Stadium View to College Drive. (Students currently walk along on the shoulder or even in the middle of the road.)
- A pedestrian crossing at the southern intersection of College Drive and College Parkway.
- A pedestrian crossing at the northern intersection of College Drive.
- A trail leading from the CTECH or Heintz Building south to cross College Parkway to connect with the multi-use trail along the south side of College Parkway.

Pedestrian conflicts are occurring near maintenance or loading dock areas such as:

- The south parking lot of the Heintz Center.
- The turnaround/loading dock access area near the Theater Department at the Main Building.
- The northern loading dock and crossing to the Quad at the Main Building.
- The trail by the northern ballfields where it meets the maintenance area access road.

Additional gaps include a connection between the Heintz Center drop-off and the CTECH building's south lot and connections through the western gravel lot near the Sports Center.

Trails

According to the City's website, the city has more than 3,500 acres of park land and more than 85 miles of paved trails. As mentioned above, there are many city trails throughout campus which help connect campus to the larger park and trail system. Even with the few gaps that remain, students can readily access the trail system from either side of campus. Trails connect to Quarry Hill Nature Center to the north, Eastwood Park (and its mountain bike trails) to the south, and Homestead Park and Bear Creek Park to the west. There are currently no trails within the Mayo Run wetland complex. Although noted in the previous Comprehensive Facilities Plan that trail connections should

be made through the wetland complex, recent feedback from staff indicated that they would be very difficult to build and maintain.

Gathering Spaces

Near the Main Building there are many formal and informal gathering spaces. Picnic tables, benches or movable tables and chairs are located near almost every building entry. Favorite spaces to gather include the oak grove at the front of campus and in the shaded area just east of the Quad. The amphitheater is still well-used for outdoor learning and casual gatherings. The Quad is used for events and recreation classes. Although the southern courtyard was not mentioned in stakeholder meetings, it is likely too new to fully understand student use of this space. With a small lawn, flexible seating, and areas to showcase art it seems likely that this area will be a new favorite space on campus. Outdoor access from the cafeteria or theater spaces are lacking.

Near the Sports Center, there are tables under the southern overhang of the building and a few benches located near the eastern entry. This building is so large the pedestrian space feels out of scale and uncomfortable. Grounding these spaces with additional landscaping and shade trees would help provide more welcoming gathering spaces.

Near the Heinz Center, the SMART gardens provide the only outdoor pedestrian space on the west side of campus; however, there are few areas to gather and rest within. There are a few benches on the east side of the Heintz building and on the north side of the CTECH building but they are not truly designed as gathering spaces. The green space between these two buildings could be utilized to create an additional gathering space.

The Rochester Baseball Complex features a playground and small picnic area located near the restroom building.



North Plaza Gathering Area



Small Gathering Area Near Sports Center South Entry



South Courtyard



Oak Grove and Shaded Areas of the Quad



View of College Drive Looking South



Parking Lot South of CTECH Building



North Parking Lot



Loading Dock North of Main Building

Vehicular Circulation, Access & Parking

Refer to Vehicular Circulation Diagram

The main roads through campus include College Drive SE and College Parkway SE. College Parkway essentially acts as a ring road to access the interior of campus, the athletic fields, the western lot for the Main Building, and the southern lot for the Heintz Center/CTECH building. The only connection from College Parkway to 30th Avenue is along Stadium View Place. The entry drive that goes directly to the Main Building terminates at the main entry plaza drop-off loop while also providing connections to the loading dock areas. Heintz Center and CTECH can be accessed directly from 19th Ave and Collegeview Rd.

There is adequate parking on campus for daytime weekly activity and evening events. Due to the COVID pandemic it appears that parking lots near the Main Building are vastly underutilized, but a study should occur later to verify if use has decreased substantially and will remain so. Pre-pandemic, the western parking lot at the Main Building was underutilized to the point that a portion of it has been leased for use as a Park and Ride. The gravel lot west of the Sports Center was intended to be temporary, but it provides a convenient option for Sport Center users as it is located closer to the building than the north parking lot. The parking lots at the Heintz Center and CTECH buildings are relatively new except for the south lot. Parking counts for each lot are included on the Vehicular Circulation Diagram.

The overall pavement for the college was assessed in a Pavement Condition Rating Report conducted by Widseth in 2020. This document should continue to serve as a guide to the campus on where to invest funding for surfacing improvements.

Loading docks are located north and southeast of the Main Building and south of the Heintz Center.

Transit

Refer to Pedestrian Circulation and Transit Diagram

As previously mentioned, the City of Rochester is operating a Park and Ride out of the Main Building’s western most parking lot. The City of Rochester is currently in the process of updating their five-year transit development plan. Currently, two bus routes serve campus: the 250X and the 203. The 203 has a stop near Memorial Hall and runs every 30 minutes during the weekdays. The 250X stops at the Park and Ride shelter and along Collegeview Road in front of CTECH and the Heintz Center. The 250X route provides express service only with inbound times between 5:30AM-9AM and outbound times between 3PM-6:30PM. Both routes provide access to Downtown Rochester.

Safety & Security

Refer to Pedestrian Circulation and Transit Diagram

To encourage walkability across campus, additional lighting and security should be added to trails and pedestrian connections.

Light fixtures should be upgraded overall to be consistent and have LED lighting. Blue code emergency phones have been removed from service. New exterior lighting could provide wireless internet coverage so students can be better connected throughout campus from their cell phones in lieu of the removed blue code emergency phones.

The southern wooded area is densely planted, hard to secure, and contains caves which frequently cause security issues. Ideas for incorporating more formal trails with low-level lighting in this area to encourage more use would be helpful to deter undesirable activity.



Park and Ride Bus Shelter



Bus Shelter Near Memorial Hall



Site Lighting

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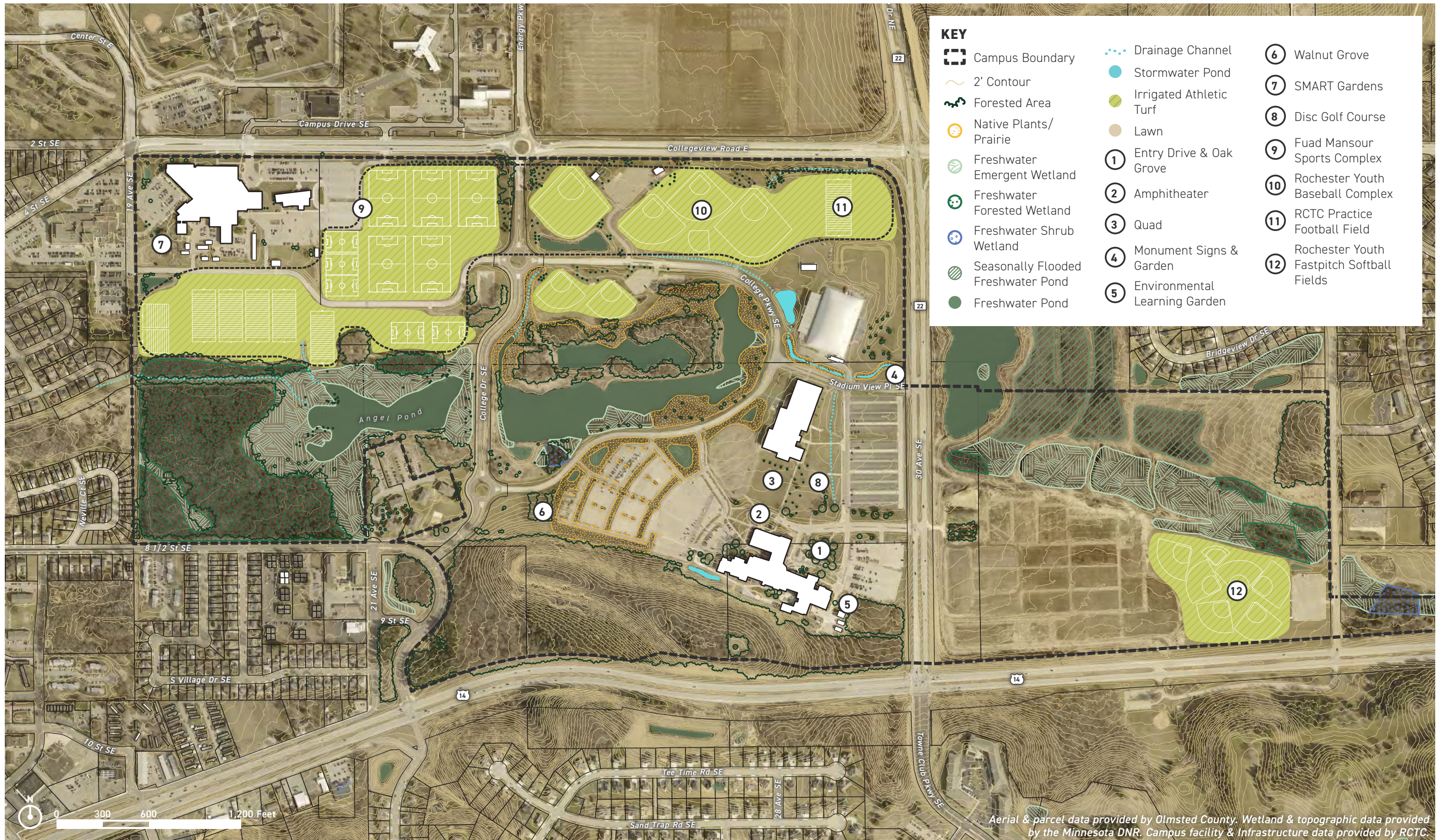


KEY			
	Campus Boundary		
	2' Contour		
	Parking Lot		
	RPT Park & Ride Lot		
	RCTC Main Campus Building		CTECH - Career & Technical Center at Heintz
	Regional Sports Center		Main Entrance
	Rochester Regional Stadium		Oak Grove Quad
	Heintz Center		Amphitheater
			Quad
			South Courtyard
			Stadium Entry/Ticketing Building
			Fuad Mansour Sports Complex
			RCTC Practice Football Field
			Historic Silo
			Public Art
			Undeveloped Woodlands
			Off-Campus Rental Apartments
			Rochester Youth Fastpitch Softball Fields

Site Plan

Aerial & parcel data provided by Olmsted County. Topographic data provided by the Minnesota DNR. Campus facility & Infrastructure data provided by RCTC.

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Natural Resources & Landscape Diagram

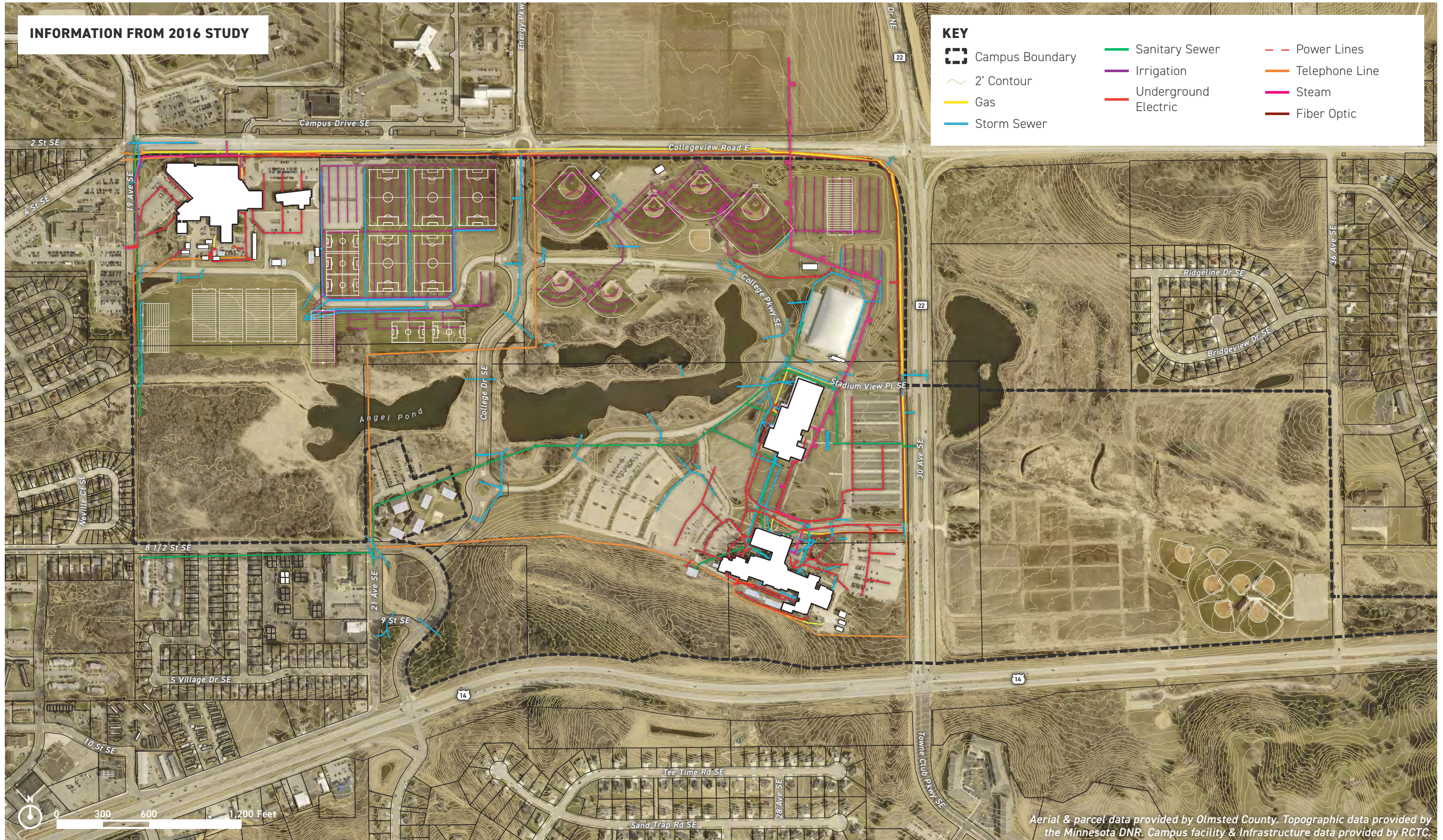
Aerial & parcel data provided by Olmsted County. Wetland & topographic data provided by the Minnesota DNR. Campus facility & Infrastructure data provided by RCTC.

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INFORMATION FROM 2016 STUDY

KEY

-  Campus Boundary
-  2' Contour
-  Gas
-  Storm Sewer
-  Sanitary Sewer
-  Irrigation
-  Underground Electric
-  Power Lines
-  Telephone Line
-  Steam
-  Fiber Optic



Aerial & parcel data provided by Olmsted County. Topographic data provided by the Minnesota DNR. Campus facility & Infrastructure data provided by RCTC.

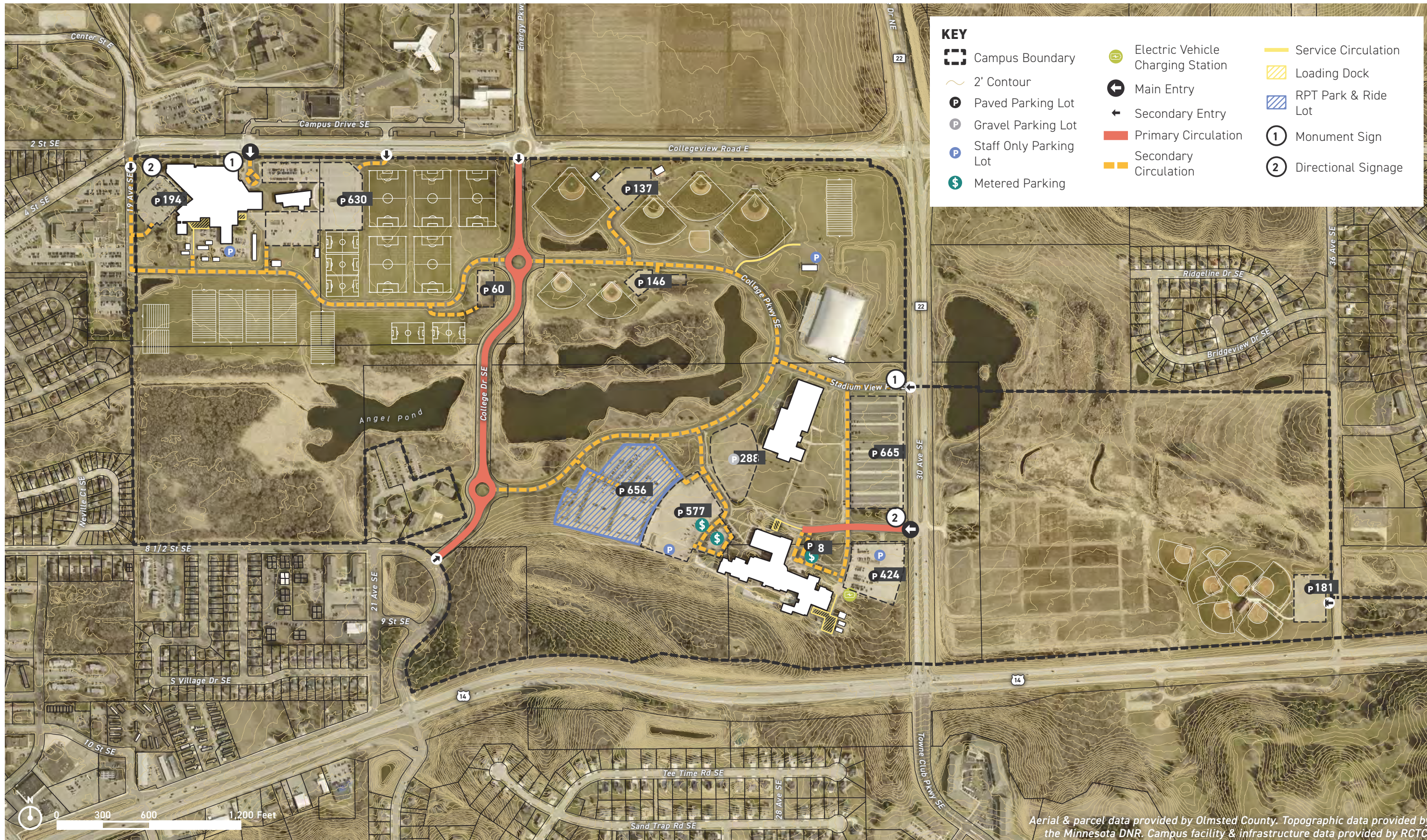
Utilities Diagram

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Pedestrian & Transit Circulation Diagram

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Vehicular Circulation Diagram

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3: Existing Building Conditions

3.1 Building Analysis & Summary

Overall Condition

Overall, the buildings on campus have been well maintained. Funding challenges and aging facilities have impacted RCTC similar to other Minnesota State Institutions, but campus staff have done a good job of planning for and prioritizing needs.

Facilities Condition Index

The Facilities Condition Index (FCI) is calculated as the building's backlog divided by the replacement cost of the building.

Overall the campus has an FCI of .06 which is in the "Good" category. There are no buildings with an FCI above .40. The Health Science Hall, Memorial Hall, Career and Technical Education Center at Heintz (CTECH), Heintz Workforce Addition, Stadium Dome buildings and Central Chiller Plant all have an FCI of 0, positively impacting the overall FCI. Singley Hall rates as "Fair" at .17 and Coffman Hall rates as "Poor" with an FCI of .36.

The 5 year FCI outlook forecasts that the Stadium Dome will enter the "Crisis" category. The Art Hall, Coffman Hall, College Center, Hill Theater, and Heintz Center Horticulture buildings will enter the "Poor" category in 5 years.

Deferred Maintenance

In depth summaries of maintenance issues are listed by building in Section 3.2.

The following is a summary of the top three deferred maintenance items by backlog.

- Building Exteriors Renewal	\$4,134,835
- Interior Finishes Renewal	\$2,795,257
- Roofing Renewal	\$2,479,932

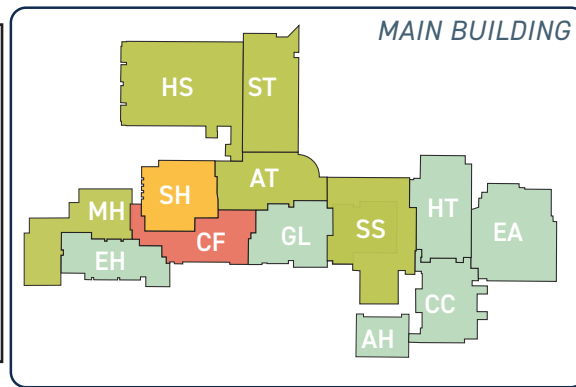
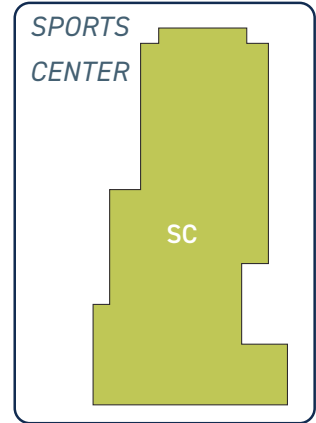
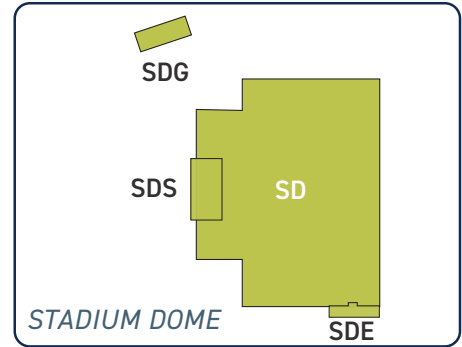
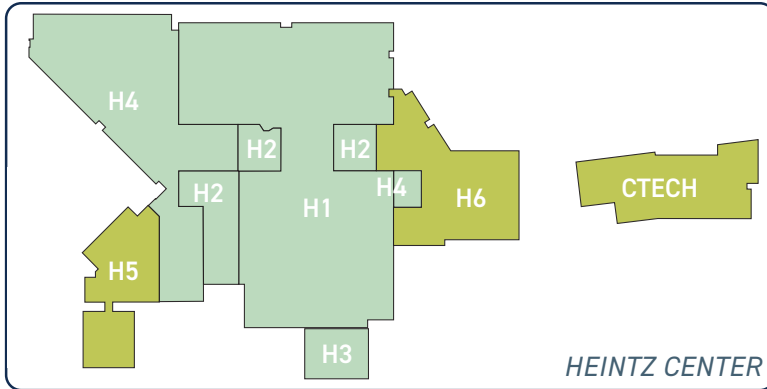
Program Fit Issues

The academic programs for Rochester Community and Technical College are split between the Main Building and Heintz Center. The Main building includes programs related to liberal arts, STEM, healthcare programs, fine arts, and similar programs plus administrative and student services. The Heintz Center includes career and technical programs like carpentry, welding, automotive technology, facility and service technology, dental programs, and law enforcement. This division creates a sense of "home" for individual academic pathways while also creating two distinct "places" located on the same property.

While the division may create academic "homes", it results in space use challenges. For instance, healthcare programs continue to be in demand and growing capacity by adding additional lab space would support the region's employment outlook. The challenge is that the majority of underutilized space is at the Heintz Center and placing new nursing labs there, approximately 1.5 miles away, creates issues for students transitioning between classes.

Another unique challenge for RCTC is the current location of student life and food service. Those functions are located on the third and fourth floors of College Center, out of the way from most students. Ideally, these functions would be located on primary circulation paths, but recreating these uses elsewhere may be cost prohibitive given the need to use college or revenue funds.

Facilities Age, Size and Condition



FACILITIES CONDITION INDEX		
Excellent		<0.05
Good		0.05 - 0.15
Fair		0.15 - 0.30
Poor		0.30 - 0.50
Crisis		> 0.50

Data as of November 2021.

BUILDING		GSF	CONSTRUCTED	REMODELED	FCI	FCI 5 YEAR
AH	Art Hall	9,586	1972		.09	.46
AT	Atrium	33,564	1993		.01	.13
CF	Coffman Hall	18,686	1968	1989	.36	.44
CC	College Center	42,620	1972		.13	.33
EA	East Hall	33,857	1986		.06	.23
EH	Endicott Hall	19,279	1968		.07	.19
GL	Goddard Library	38,487	1968		.11	.21
HS	Health Science Hall	41,000	1970	2007	.00	.12
HT	Hill Theater	19,267	1974		.09	.31
MH	Memorial Hall	18,768	1970	2020	.00	.00
ST	Science & Technology Hall	58,004	1993		.03	.09
SH	Singley Hall	21,097	1968		.17	.19
SS	Student Services	45,430	1973	1993	.01	.14
CTECH	Career and Technical Education Center	19,117	2016		.00	.04
H2	Heintz Center 76 Rem. & Add.	14,000	1976		.05	.24
H3	Heintz Center Diesel Truck.	8,280	1979		.12	.19
H5	Heintz Center Horticulture	19,800	2002		.03	.30
H1	Heintz Center Main Bldg	78,234	1969		.08	.17
H4	Heintz Center Phase I Add.	70,000	1986		.06	.26
H6	Heintz Center Workforce Add.	22,010	2014		.00	.20
SD	Rochester Regional Stadium Dome	88,000	2008		.00	.63
SDE	Rochester Regional Stadium Entry Building	2,068	2015		.00	.04
SDG	Rochester Regional Stadium Garage	563	2008		.00	.02
SDS	Rochester Regional Stadium Support Building	6,535	2015		.00	.04
SC	Regional Sports Center	115,220	2002		.04	.22
CH	Central Chiller Plant	2,250	2020		.00	.00

Energy & Water Efficiency

B3 Benchmarking

The B3 Benchmarking database indicates that Rochester Community and Technical College performs better than the Benchmark. The trend on campus since 2016 has been a decrease in energy use. The EUI for 2021 year end was 60.47 kBtu per square foot.

The latest complete set of 12-month data illustrates energy use from November 2021 to October 2022. Campus energy consumption during this time frame was nearly 17% below the baseline set in 2017. Energy costs have remained below the baseline as well.

It is not currently possible to analyze how all individual building areas are performing as buildings in the Heintz Center and Main Building have shared meters. Individual building data for the areas that have dedicated meters can be found in Section 3.2.

Energy Sources

The campus is served by electric and natural gas. Use of steam dropped significantly to .01 kBtu per square foot after 2015.

Annual Energy Use

Electricity is on average 58% of the energy used on an annual basis for the past ten years. It is responsible for closer to 78% of energy costs for the past ten years. Primarily natural gas makes up the balance of use and costs with some minimal use of steam.

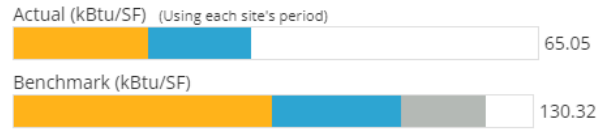
Monthly Energy Use

Energy use is up overall during the academic school year and drops off during summer months. Energy use peaks during the extreme winter months and is the primary time frame for steam use.

Water Use and Costs

Water use has been reported below the baseline since 2006, however, the data is incomplete for each year through 2020. Water costs for 2019 were at a recent high, but with data being incomplete, analysis is difficult.

Annual Comparison to Benchmark



Usage period: November 2021 to October 2022

Comparisons to Baseline

Consumption

61.81 kBtu / SF



Cost

\$1.70 / SF / Year



Carbon

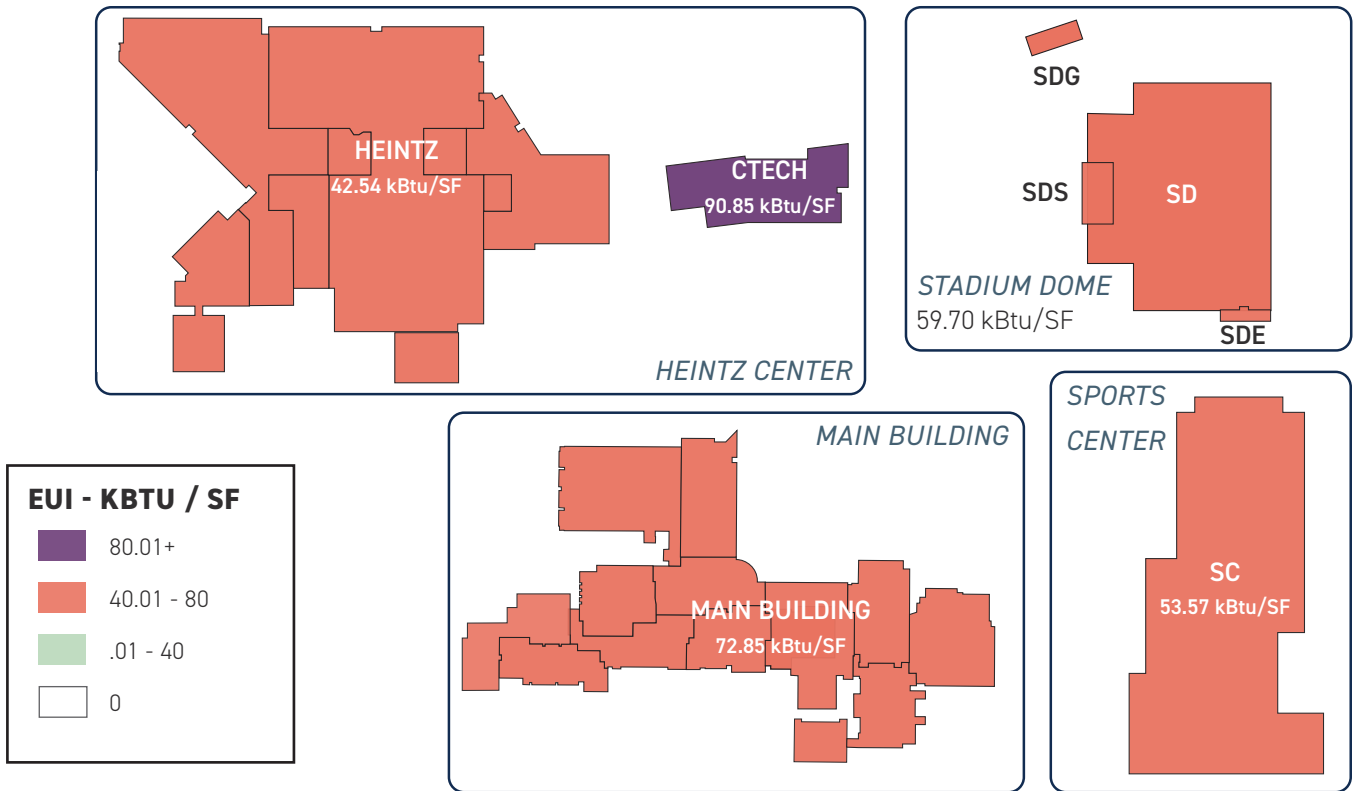
.0061 CO₂e
Metric Tons / SF / YR



Baseline Period January 2017 to December 2017

Usage Period: November 2021 to October 2022

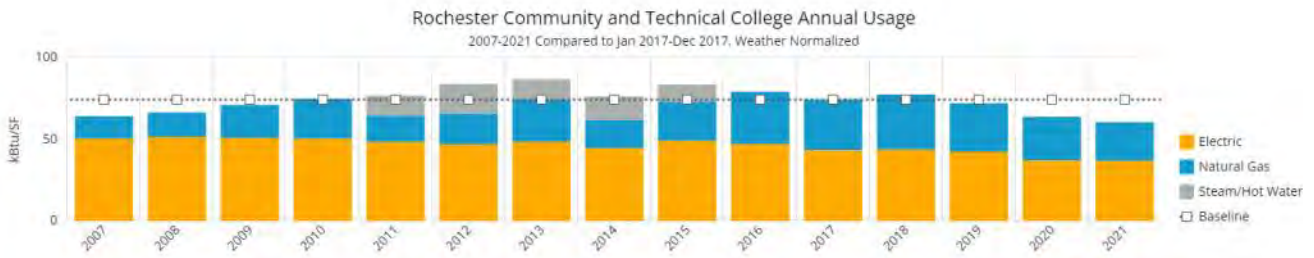
EUI Heat Map



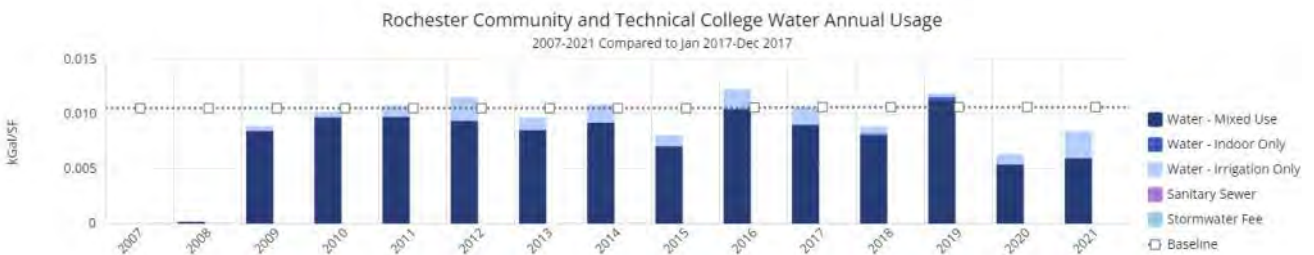
2021 Year-end Data

Annual Energy Use 2007 - 2021

Baseline Weather Normalized



Annual Water Use 2007 - 2021



Space Utilization

Minnesota State's system expected classroom utilization is 32 hours per week. National expectations are typically higher with many approaching 40 or more hours per week. Considering this fact, system expectations are not overly aggressive. The analysis of classroom use data is complicated and nuanced. Experience predicts considerable inconsistencies in data entry caused by human error, or otherwise being under reported.

Space Utilization discussions can be highly charged, however consideration for academic goals or student needs must be made. The primary goals are to improve learning environments and to provide opportunities for new and/or expanded programs, not just to be financially responsible.

Impacts on Utilization

Space utilization in this section represents the Fall 2021 semester.

Some classrooms and labs are either leased to or shared with partner organizations, which affects availability of rooms and utilization for RCTC courses. Rochester Public Schools, WSU, and other organizations use 46 out of 65 available classrooms and 5 out of 44 labs. Overall partner utilization was roughly 34% of total hours booked.

If RCTC and partner organization utilization were combined, it would be 67.4% for classrooms overall and 54.7% for labs.

Utilization in Section 3 includes RCTC only per Minnesota State Guidelines unless otherwise specified. Space utilization reports can be referenced in the Appendix.

Overall Space Utilization by Organization

ORG	CLASS	LAB	OVERALL
RCTC*			
Utilization	36.16%	47.97%	40.92%
Total No.	65	44	109
ROCHESTER PUBLIC SCHOOLS			
Utilization	284.9%	0	284.9%
No. used	2	0	2
WSU			
Utilization	33.7%	58.9%	36.7%
No. used	37	5	42
OTHER			
Utilization	24.5%	0	24.5%
No. used	9	0	9

*Data for RCTC is based on the overall number of classrooms and labs.

Underutilized Classrooms

Out of 65 classrooms, 46 are utilized by RCTC less than 30%. These underutilized classrooms are spread across multiple campus buildings with the majority in East Hall, Endicott Hall and the Heintz Center.

Underutilized Labs

25 out of 44 labs are utilized by RCTC less than 30%. The majority of these underutilized labs are in the Heintz Center and Science & Technology Hall.

Space Utilization Recommendations

Strategically taking underutilized classrooms and labs offline has a positive impact on space utilization and opens the spaces for other future uses.

Improvements such as reconfiguration, technology updates, and right-sized furniture and equipment for remaining classrooms and labs will make the spaces more desirable to schedule.

Stakeholder Feedback

Stakeholder groups were established based on RCTC's Academic Pathways and Programs, college functions, services, and student input. The following feedback was received from each group.

Accounting, Business, and Office Administration

- More flexible furniture in classrooms (movable) to support student interactions
- Separate spaces to promote team building, networking, problem solving (ropes course, stand-up tables, etc).
- Relaxation or meditation rooms to promote mental health
- Alternative energy sources should be added to campus (wind, solar)
- Daily storage for student's coats, books, etc.
- Cafeteria could be moved to promote more use.
- Atrium is both "sterile" and at times too loud

Agriculture Science and Natural Resources

- Year-round outdoor learning spaces should be developed (wetlands, nature trails, woodland restoration)
- More outdoor seating areas are needed
- Introduce dedicated conservation areas (less mowing, support wildlife, educational opportunities)
- SMART garden should remain, regardless of the status of Horticulture
- Veterinary Program spaces need additional sinks, storage for large equipment. Ideal would be a barn for large animals
- Biology labs furniture should be replaced (too low, ergonomic complaints from students)
- Support alternative energy
- Need a better connection between Heintz and the Main Building

Athletics

- Acknowledged as one of the best athletic facilities in the MN State system
- Use agreements can be challenging for after-hours use by RCTC (Fieldhouse)
- All-American Room - Currently used for Zoom classes, study area
- Athletes tend to stay in the Sports Center beyond practices

- Outdoor fields - concern for equitable amenities (lighting, concessions, restrooms) between softball and baseball
- Intramural Sports versus E-Sports
- City-wide athletics facility plan

Behavior, Education and Personal Services

- Early Childhood Education is challenged by not having a facility that accommodates children on site
- Having a child care facility on site could benefit student-parents, faculty, and students of the program.
- Designing the Early Childhood Education area from a Reggio approach could be a draw (naturalistic learning)
- Simulation area for teaching Behavioral Health, both in terms of technology and clinic space set-up
- Space is needed for continuing education, potentially up to 60 students
- Need workout rooms that are not dedicated to classes and programs - would provide a holistic wellness approach

Communication, Fine Arts, and Audio-Visual Technology

- Fine Art lacks a 3D studio space and existing art labs are overcrowded with poor HVAC
- Theater needs updating, both for aesthetics and electronic equipment (dimmers) and a better defined entry
- A black box theater is desired for different types of theatrical events (80-100 person capacity)
- Security is a concern for the art gallery (no doors)
- Older music practice rooms should be replaced with newer models (better lighting, acoustics, ventilation)
- A shared maker space could promote collaboration (robotics, sculpture)
- More study areas for students in all department areas

Community Leaders / Partners / Rochester Public Schools

- Longevity of lease agreements would be beneficial, both for athletics and academic partners

- Heintz Center is liked for Workforce Development because it's easy to navigate and smaller than the Main Building. RCTC technology staff is very helpful
- Partnership Agreements are challenging. No formal agreement for WSU to invest capital dollars into RCTC
- A more continuous footprint for WSU is desired on RCTC's campus. This is being studied as part of Winona State's CFP
- C-Tech and P-Tech are growing rapidly and may need more space
- The laddering approach from C-Tech/P-Tech, RCTC, and WSU is appreciated, with the faculty working well together

Construction, Technology, and Transportation

- Programs will be impacted by the 2022 Bonding project if funding is received
- Automotive program is moving towards non-combustion engines, but needs new equipment, space to accommodate expanding instruction
- Welding needs storage to handle donated materials large enough for a full semester of instruction
- Students in these programs tend to not use lounge areas as they are in labs all day.
- Student storage needs should be accommodated without looking like a high school (lockers)
- Students need a small "one stop" at Heintz for financial aid / advisors
- More food service offerings would be nice, but might not be used

Facilities Staff / Maintenance

- Proper storage is a concern
- Heinz Center is on district steam, with backup heat provided by a 1983 boiler
- HVAC updates/upgrades are needed (VAVs, controls, fans)
- Skylight replacement is needed (2022 Bonding)
- Updates needed to alarm system (Main Building), air compressors, piping (Main Building)
- Interior and exterior lighting updates are needed (LEDs)

Health and Healthcare Support Services

- Nursing, Dental Hygiene, and Dental Assisting programs are full, with students turned away each semester
- The nursing program is feeling pressure to increase enrollment due to nursing shortages. Concern for staffing/space
- Additional, or new, simulation spaces would help instruction.
- Labs are crowded, with the situation negatively impacted by the pandemic (social distancing)
- More computers are needed at Heintz to support students between classes
- Student support services and additional seating areas are needed at Heintz
- A better connection between Heintz and the Main Building are needed

Law Enforcement and Public Safety

- Enrollment is down and the program is currently unsure of future direction (public views, changes in job expectations, P.O.S.T. board requirements)
- Rotating use of community spaces for skills training is challenging - changes yearly
- Traveling to other locations for skills is not ideal, loss of instruction time
- Workout area is needed in Heintz for program needs. Sports Center is too far and scheduling is problematic
- External garage is desired for equipment, vehicles
- Rotation of classroom instruction / labs is challenging. (Multiple labs/classes held concurrently with student rotating through)

Liberal Arts / Transfer Pathways / STEM

- Some concern about new MH classrooms (42 students, table not movable in some rooms, technology) but the spaces themselves are generally liked
- Faculty see benefits to both in-person classes, but see online remaining an option post-pandemic
- Student services feel disconnected
- Additional study areas are needed, with power for charging devices, taking online courses

- Student areas within faculty offices suites - some students feel intimidated to enter, others use them. Some concern from faculty about privacy
- Capture outdoor areas for use - walking paths, outdoor classes
- Addition of wind/solar on campus could bring in students; academic program opportunities?

Student Services

- Private testing space is needed (accommodation testing mostly, some placement testing)
- Student Life location (Main Building, not centralized)
- Increasing focus on mental health and impacts to Health Services
- General refresh needed for some areas (Student Services)
- Heintz Food Pantry: too small, hard to find
- Exterior spaces need improvement, acknowledgment of staffing issues
- Atrium is cold, not inviting, multi-function space

Students, Student Senate, and Student Life

- Additional quiet spaces (study, meditation, prayer)
- Meeting rooms for clubs needed. Dedicated and/or shared Audience: Students, Faculty, and/or Staff
- Difficult to find Student Life. Move to area with greater visibility (East Hall or near Atrium)
- Larger Hive Supply at both Heintz and Main Building
- Student Life spaces (meeting room, office) are needed for some clubs at Heintz
- Better wayfinding signage. Digital / Smart signage?
- Cafeteria: Busy on certain days at the lunch rush. Add mobile cart to bring food to students?
- Add athletic / workout space for non-athletes, possibly a pool / hot tub

Technology

- Computer labs are less utilized than in the past, but size reductions would depend on academic delivery model
- A laptop program and an improved fiber path between the two campuses is being considered
- Power spikes and brownouts have occurred during inclement weather; A power conditioning study may be needed
- Additional sim labs would have impacts for technology / systems (conduits, switches, etc)
- Working to standardize classroom technology
- Improved access control, additional cameras in some areas, LED emergency lighting

3.2 Building Data Sheets

Art Hall

Current Use

Classrooms focused on studio arts, offices

Building Condition Summary

Backlog

Plumbing Fixtures, Building Hard Exteriors, Built-in Equipment, HVAC Equipment

Projects Completed Since Last CFP

- Adjacent Plaza Hall was demolished. Former connection was infilled with a large window. Demolition also removed the "through classroom" circulation issue identified in the last CFP.

Issues

- Quantity of hard surfaces creates a loud space
- No separation of classrooms from adjacent spaces

Technology & Equipment

- Adequate, but should be on rotation for replacement.

Recommendations

Proposed Projects

- None

Potential Future Use

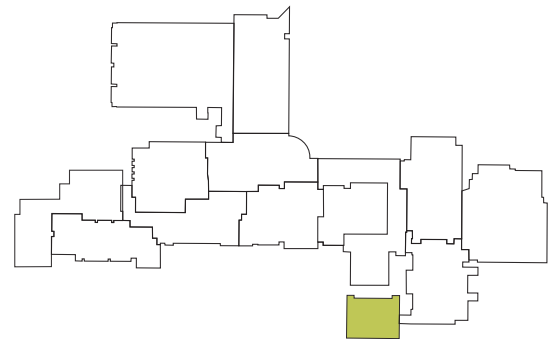
- No change in use proposed

B3 Data Analysis

This building is not submetered.

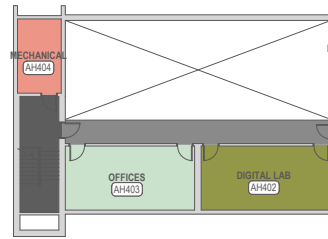
Space Utilization Summary

	CLASSROOMS	LABS
# of Rooms	1	1
Weekly room hrs available	32	32
Hrs used / week	51.7	7.3
Hrs used %	161.5%	22.9%
Seat use %	Information not available.	

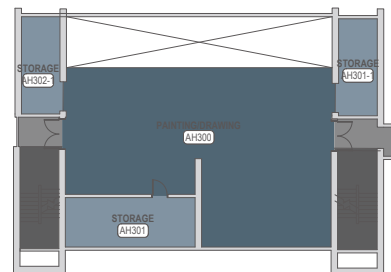


Building Number	E26148C0972
Year Built	1972
Building Size (GSF)	9,586
Number of Floors	3
Current Replacement Value (000's)	\$3,952
Backlog (000's)	\$348
Facility Condition Index (FCI)	0.09, Good
5-year Renewal Forecast (000's)	\$1,807
5-year FCI	0.46, Poor
Roof Type	Ballasted Single-ply
Building Exterior	Brick













Art Hall Space Use



Fourth Floor



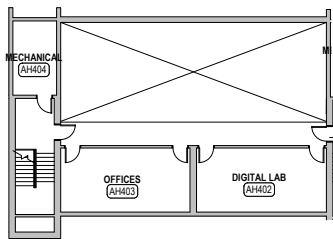
Third Floor

SPACE USE	
	Classroom
	Classroom Support
	Lab
	Lab Support
	Office
	Restroom
	Gathering
	Student Support
	Building Support
	Circulation
	Vertical Circulation
	Partner

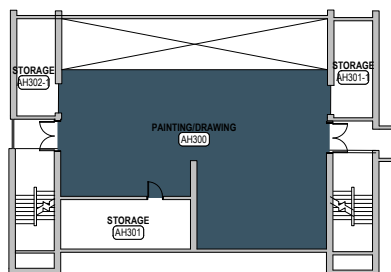


Second Floor

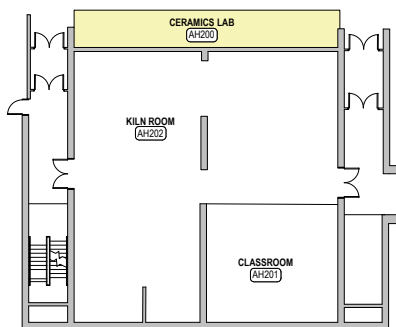
Art Hall Utilization



Fourth Floor



Third Floor



Second Floor

SPACE UTILIZATION

Lab	Classroom	Utilization Range
		100+
		85-99%
		60-84%
		0-59%

Note: percent based on a 32 hour week using Fall 2021 data

Art Hall



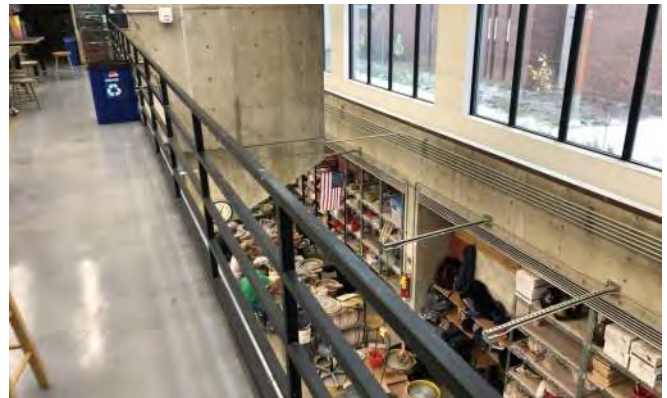
Art Classroom



Art Classroom



Upper Level Walkway



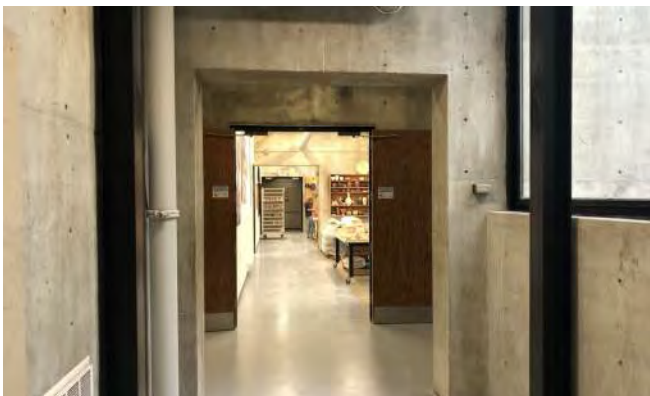
View from Fourth Floor



Storage Area



Art Classroom



Hallway to Art Hall

Atrium

Current Use

Classrooms, labs, student gathering, administration, main campus entrance

Building Condition Summary

Backlog

HVAC Controls and Instrumentation

Projects Completed Since Last CFP

- Bookstore relocation
- Roof replacement

Issues

- Large entry space can get loud and cold

Technology & Equipment

- Adequate but should be on rotation for replacement

Recommendations

Proposed Projects

- Renovate Tutoring and Learning Center on the third floor in conjunction with the Science and Technology Hall Renovation.
- Co-locate Learning Center with the Library in the Goddard Library building

Potential Future Use

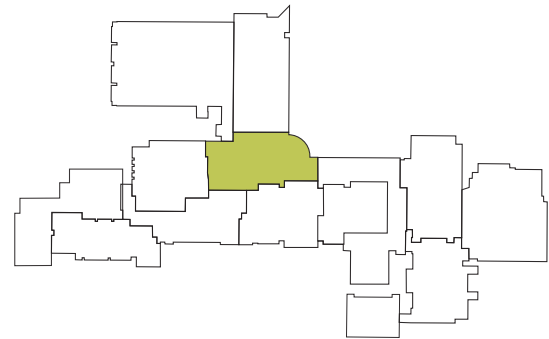
- Science & Technology programs on the third floor

B3 Data Analysis

This building is not submetered.

Space Utilization Summary

There are no classrooms or labs in this building.

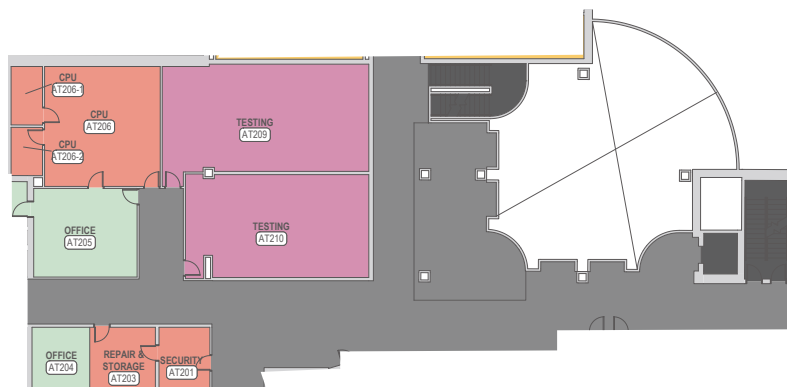


Building Number	E26148C1593
Year Built	1993
Building Size (GSF)	33,564
Number of Floors	3
Current Replacement Value (000's)	\$13,837
Backlog (000's)	\$153
Facility Condition Index (FCI)	0.01, Excellent
5-year Renewal Forecast (000's)	\$1,761
5-year FCI	0.13, Fair
Roof Type	Ballasted Single-ply
Building Exterior	Brick

Atrium Space Use



Third Floor



Second Floor

SPACE USE

- Classroom
- Classroom Support
- Lab
- Lab Support
- Office
- Restroom
- Gathering
- Student Support
- Building Support
- Circulation
- Vertical Circulation



First Floor

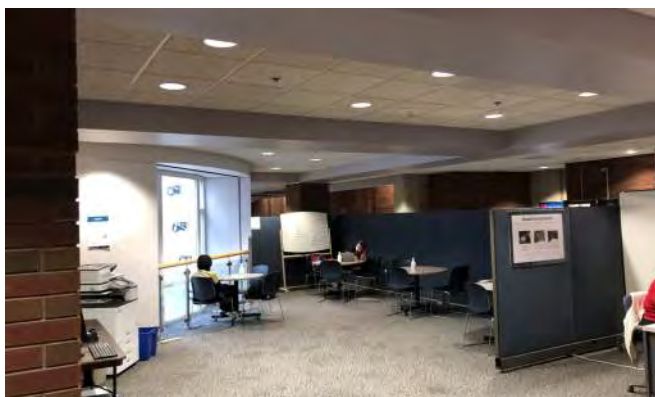
Atrium



Student Lounge



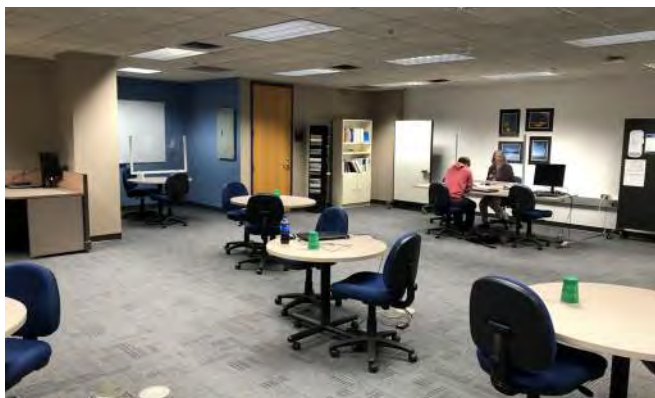
Student Lounge



Learning Center



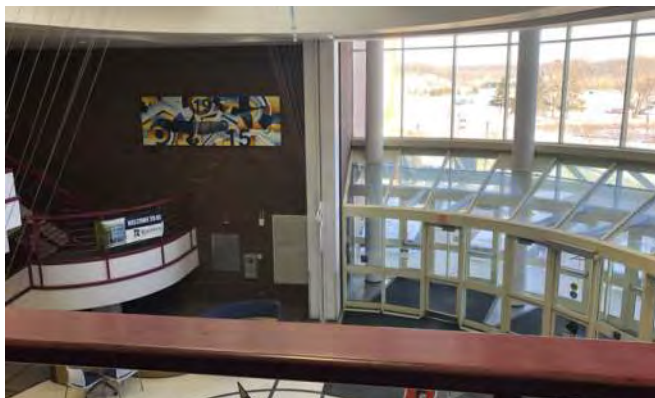
Learning Center



Learning Center



Atrium Space



Atrium Space



Atrium Seating Area



AT210 Computer Lab



Testing Center Entry



Welcome and One Stop Center



Vending Area

Coffman Hall

Current Use

Classrooms, labs, offices

Building Condition Summary

Backlog

HVAC Equipment, Distribution and Controls, Built-in equipment, Interior finishes, Building Exteriors, Plumbing Rough-in, Roofing, Electrical Equipment

Projects Completed Since Last CFP

- None

Issues

- General updating is needed

Technology & Equipment

- Adequate, but should be on rotation for replacement

Recommendations

Proposed Projects

- Roof Replacement (HEAPR)

Potential Future Use

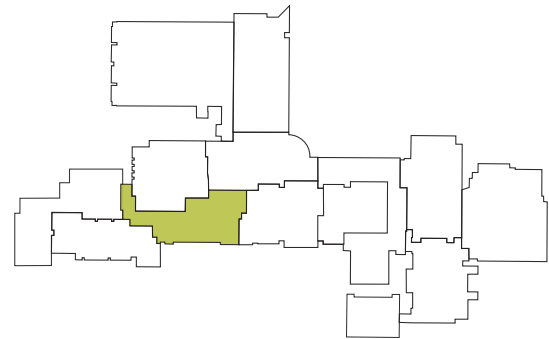
- No change in use proposed

B3 Data Analysis

This building is not submetered.

Space Utilization Summary

	CLASSROOMS	LABS
# of Rooms	3	0
Weekly room hrs available	96	0
Hrs used / week	52	0
Hrs used %	54.2%	0
Seat use %	Information not available.	



Building Number	E26148C0268
Year Built	1968, Renovated: 1989
Building Size (GSF)	18,686
Number of Floors	2
Current Replacement Value (000's)	\$7,889
Backlog (000's)	\$2,822
Facility Condition Index (FCI)	0.36, Fair
5-year Renewal Forecast (000's)	\$3,466
5-year FCI	0.44, Poor
Roof Type	Ballasted Single-ply
Building Exterior	Brick

Coffman Hall Space Use



Second Floor

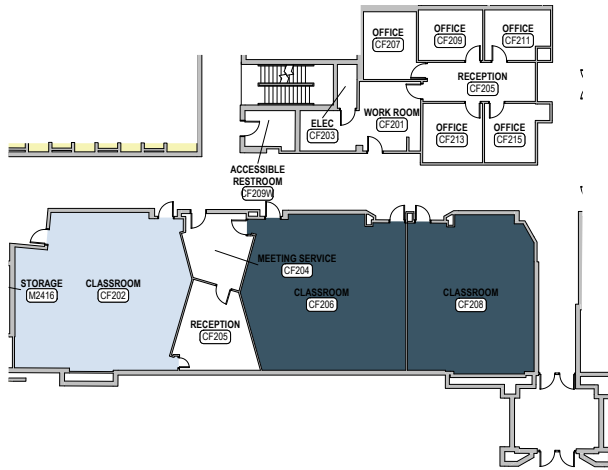
SPACE USE

- Classroom
- Classroom Support
- Lab
- Lab Support
- Office
- Restroom
- Gathering
- Student Support
- Building Support
- Circulation
- Vertical Circulation

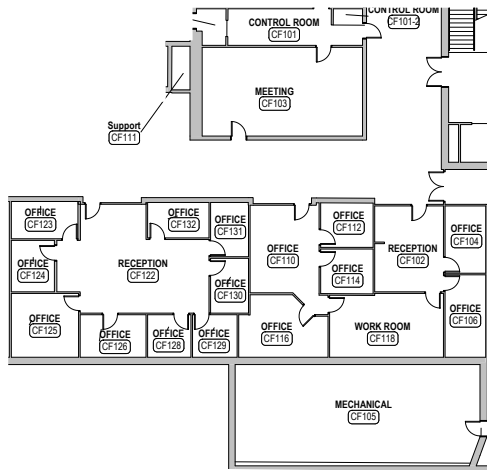


First Floor

Coffman Hall Utilization



Second Floor



First Floor

SPACE UTILIZATION

Lab	Classroom	Utilization
		100+
		85-99%
		60-84%
		0-59%

Note: percent based on a 32 hour week using Fall 2021 data

Coffman Hall



Security Office



Long Corridor



General Classroom



General Classroom



General Classroom



Internal entrance to Coffman Hall

College Center

Current Use

Classrooms, labs, student life, food service, art gallery, mail room

Building Condition Summary

Backlog

HVAC - Equipment - 1972 Air Handlers, Built-in Equipment, Plumbing Fixtures - 2nd Floor 1972 fixtures, Roofing, Building Exteriors, Electrical Equipment

Projects Completed Since Last CFP

- Interior finish updates in cafeteria

Issues

- Student life area and food service is isolated and not on a typical path of travel for students

Technology & Equipment

- Dated food service (traditional cafeteria) operation
- Other technology should be on rotation for replacement.

Recommendations

Proposed Projects

- Renovations for Fine Arts program

Potential Future Use

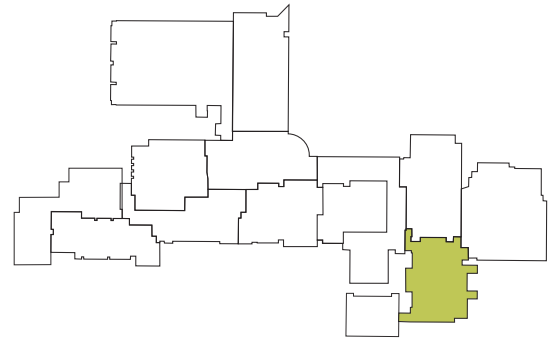
- No change in use proposed

B3 Data Analysis

This building is not submetered.

Space Utilization Summary

	CLASSROOMS	LABS
# of Rooms	1	2
Weekly room hrs available	32	64
Hrs used / week	4	8.6
Hrs used %	12.5%	13.4%
Seat use %	Information not available.	



Building Number	E26148C0872
Year Built	1972
Building Size (GSF)	42,620
Number of Floors	4
Current Replacement Value (000's)	\$17,993
Backlog (000's)	\$2,259
Facility Condition Index (FCI)	0.13, Good
5-year Renewal Forecast (000's)	\$6,016
5-year FCI	0.33, Poor
Roof Type	Fully-adhered Single-ply; Built-up Asphalt
Building Exterior	Brick and precast concrete

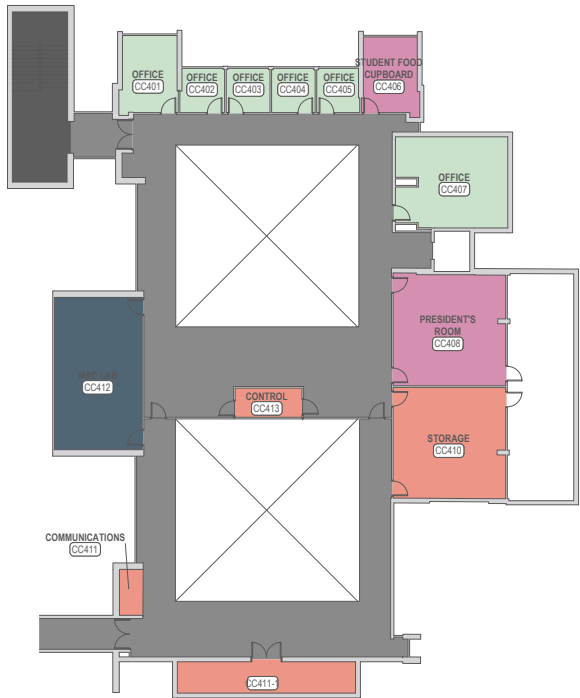
College Center Space Use



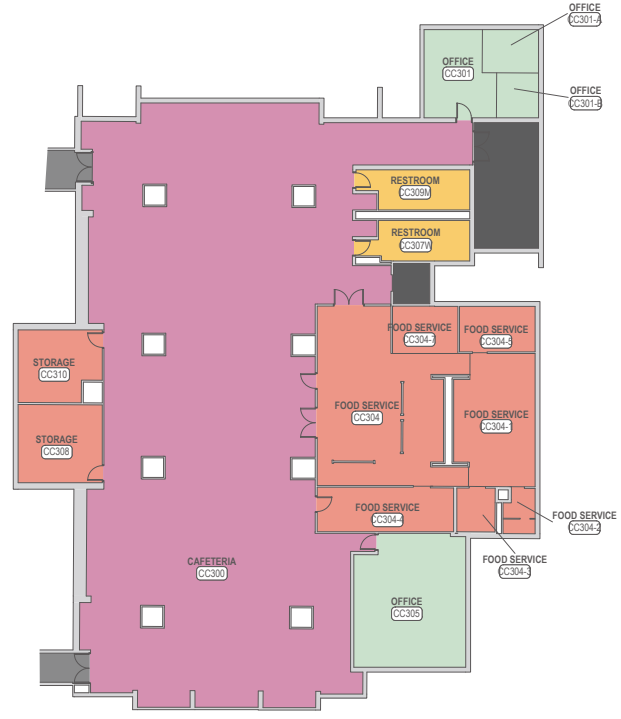
Second Floor



First Floor



Fourth Floor

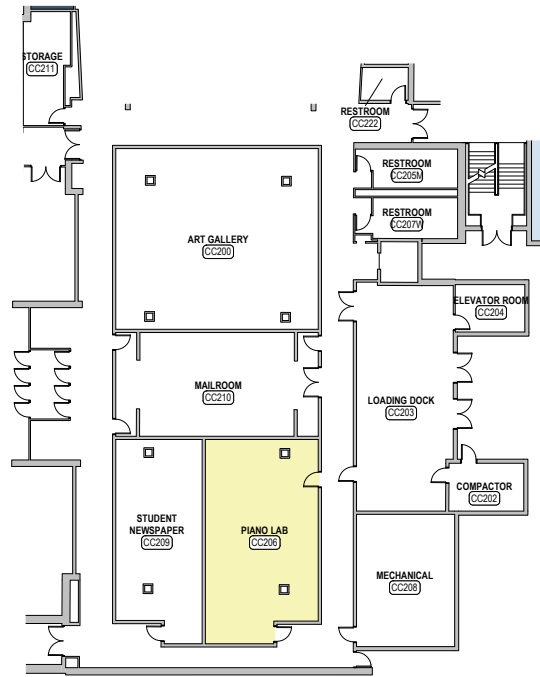


Third Floor

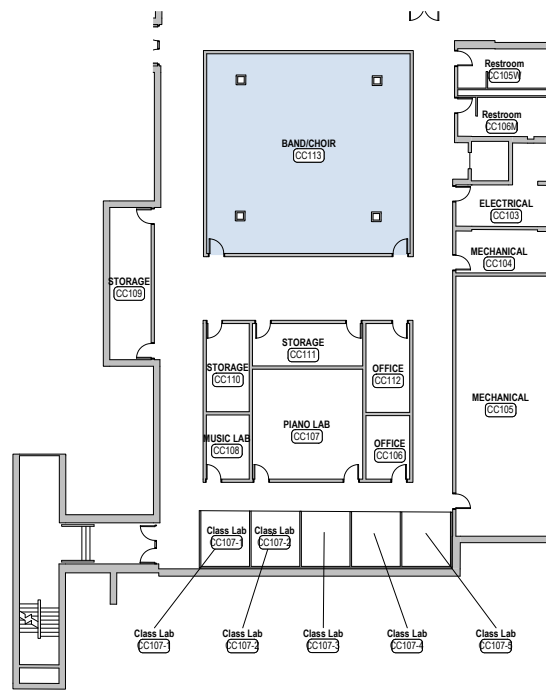
SPACE USE

- Classroom
- Classroom Support
- Lab
- Lab Support
- Office
- Restroom
- Gathering
- Student Support
- Building Support
- Circulation
- Vertical Circulation

College Center Utilization



Second Floor

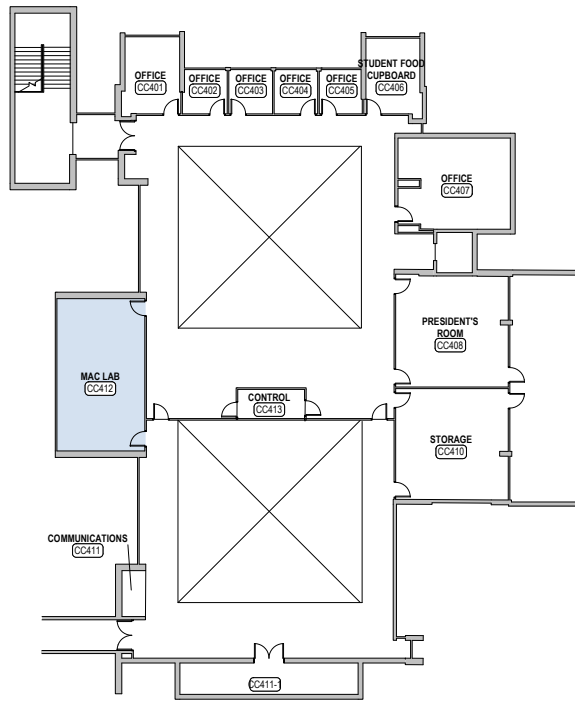


First Floor

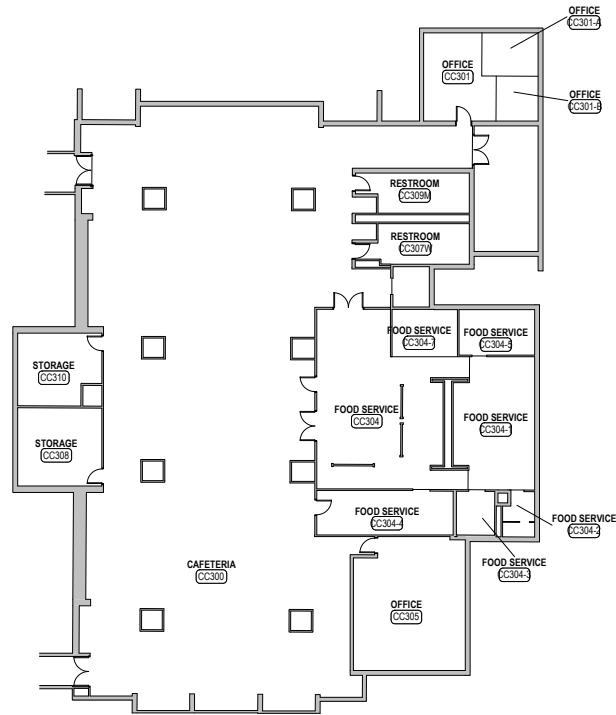
SPACE UTILIZATION

Lab	Classroom	
		100+
		85-99%
		60-84%
		0-59%

Note: percent based on a 32 hour week using Fall 2021 data



Fourth Floor



Third Floor

SPACE UTILIZATION

Lab	Classroom	
		100+
		85-99%
		60-84%
		0-59%

Note: percent based on a 32 hour week using Fall 2021 data

College Center



Hallway



Art Gallery



Shipping / Receiving



Music Lab



Mixed Use Corridor



Food Service with Student Life Above



Student Life Offices



Hive Supply (Food Pantry)

East Hall

Current Use

Classrooms, Offices

Building Condition Summary

Backlog

Building Exteriors, Built-in Equipment, Elevators, Electrical Equipment

Projects Completed Since Last CFP

- WSU offices have been relocated
- Water infiltration issues have been addressed

Issues

- Roofing

Technology & Equipment

- Adequate, but should be on rotation for replacement

Recommendations

Proposed Projects

- Student Resource & PTECH Renovations

Potential Future Use

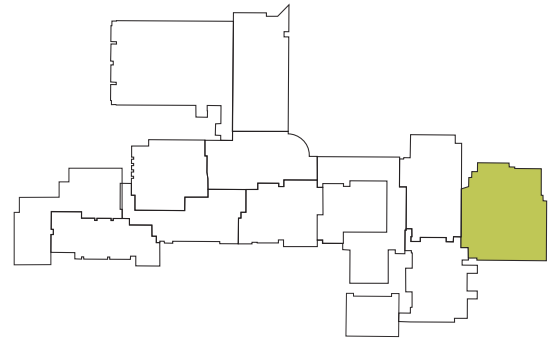
- Increased use by PTECH program

B3 Data Analysis

This building is not submetered.

Space Utilization Summary

	CLASSROOMS	LABS
# of Rooms	10	0
Weekly room hrs available	320	0
Hrs used / week	81.6	0
Hrs used %	25.5%	0
Seat use %	Information not available	



Building Number	E26148C1386
Year Built	1986
Building Size (GSF)	33,857
Number of Floors	2
Current Replacement Value (000's)	\$14,294
Backlog (000's)	\$879
Facility Condition Index (FCI)	0.06, Good
5-year Renewal Forecast (000's)	\$3,252
5-year FCI	0.23, Fair
Roof Type	Built-up Asphalt; Glass (greenhouse)
Building Exterior	Brick

East Hall Space Use



Second Floor

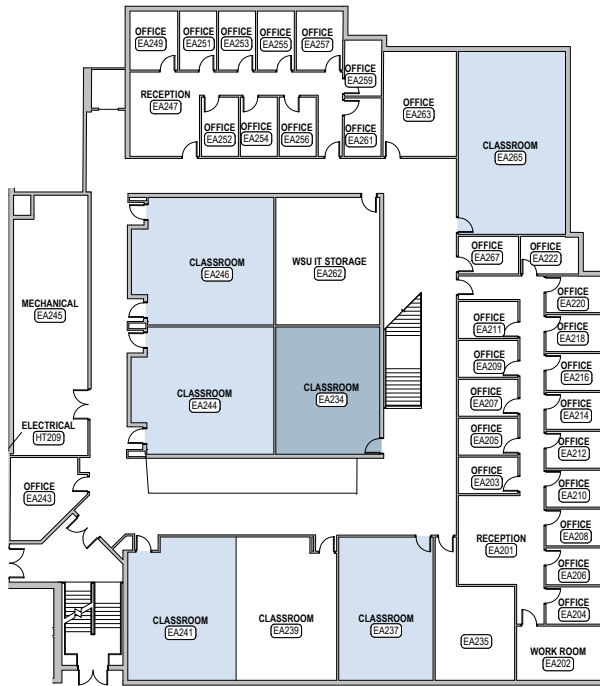
SPACE USE

- Classroom
- Classroom Support
- Lab
- Lab Support
- Office
- Restroom
- Gathering
- Student Support
- Building Support
- Circulation
- Vertical Circulation

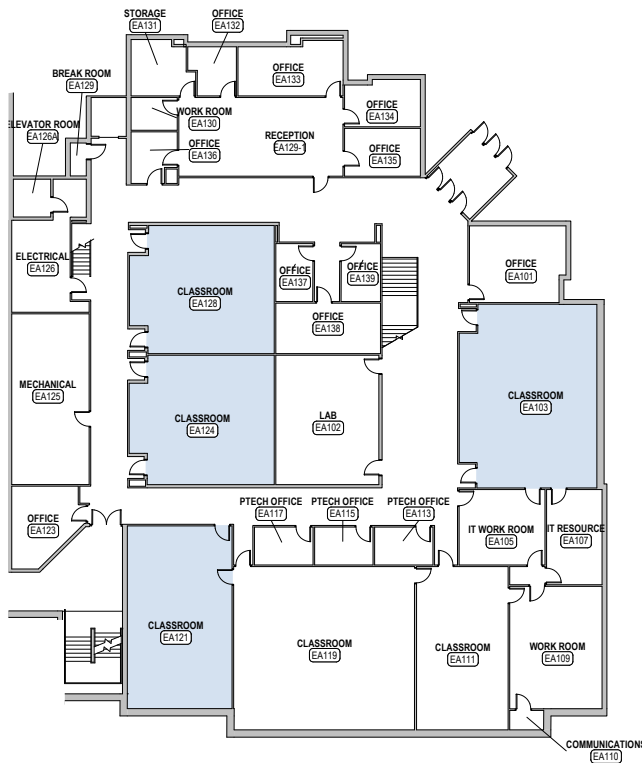


First Floor

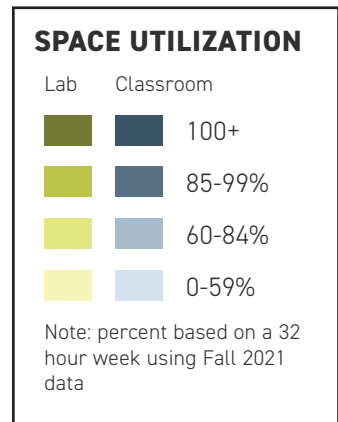
East Hall Utilization



Second Floor



First Floor



East Hall



Corridor



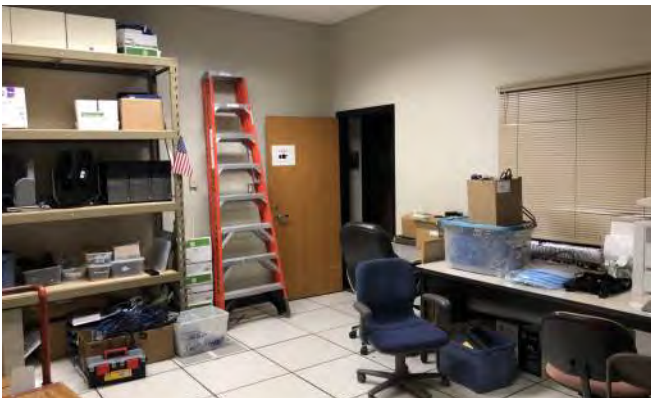
Corridor



College Marketing Office



P-Tech Offices



IT Storage / Work Area



Roof visible from building corridor



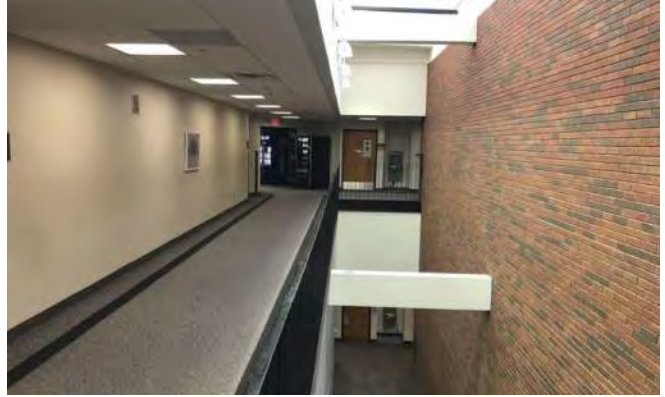
Corridor



EA265 Classroom



EA234 Classroom



Corridor

Endicott Hall

Current Use

Classrooms, labs, offices

Building Condition Summary

Backlog

Electrical Equipment, Building Exteriors, Built-in Equipment

Projects Completed Since Last CFP

- A large portion was renovated as part of the 2018 G.O. Bonding Project
- A large addition was added as part of the 2018 G.O. Bonding Project

Issues

- Note: Endicott Hall is not designated in the current room numbering system. Spaces are duplicative with Memorial Hall

Technology & Equipment

- Areas impacted by recent remodeling are sufficient. Should be put on a scheduled rotation to ensure equipment is up-to-date.

Recommendations

Proposed Projects

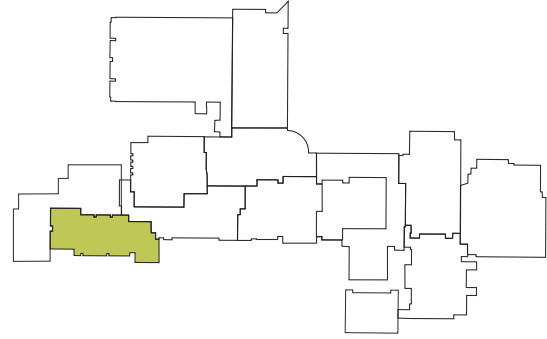
- None

Potential Future Use

- No change in use proposed

B3 Data Analysis

This building is not submetered.



Space Utilization Summary

	CLASSROOMS	LABS
# of Rooms	9	3
Weekly room hrs available	288	96
Hrs used / week	48	25.5
Hrs used %	16.7%	26.6%
Seat use %	Information not available.	

Building Number	E26148C0368
Year Built	1968, Renovated: 2019
Building Size (GSF)	19,279
Number of Floors	2
Current Replacement Value (000's)	\$8,139
Backlog (000's)	\$556
Facility Condition Index (FCI)	0.07, Good
5-year Renewal Forecast (000's)	\$1,523
5-year FCI	0.19, Fair
Roof Type	Ballasted Single-ply
Building Exterior	Brick

Endicott Hall Space Use

SPACE USE

- Classroom
- Classroom Support
- Lab
- Lab Support
- Office
- Restroom
- Gathering
- Student Support
- Building Support
- Circulation
- Vertical Circulation



Second Floor



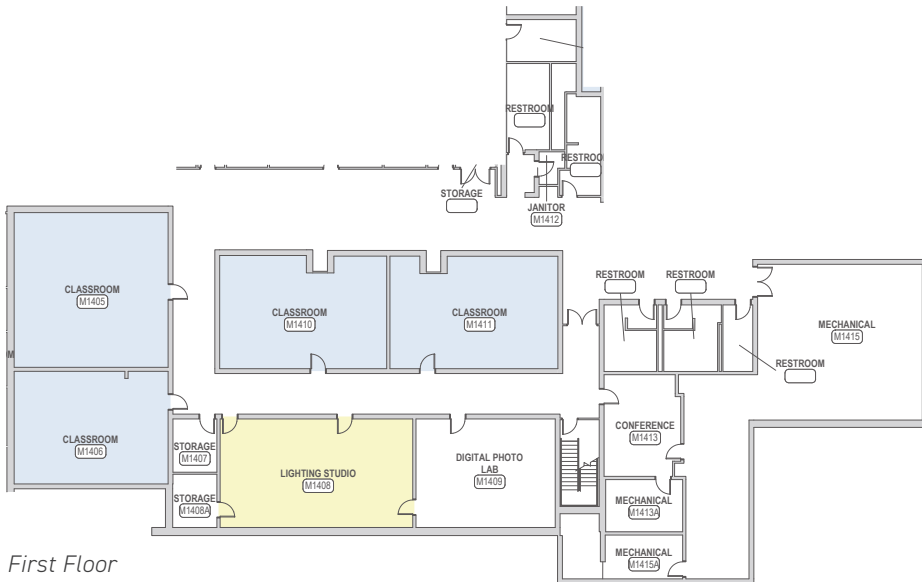
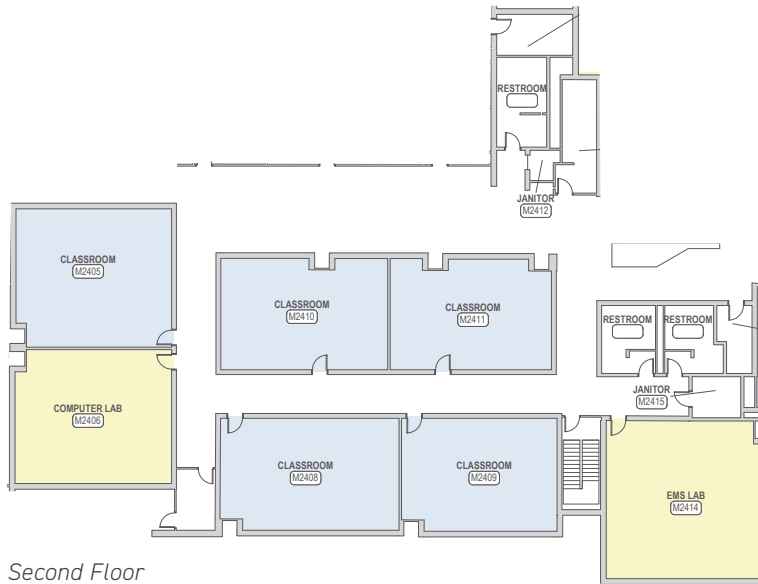
First Floor

Endicott Hall Utilization

SPACE UTILIZATION

Lab	Classroom	
		100+
		85-99%
		60-84%
		0-59%

Note: percent based on a 32 hour week using Fall 2021 data



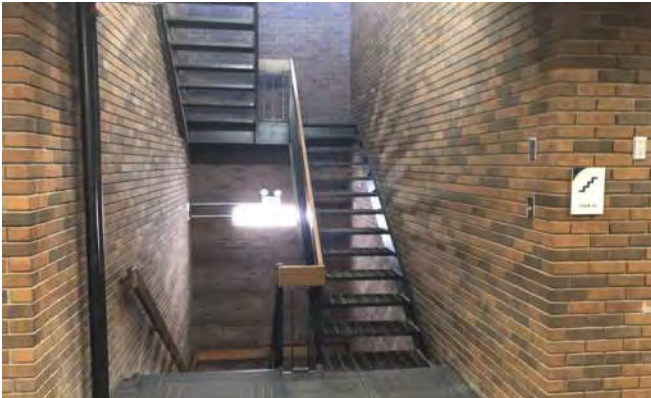
Endicott Hall



Endicott Hall Signage



Entry to Maintenance



Stair 19



M2411 Classroom



M2409 Classroom



M2409 Classroom



M2408 Classroom



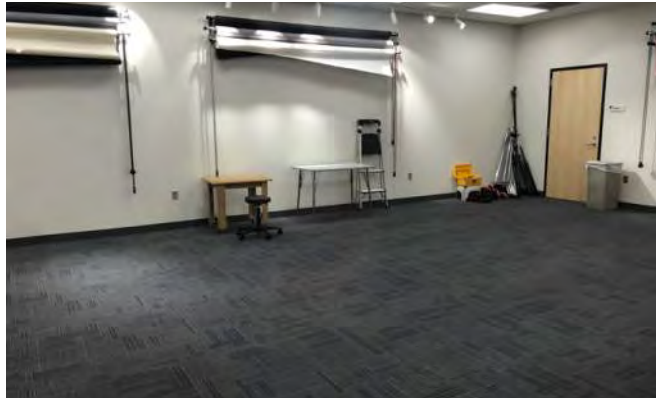
Vestibule



Corridor



M1411 Classroom



M1408 Photography studio



M1405

Goddard Library

Current Use

Traditional library functions, Student One Stop (student services)

Building Condition Summary

Backlog

Roofing, Electrical Equipment, Building Exteriors

Projects Completed Since Last CFP

- Renovation of first floor to create a centralized location for student services
- A study has been commissioned to combine the Learning Center with the Library

Issues

- Library has been moving towards electronic media. Stack space may no longer be needed

Technology & Equipment

- Some equipment is dated while other is adequate.

Recommendations

Proposed Projects

- Co-locate Learning Center and Library

Potential Future Use

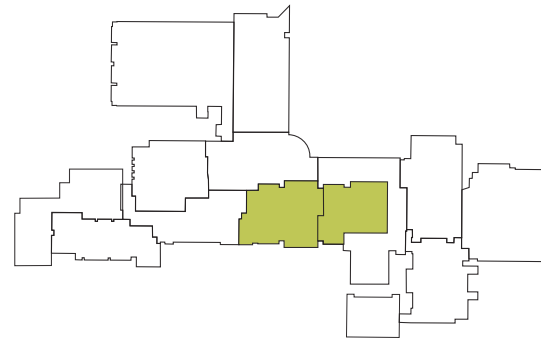
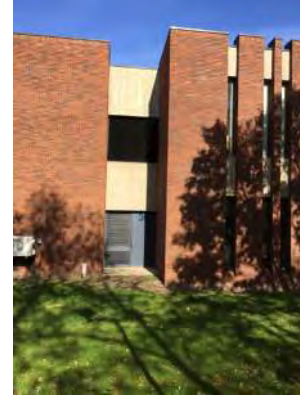
- No change in use proposed

B3 Data Analysis

This building is not submetered.

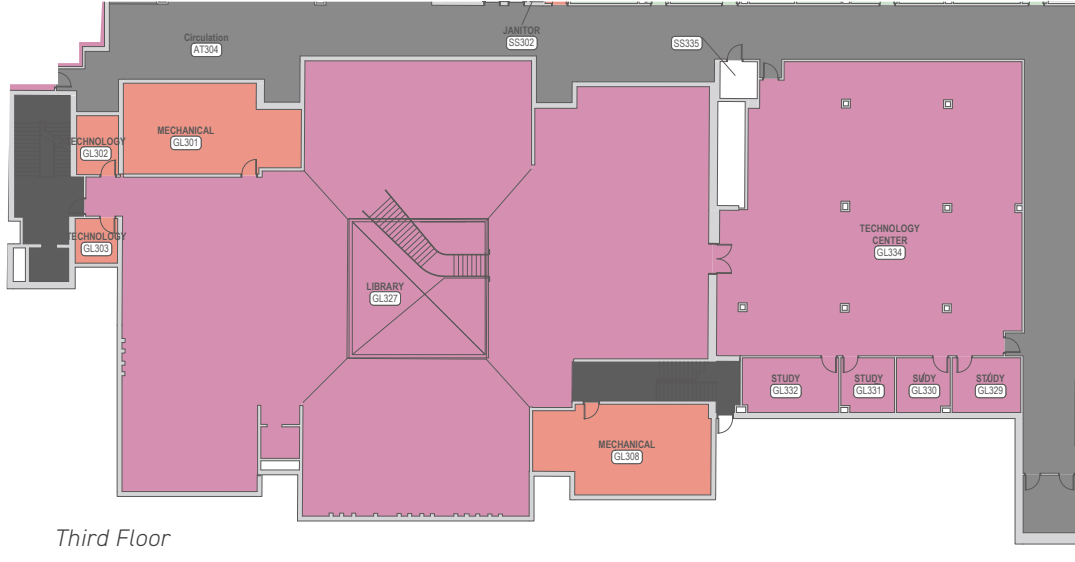
Space Utilization Summary

There are no classrooms or labs in this building.

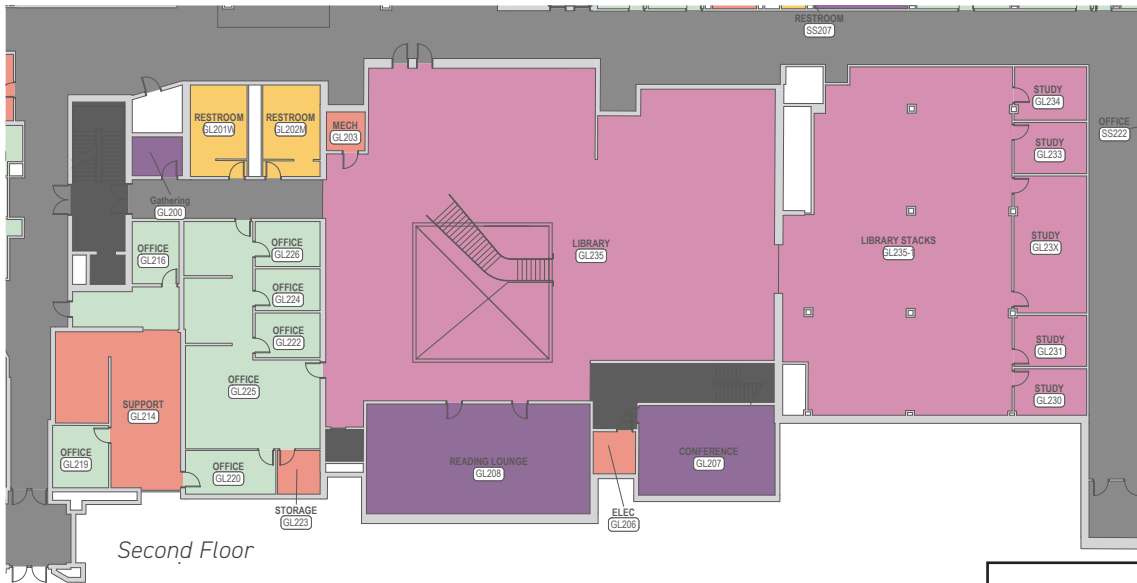


Building Number	E26148C0168
Year Built	1968
Building Size (GSF)	38,487
Number of Floors	3
Current Replacement Value (000's)	\$15,867
Backlog (000's)	\$1,668
Facility Condition Index (FCI)	0.11, Good
5-year Renewal Forecast (000's)	\$3,365
5-year FCI	0.21, Fair
Roof Type	Ballasted Single-ply
Building Exterior	Brick

Goddard Library Space Use



Third Floor



Second Floor



First Floor

SPACE USE	
	Classroom
	Classroom Support
	Lab
	Lab Support
	Office
	Restroom
	Gathering
	Student Support
	Building Support
	Circulation
	Vertical Circulation

Goddard Library



Library Entrance



Stairs to Third Floor



Study Area



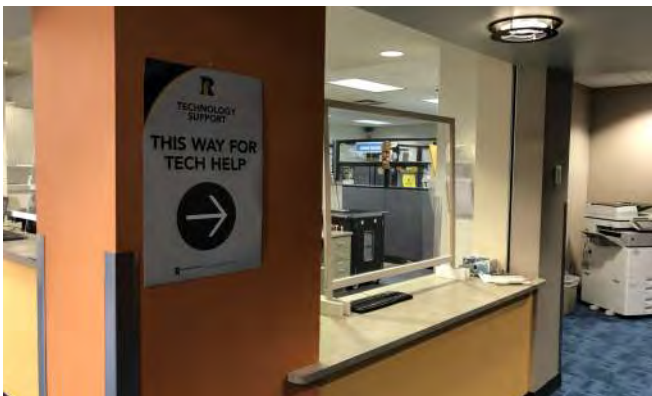
Stacks



Stacks



Student One Stop Entrance



Technology Help Desk



West Entrance, Used for Exit Only

Health Science Hall

Current Use

Nursing, Health Sciences labs, general classrooms, offices, cafe, lounge areas

Building Condition Summary

Backlog

None.

Projects Completed Since Last CFP

- None

Issues

- Cafe has been closed (staffing and demand issues).

Technology & Equipment

- Adequate. Equipment should be on a regular rotation for replacement.

Recommendations

Proposed Projects

- None

Potential Future Use

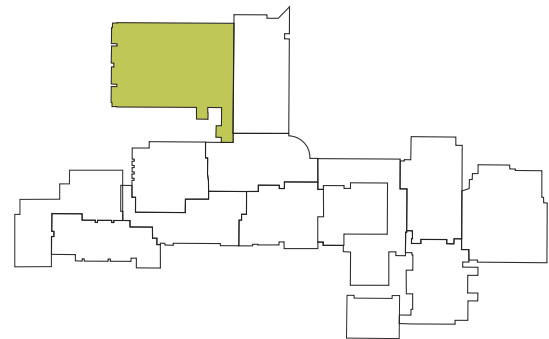
- No change in use proposed

B3 Data Analysis

This building is not submetered.

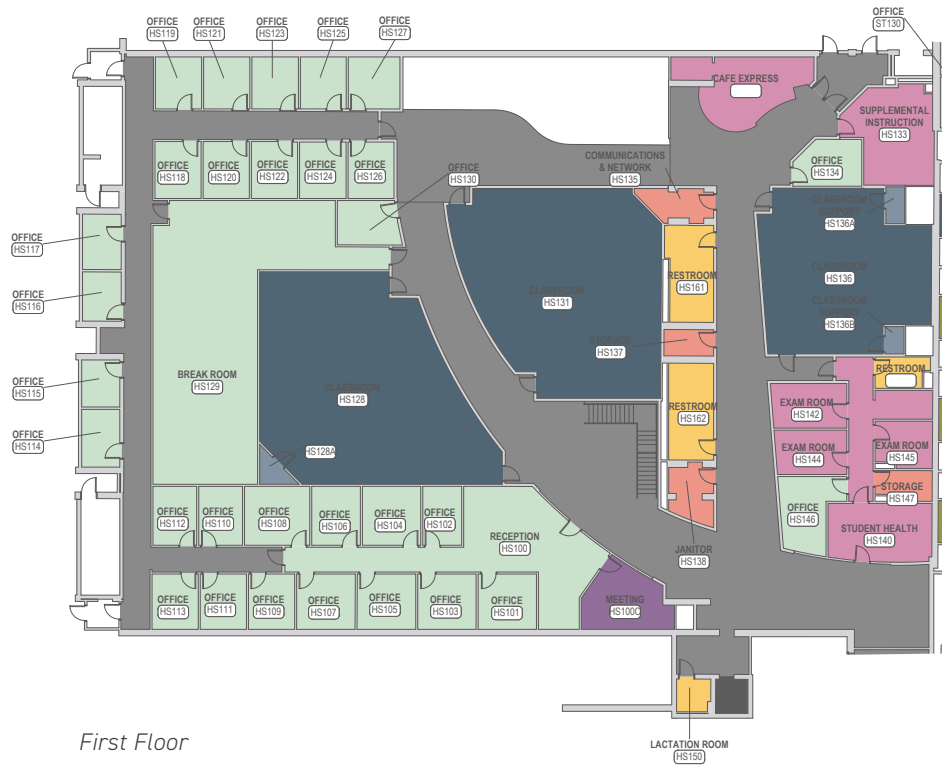
Space Utilization Summary

	CLASSROOMS	LABS
# of Rooms	3	6
Weekly room hrs available	96	192
Hrs used / week	39.8	168.7
Hrs used %	41.4%	87.8%
Seat use %	Information not available	

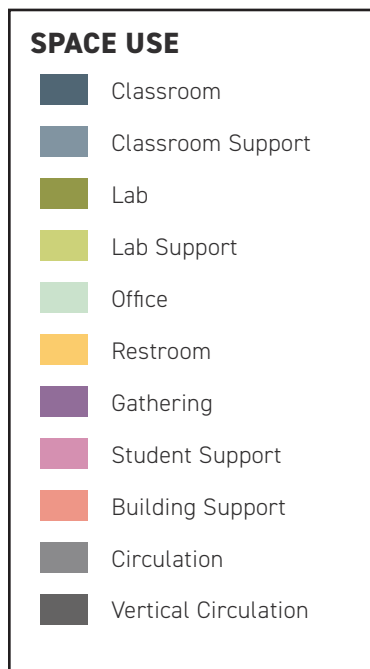


Building Number	E26148C0570
Year Built	1970, Renovated: 2007
Building Size (GSF)	41,000
Number of Floors	2
Current Replacement Value (000's)	\$16,903
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$2,009
5-year FCI	0.12, Good
Roof Type	Built-up Asphalt; Architectural Metal
Building Exterior	Brick

Health Science Hall Space Use

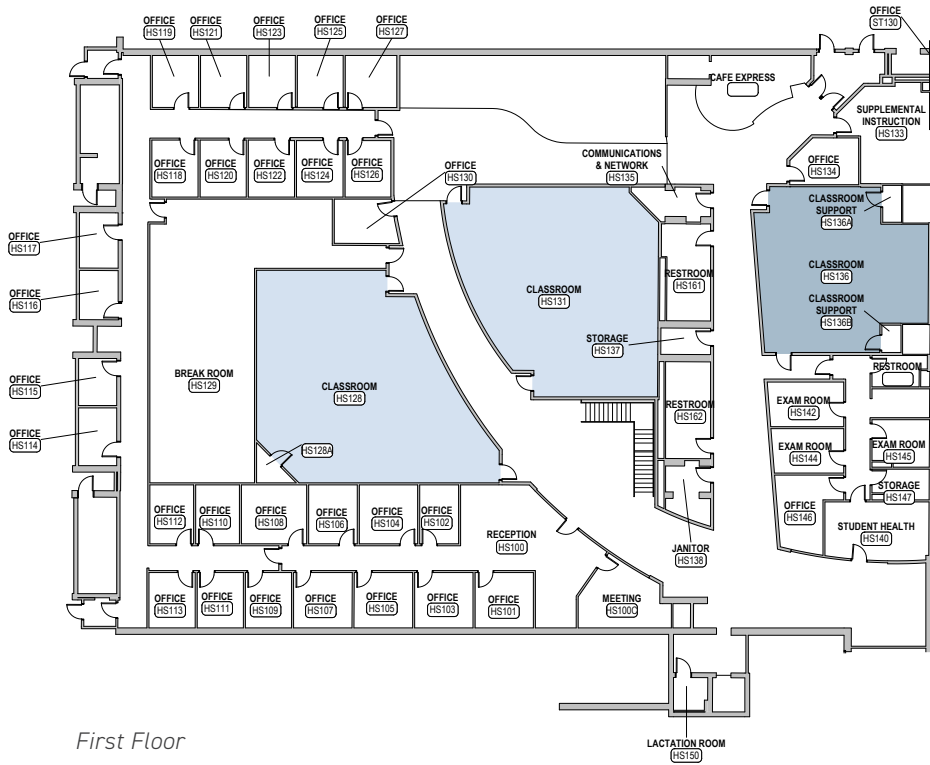


First Floor

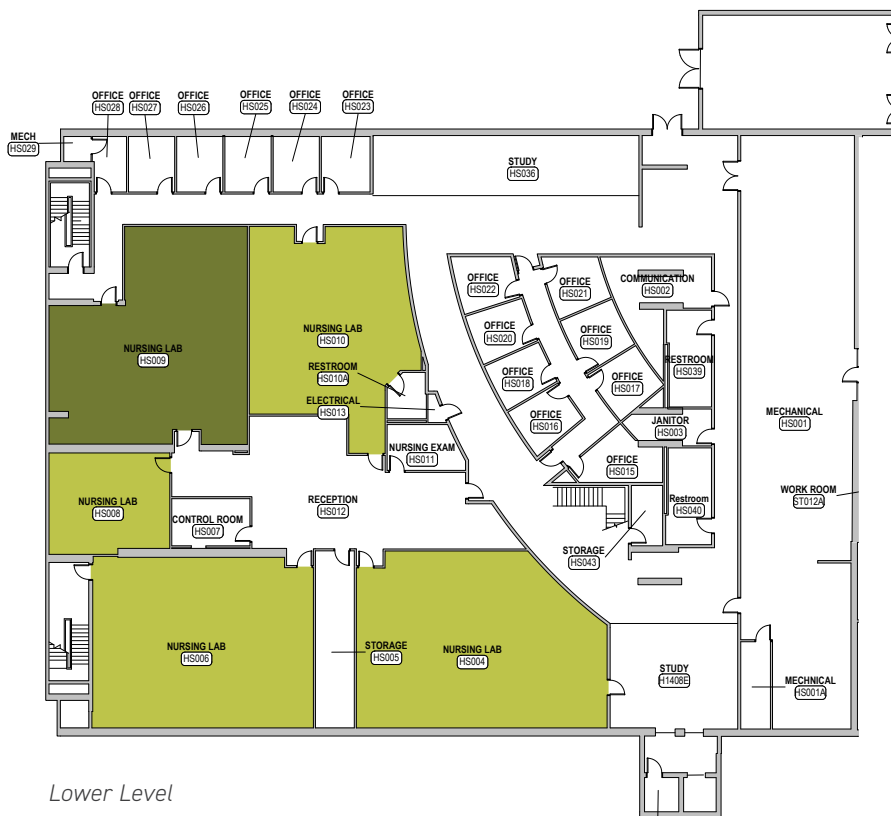


Lower Level

Health Science Hall Utilization



First Floor



Lower Level

SPACE UTILIZATION

Lab	Classroom	Utilization
		100+
		85-99%
		60-84%
		0-59%

Note: percent based on a 32 hour week using Fall 2021 data

Health Science Hall



Circulation



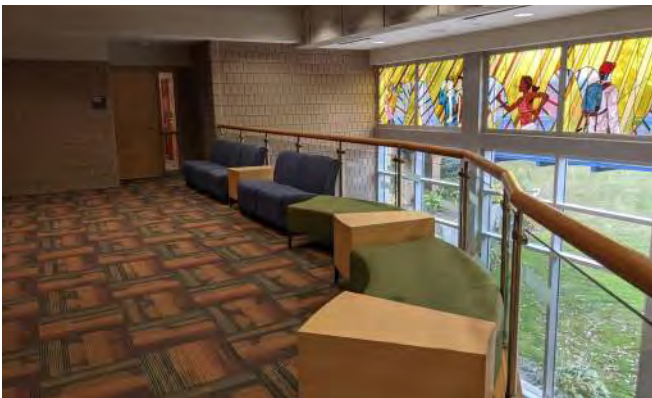
Art Installation in Building Corridor



Nursing Lab



Large General Classroom



Casual Seating and Art Installation



Cafe - Currently Closed



Storage Area



Nursing Workroom

Hill Theater

Current Use

Performing Arts, theater and related support spaces, bookstore

Building Condition Summary

Backlog

Electrical Equipment, Interior Finishes, Plumbing Fixtures, Building Exteriors, HVAC - 1974 Air Handlers

Projects Completed Since Last CFP

- None

Issues

- Bookstore relocation recently occurred
- Theater environment is aged

Technology & Equipment

- Theater equipment and lighting is out of date.

Recommendations

Proposed Projects

- Fine Arts Renovations

Potential Future Use

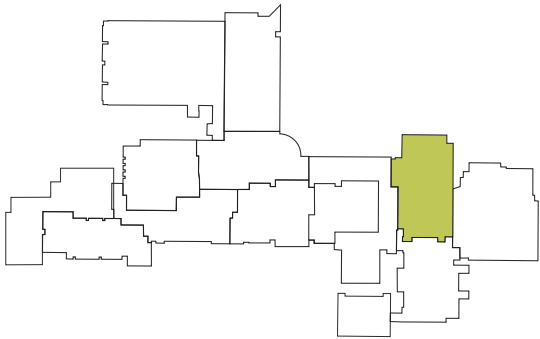
- No change in use proposed

B3 Data Analysis

This building is not submetered.

Space Utilization Summary

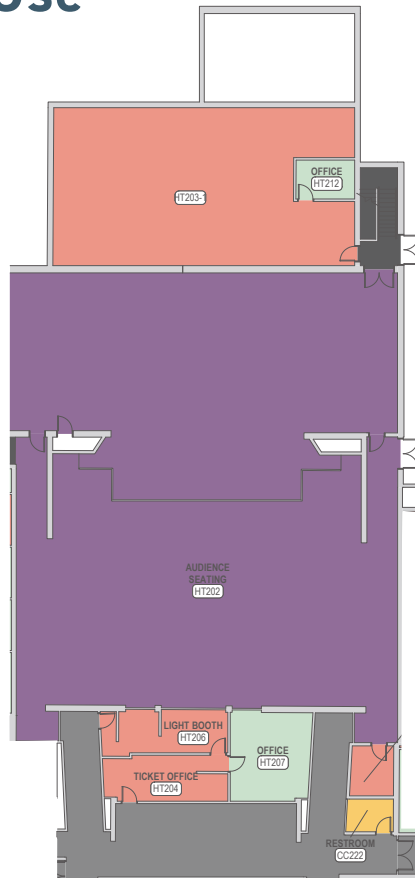
	CLASSROOMS	LABS
# of Rooms	1	0
Weekly room hrs available	32	0
Hrs used / week	32.5	0
Hrs used %	101.7%	0
Seat use %	Information not available	



Building Number	E26148C1174
Year Built	1974
Building Size (GSF)	19,267
Number of Floors	2
Current Replacement Value (000's)	\$8,134
Backlog (000's)	\$734
Facility Condition Index (FCI)	0.09, Good
5-year Renewal Forecast (000's)	\$2,491
5-year FCI	0.31, Poor
Roof Type	Built-up Asphalt
Building Exterior	Brick

Hill Theater Space Use

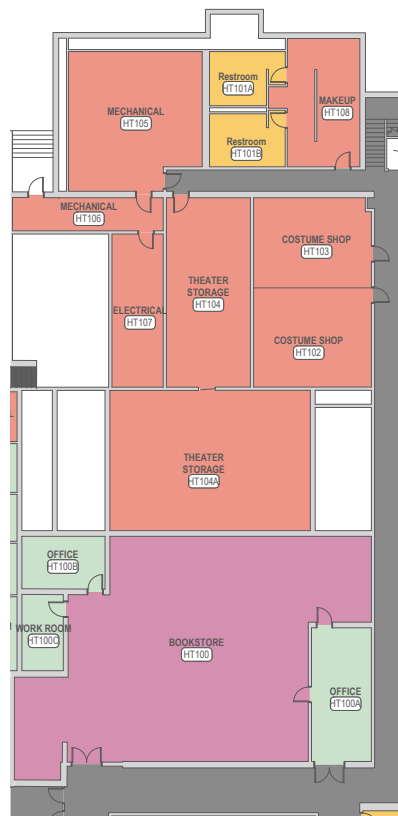
Note: The theater space is coded as "gathering", but is also used for classroom purposes. See next page for utilization information.



Second Floor

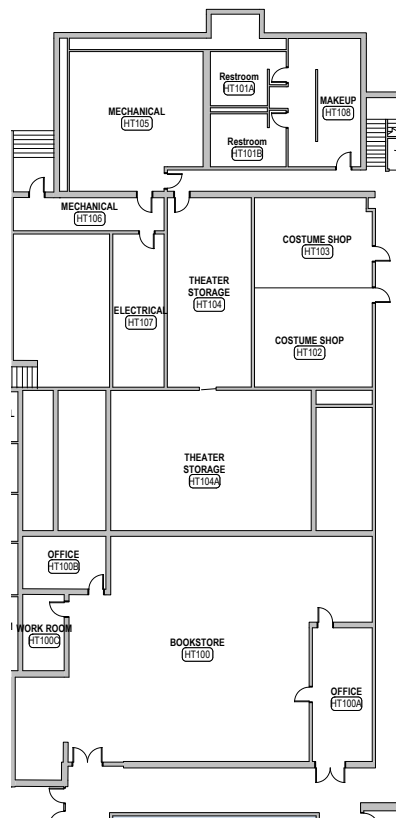
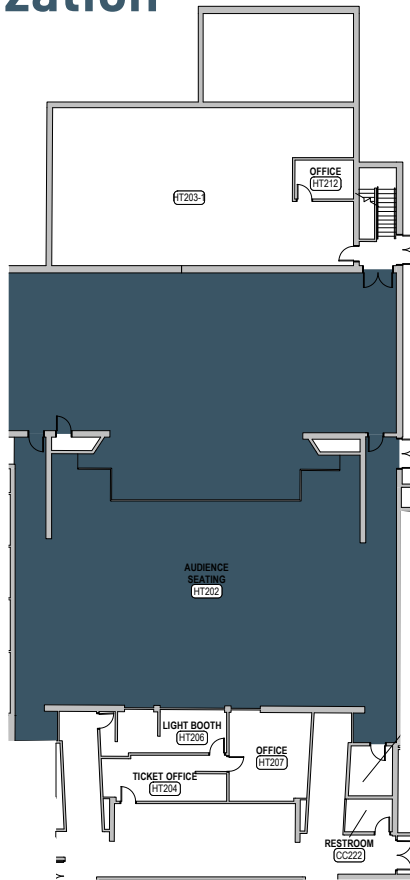
SPACE USE

- Classroom
- Classroom Support
- Lab
- Lab Support
- Office
- Restroom
- Gathering
- Student Support
- Building Support
- Circulation
- Vertical Circulation



First Floor

Hill Theater Utilization



SPACE UTILIZATION

Lab	Classroom	Utilization
		100+
		85-99%
		60-84%
		0-59%

Note: percent based on a 32 hour week using Fall 2021 data

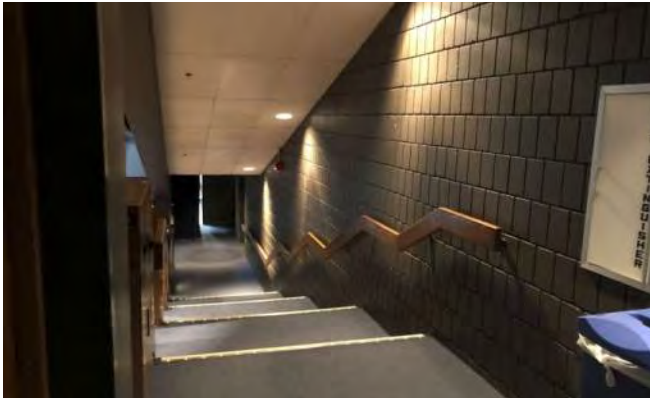
Hill Theater



Ticket Booth



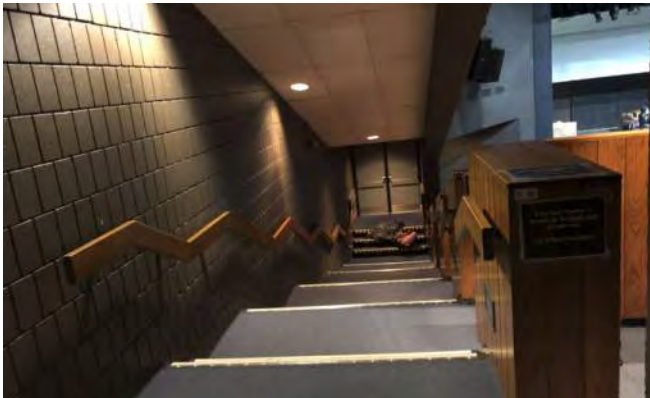
Entry to Hill Theater



Theater Stairway



Theater Entry



Theater Stairway



Bookstore Entrance



Corridor adjacent to Bookstore



Bookstore



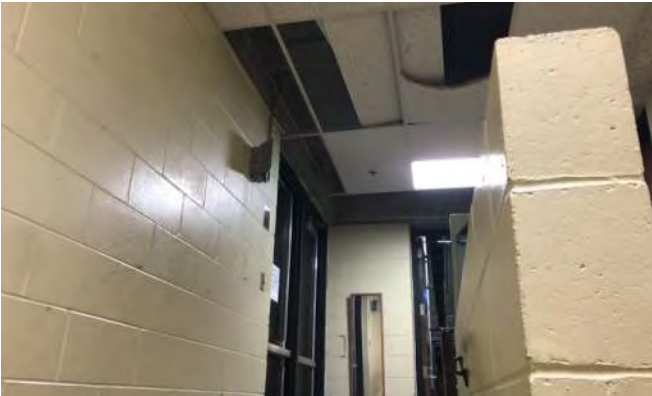
Narrow corridor



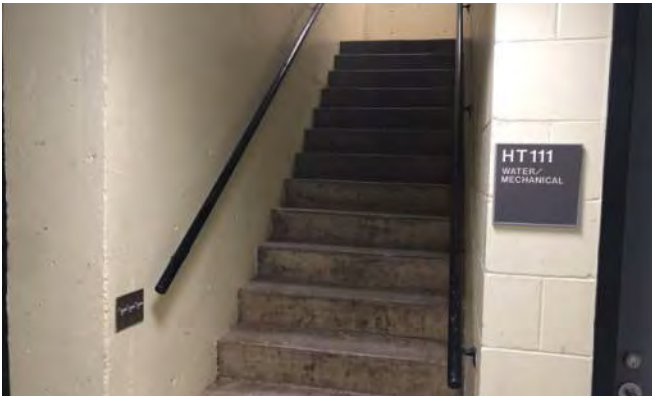
Narrow corridor



Damaged acoustical ceiling



Damaged acoustical ceiling



HT111 Water / Mechanical

Memorial Hall

Current Use

General classrooms, lounge areas, faculty offices

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- Building was significantly renovated and expanded as part of the 2018 G.O. Bonding project

Issues

- None

Technology & Equipment

- Current technology in new classrooms.
- Tier I and Tier II classrooms, added at the start of the pandemic, are in high demand. Tiers refer to the level of classroom technology.

Recommendations

Proposed Projects

- None

Potential Future Use

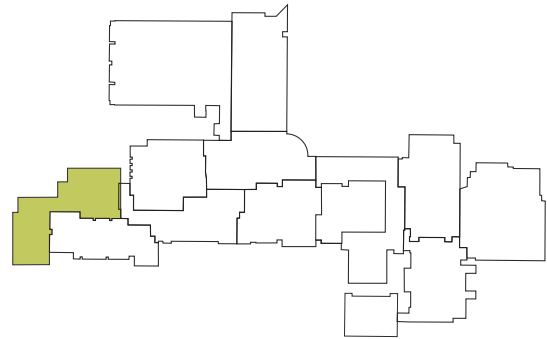
- No change in use proposed

B3 Data Analysis

This building is not submetered.

Space Utilization Summary

	CLASSROOMS	LABS
# of Rooms	1	0
Weekly room hrs available	32	0
Hrs used / week	6.3	0
Hrs used %	19.8%	0
Seat use %	Information not available	

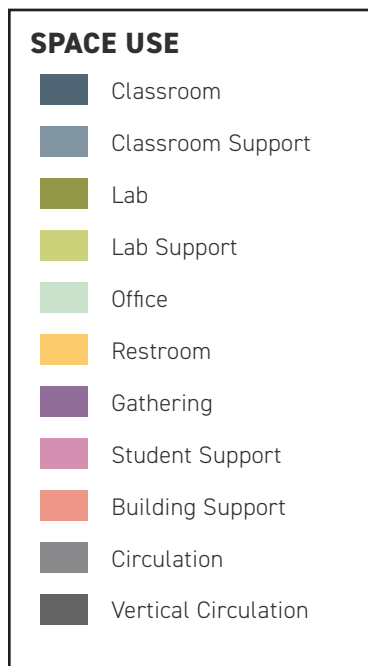


Building Number	E26148C2320
Year Built	2020
Building Size (GSF)	21,202
Number of Floors	2
Current Replacement Value (000's)	\$5,797
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$0
5-year FCI	0, Excellent
Roof Type	Built-up Asphalt
Building Exterior	Brick and precast concrete

Memorial Hall Space Use

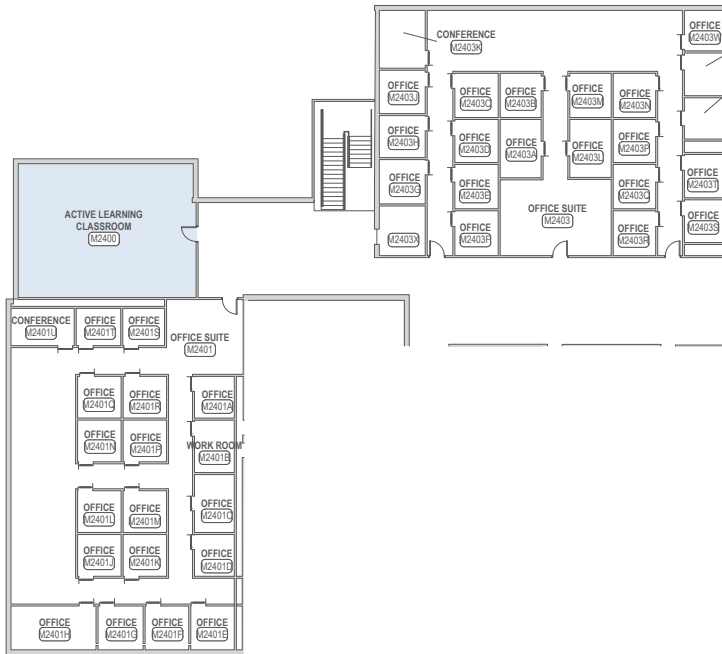


Second Floor

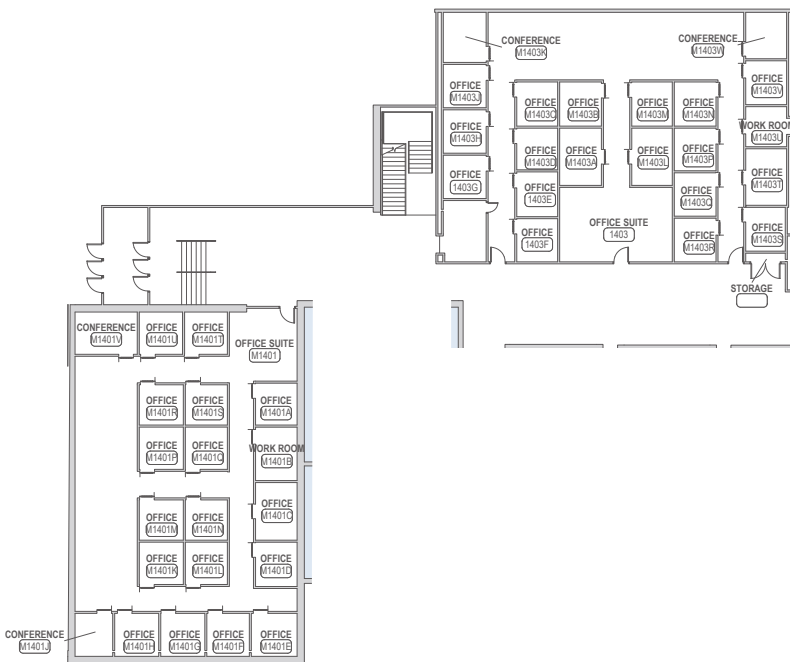


First Floor

Memorial Hall Utilization



Second Floor



First Floor

SPACE UTILIZATION

Lab	Classroom	Utilization
		100+
		85-99%
		60-84%
		0-59%

Note: percent based on a 32 hour week using Fall 2021 data

Memorial Hall



M2401 Faculty Offices



M2401 Faculty Offices



M2401 Faculty Offices



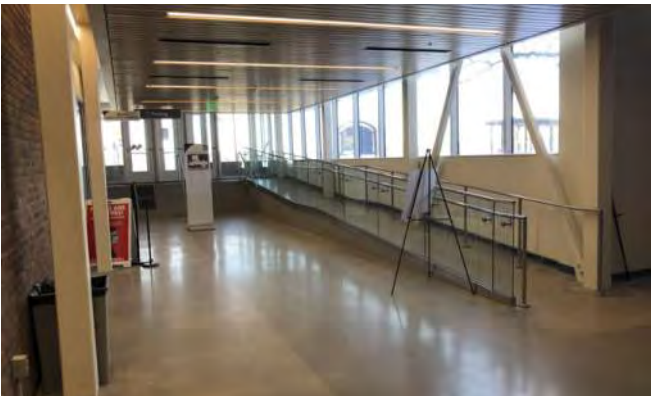
Corridor adjacent to Faculty Offices



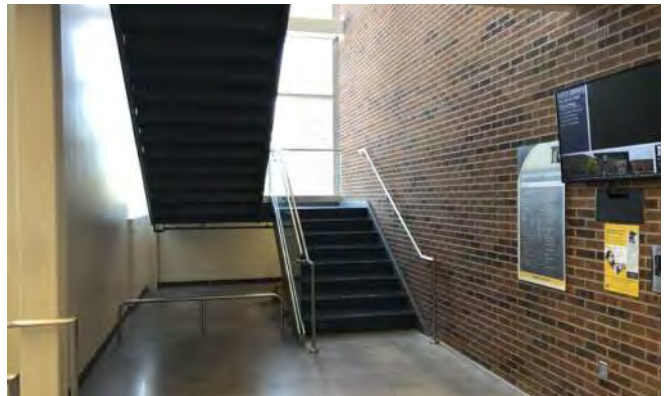
M2403 Faculty Offices



Corridor adjacent to M2403 Faculty Offices



Entry near 1401 Faculty Offices



Stairway



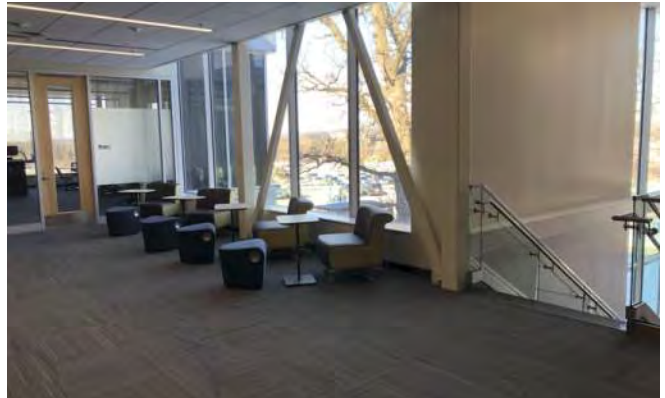
M2403 Break Area



Faculty Office Seating Area



Faculty Office Seating Area



Seating Area adjacent to M2401 Faculty Offices



M2400



Stairway

Science & Technology Hall

Current Use

General classrooms, science labs, facilities shops, offices, duplicating

Building Condition Summary

Backlog

- HVAC Controls

Projects Completed Since Last CFP

- Roof Replacement

Issues

- Labs are overcrowded and are becoming outdated

Technology & Equipment

- Mix of adequate and outdated. Should be on a rotation for replacement.

Recommendations

Proposed Projects

- Renovate ST305/309
- Renovate Science & Technology Hall

Potential Future Use

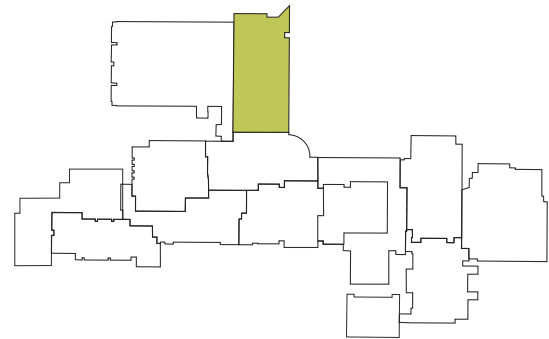
- No change in use proposed

B3 Data Analysis

This building is not submetered.

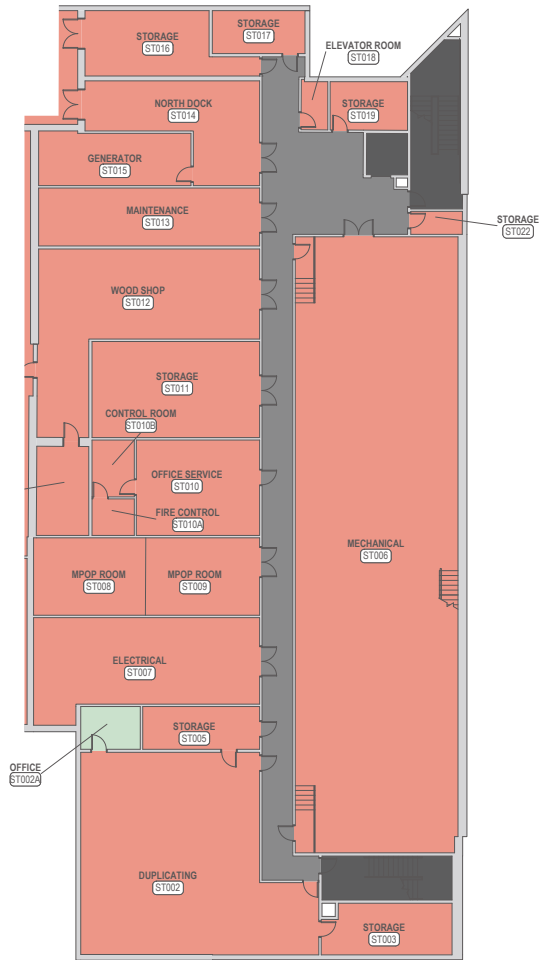
Space Utilization Summary

	CLASSROOMS	LABS
# of Rooms	1	10
Weekly room hrs available	32	320
Hrs used / week	15	225.1
Hrs used %	46.9%	70.4%
Seat use %	Information not available.	



Building Number	E26148C1693
Year Built	1993
Building Size (GSF)	58,004
Number of Floors	4
Current Replacement Value (000's)	\$34,972
Backlog (000's)	\$1,101
Facility Condition Index (FCI)	0.03, Excellent
5-year Renewal Forecast (000's)	\$6,514
5-year FCI	0.19, Fair
Roof Type	Ballasted Single-ply
Building Exterior	Brick

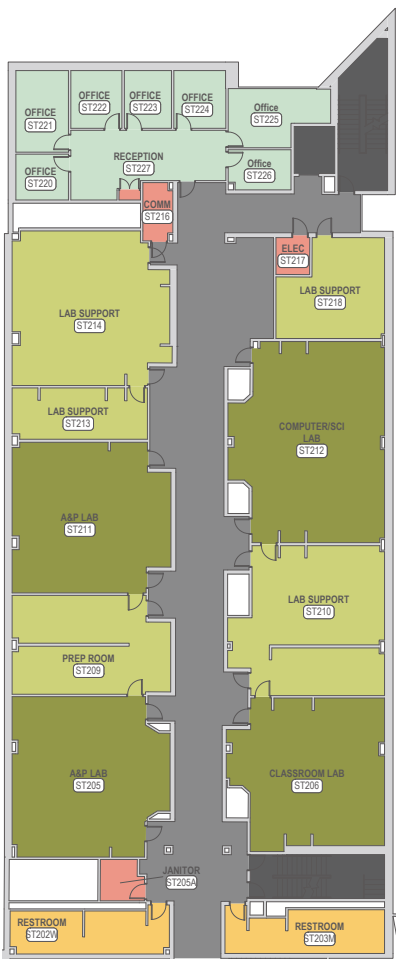
Science & Technology Hall Space Use



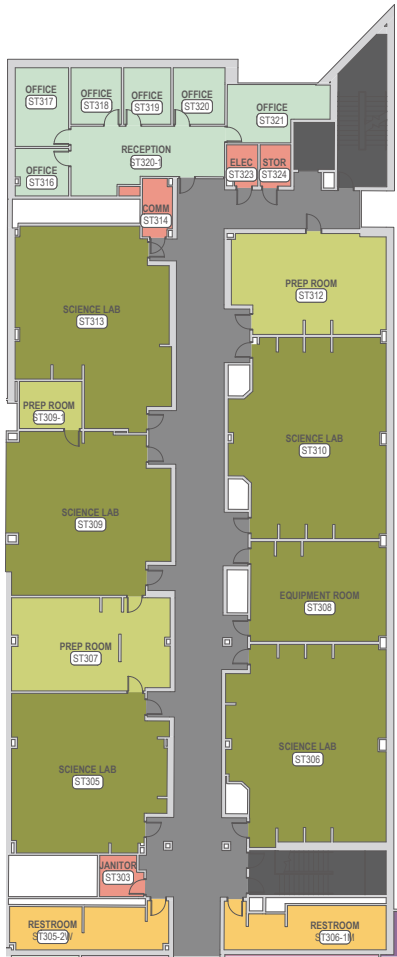
Lower Level



First Floor



Second Floor

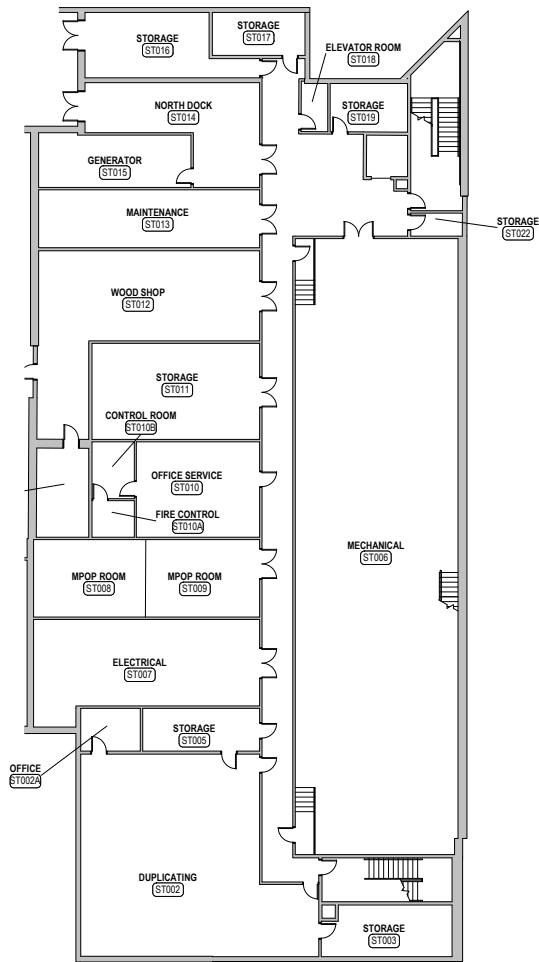


Third Floor

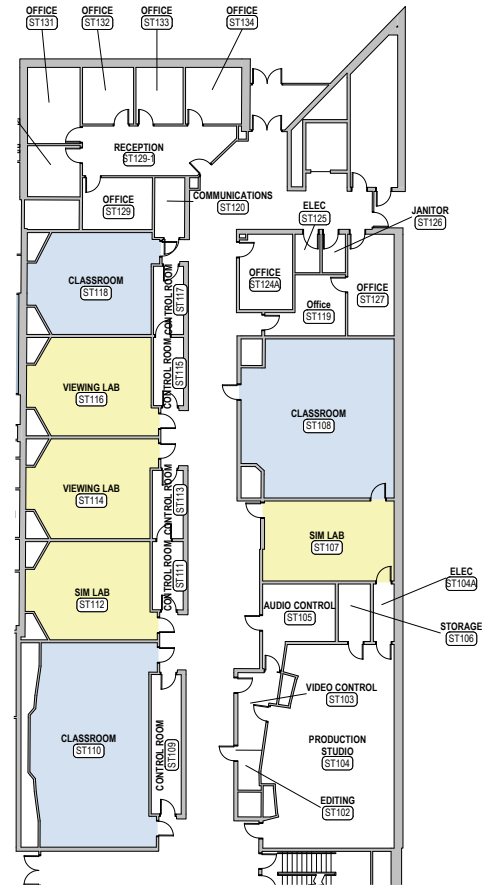
SPACE USE

- Classroom
- Classroom Support
- Lab
- Lab Support
- Office
- Restroom
- Gathering
- Student Support
- Building Support
- Circulation
- Vertical Circulation

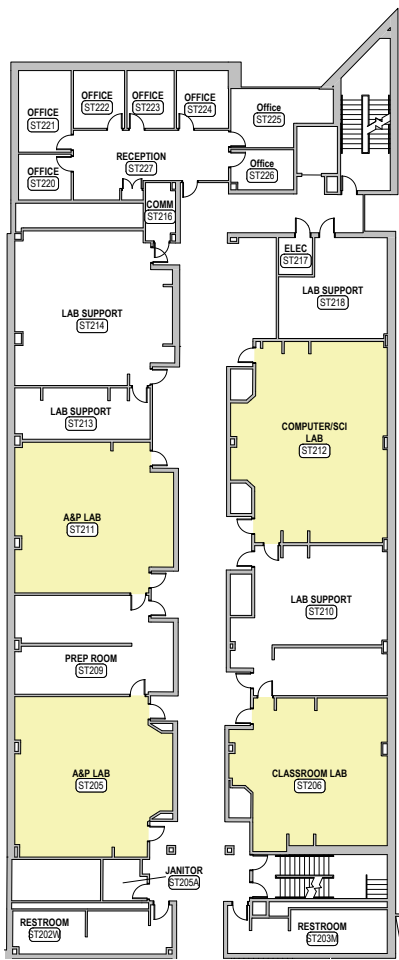
Science & Technology Hall Utilization



Lower Level



First Floor



Second Floor



Third Floor

SPACE UTILIZATION

Lab	Classroom	Utilization
		100+
		85-99%
		60-84%
		0-59%

Note: percent based on a 32 hour week using Fall 2021 data

Science & Technology Hall



Science Lab



Science Lab



Science Lab



Science Lab



Science Lab



Mechanical Room



Facilities Office / Storage



Facilities Plan Room

Singley Hall

Current Use

Classrooms, labs, offices

Building Condition Summary

Backlog

Built-in Equipment, Interior Finishes, HVAC Controls, Plumbing Rough-in, Electrical Equipment, Building Exteriors

Projects Completed Since Last CFP

- Limited renovations included in 2018 G.O. Bonding project

Issues

- Limited restrooms

Technology & Equipment

- Generally adequate. Equipment should be on regular rotation for replacement.

Recommendations

Proposed Projects

- None

Potential Future Use

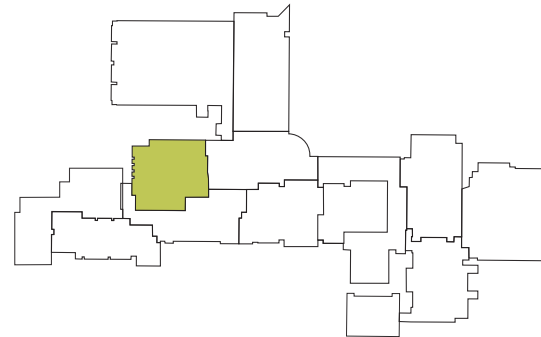
- No change in use proposed

B3 Data Analysis

This building is not submetered.

Space Utilization Summary

	CLASSROOMS	LABS
# of Rooms	9	4
Weekly room hrs available	288	128
Hrs used / week	193.4	32.4
Hrs used %	67.2%	25.3%
Seat use %	Information not available.	



Building Number	E26148C0468
Year Built	1968
Building Size (GSF)	21,097
Number of Floors	2
Current Replacement Value (000's)	\$8,698
Backlog (000's)	\$1,458
Facility Condition Index (FCI)	0.17, Fair
5-year Renewal Forecast (000's)	\$1,671
5-year FCI	0.19, Fair
Roof Type	Built-up Asphalt
Building Exterior	Brick

Singley Hall Space Use



Second Floor

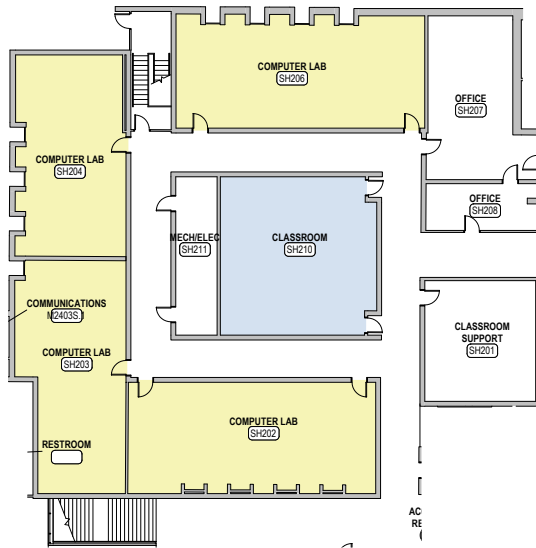
SPACE USE

- Classroom
- Classroom Support
- Lab
- Lab Support
- Office
- Restroom
- Gathering
- Student Support
- Building Support
- Circulation
- Vertical Circulation

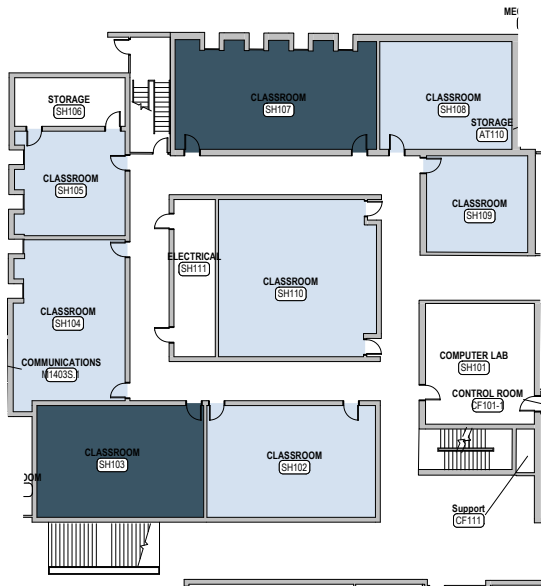


First Floor

Singley Hall Utilization



Second Floor



First Floor

SPACE UTILIZATION

Lab	Classroom	Utilization
		100+
		85-99%
		60-84%
		0-59%

Note: percent based on a 32 hour week using Fall 2021 data

Singley Hall



Corridor



SH105 Classroom



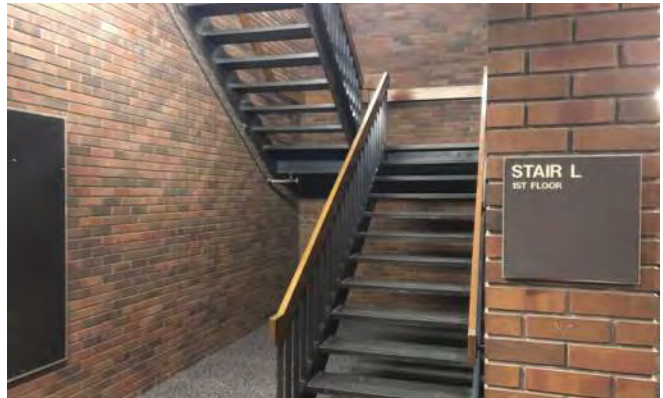
Corridor



SH104 Classroom



SH110 Tiered Classroom



Stair L



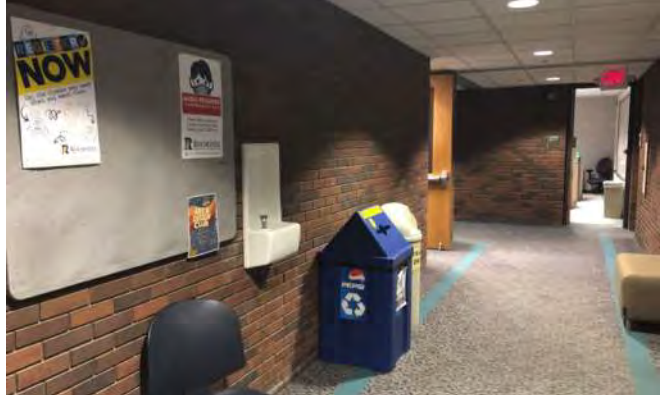
Corridor



SH202 Computer Lab



SH210 Tiered Classroom



2nd Floor Corridor



SH206 Computer Lab



SH204 Computer Lab

Student Services

Current Use

Student support services, offices, conference rooms, administration

Building Condition Summary

Backlog

- HVAC Controls

Projects Completed Since Last CFP

- Creation of Student One Stop relocated some services

Issues

- Use of former student service area needs to be addressed.
- Student service functions currently are split between this area and the Student One Stop
- Finishes are out of date

Technology & Equipment

- Adequate, but should be on a rotation for replacement.

Recommendations

Proposed Projects

- Renovate former Student Services area
- Improve access to Student Services

Potential Future Use

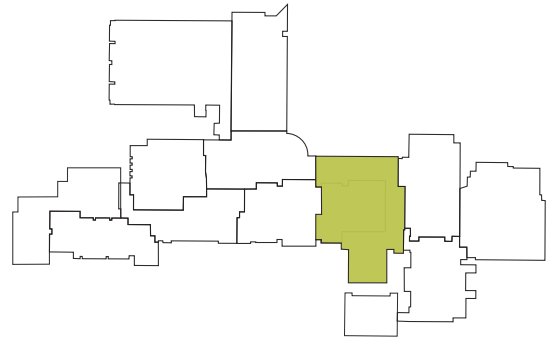
- No change in use proposed

B3 Data Analysis

This building is not submetered.

Space Utilization Summary

There are no classrooms or labs in this building.



Building Number	E26148C1073
Year Built	1973, Renovated: 1993
Building Size (GSF)	45,430
Number of Floors	3
Current Replacement Value (000's)	\$18,729
Backlog (000's)	\$207
Facility Condition Index (FCI)	0.01, Excellent
5-year Renewal Forecast (000's)	\$2,696
5-year FCI	0.14, Good
Roof Type	Ballasted Single-ply
Building Exterior	Brick

Student Services Space Use



Second Floor

Third Floor

3: BUILDING CONDITIONS



First Floor

SPACE USE

- Classroom
- Classroom Support
- Lab
- Lab Support
- Office
- Restroom
- Gathering
- Student Support
- Building Support
- Circulation
- Vertical Circulation

Student Services



Building Corridor



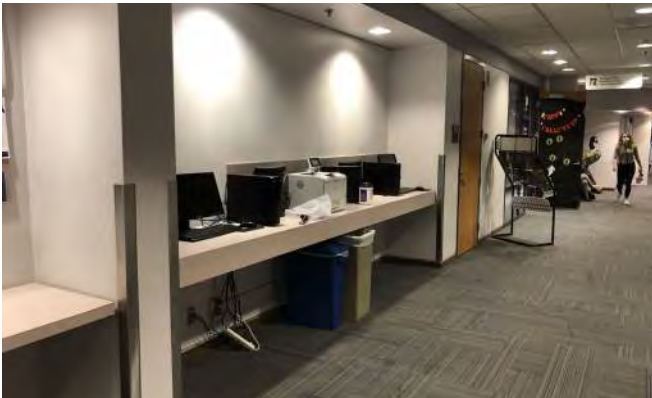
Display area



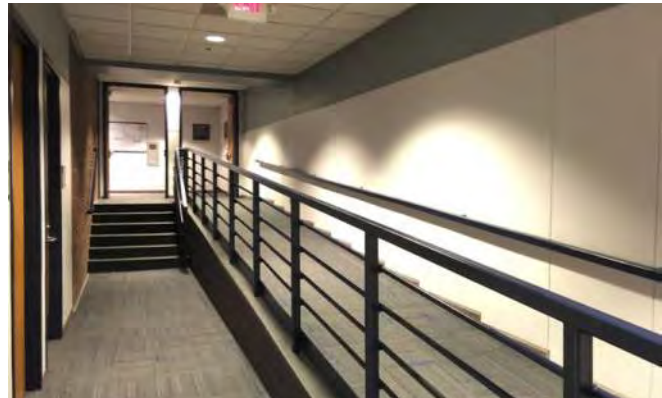
Building Corridor



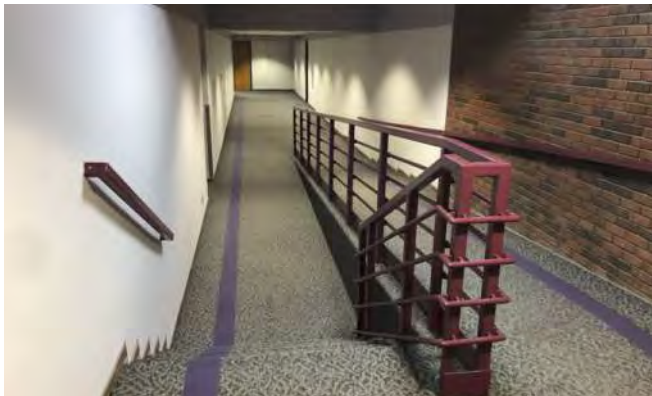
Entrance to TRIO, Disability Services



Computer Stations



Stair and ramp adjacent to Offices



Stair and adjacent ramp



Corridor



Corridor seating



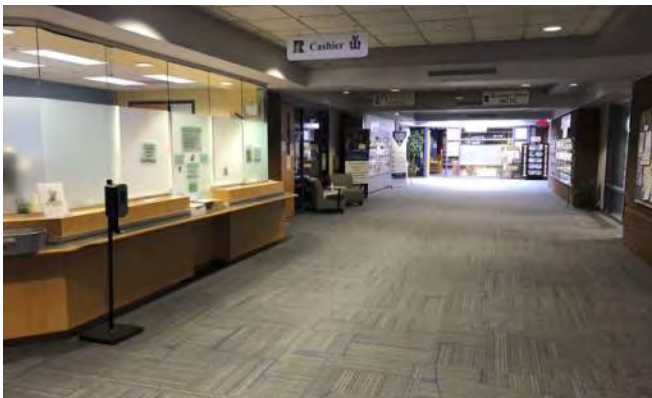
College Administration Office Entry



Administration Offices



Welcome Center



Cashier



Entry to Advisors and Counseling



Entry to Winona State Offices



Office Seating Area

Career and Technical Education Center at Heintz (CTECH)

Current Use

Partnership with Rochester Public Schools to provide career and technical instruction to area high school students. Building is not utilized by RCTC.

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- None. The building construction was completed at the start of the last CFP process

Issues

- Spaces are heavily used by Rochester Public Schools.

Technology & Equipment

- No issues identified

Recommendations

Proposed Projects

- None

Potential Future Use

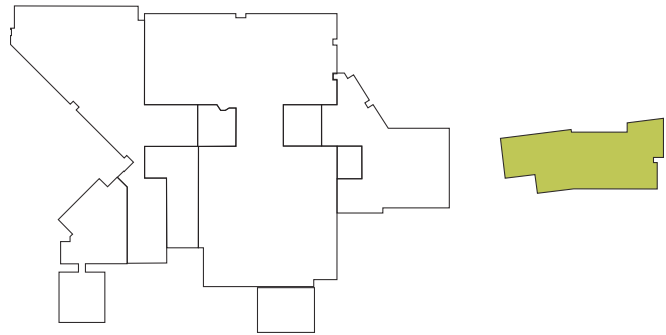
- No change in use proposed

B3 Data Analysis

	Reported	Adjusted
EUI	99.11	
Baseline	31.34*	69.60*
Change from Baseline	+67.77	+29.51

Data as of September 2021 in kBtu/SF.

*Reported baseline set based on 7 months of data. Adjusted baseline calculated from June 2016 - May 2017.



Space Utilization Summary

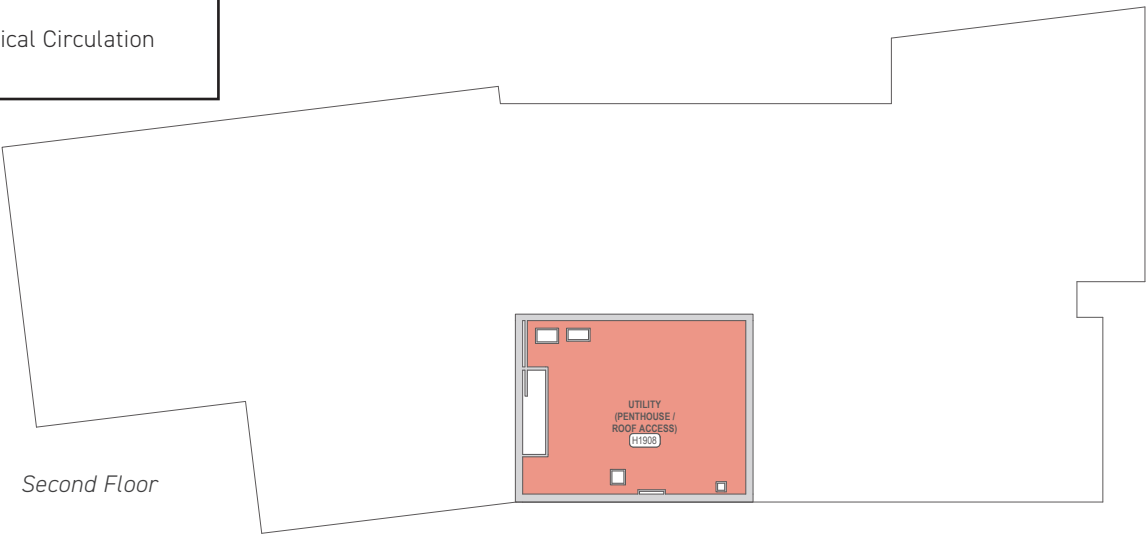
Not applicable. Building is used by Rochester Public Schools

Building Number	E26148C2016
Year Built	2016, Renovated:
Building Size (GSF)	19,117
Number of Floors	1
Current Replacement Value (000's)	\$8,260
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$302
5-year FCI	0.04, Excellent
Roof Type	
Building Exterior	Brick

Career and Technical Education Center Space Use

SPACE USE

- Classroom
- Classroom Support
- Lab
- Lab Support
- Office
- Restroom
- Gathering
- Student Support
- Building Support
- Circulation
- Vertical Circulation



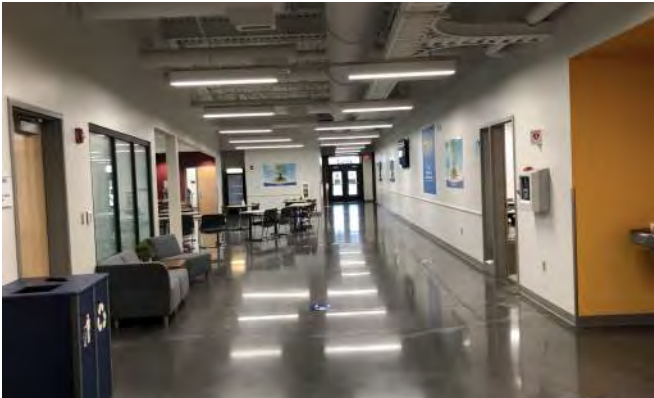
Career and Technical Education Center



Corridor



Health Sciences Lab



Common Area



Area outside of Culinary Kitchen



Main Entrance

Heintz Center 76 Rem. & Add.

Current Use

Classrooms, labs, offices, student support spaces

Building Condition Summary

Backlog

Electrical Equipment, HVAC Equipment

Projects Completed Since Last CFP

- None. Portions are slated for renovation as part of the 2024 G.O. Bonding project

Issues

- Dated systems and interiors

Technology & Equipment

- Dated in some areas.

Recommendations

Proposed Projects

- Renovation to Support Equity in Industry and Public Safety: Includes updates to Commons Area, and renovations to support the Facility and Service Technology (FAST) program
- HVAC Improvements Phase III (HEAPR)

Potential Future Use

- Re-purpose office spaces for the FAST program.

B3 Data Analysis

This building is not submetered.

Space Utilization Summary

	CLASSROOMS	LABS
# of Rooms	1	1
Weekly room hrs available	32	32
Hrs used / week	20.5	5
Hrs used %	64.1%	15.6%
Seat use %	Information not available	














Building Number	E26275T0276
Year Built	1976
Building Size (GSF)	14,000
Number of Floors	1
Current Replacement Value (000's)	\$5,772
Backlog (000's)	\$301
Facility Condition Index (FCI)	0.05, Good
5-year Renewal Forecast (000's)	\$1,389
5-year FCI	0.24, Fair
Roof Type	Built-up Asphalt
Building Exterior	Precast concrete

Heintz Center 76 Rem. & Add. Space Use

3: BUILDING CONDITIONS



First Floor

SPACE USE	
	Classroom
	Classroom Support
	Lab
	Lab Support
	Office
	Restroom
	Gathering
	Student Support
	Building Support
	Circulation
	Vertical Circulation

Heintz Center 76 Rem. & Add. Utilization



First Floor

SPACE UTILIZATION

Lab	Classroom	Utilization
		100+
		85-99%
		60-84%
		0-59%

Note: percent based on a 32 hour week using Fall 2021 data

Heintz Center 76 Rem. & Add.



Commons Area



Commons Area



H1100 Tiered Classroom



Plotter Storage Room



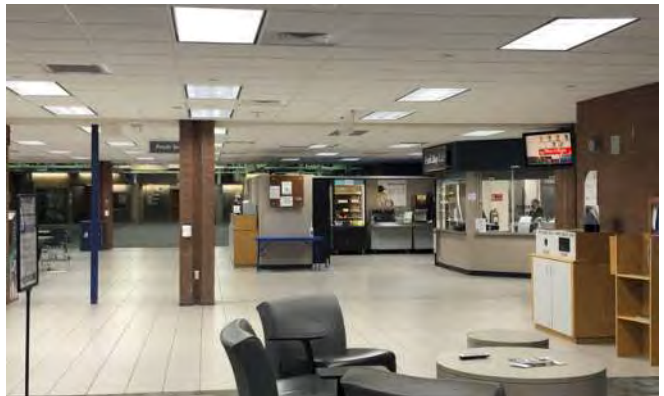
Instructional Lab



Instructional Lab



Mechanical Room



Commons Area

Heintz Center Diesel Truck

Current Use

Career labs, general classrooms

Building Condition Summary

Backlog

Electrical Equipment, Fire Protection Systems, Building Exteriors, HVAC Controls

Projects Completed Since Last CFP

- None

Issues

- Storage needed for the welding program

Technology & Equipment

- New equipment needed to support instruction for non-combustion engines

Recommendations

Proposed Projects

- Renovation to Support Equity in Industry and Public Safety: Automotive and Welding program renovations

Potential Future Use

- No change in use proposed

B3 Data Analysis

This building is not submetered.

Space Utilization Summary

	CLASSROOMS	LABS
# of Rooms	1	3
Weekly room hrs available	32	96
Hrs used / week	7.75	42.1
Hrs used %	24.2%	43.9%
Seat use %	Information not available.	



Building Number	E26275T0379
Year Built	1979
Building Size (GSF)	8,280
Number of Floors	1
Current Replacement Value (000's)	\$1,270
Backlog (000's)	\$148
Facility Condition Index (FCI)	0.12, Good
5-year Renewal Forecast (000's)	\$238
5-year FCI	0.19, Fair
Roof Type	Built-up Asphalt
Building Exterior	CMU

Heintz Center Diesel Truck Space Use

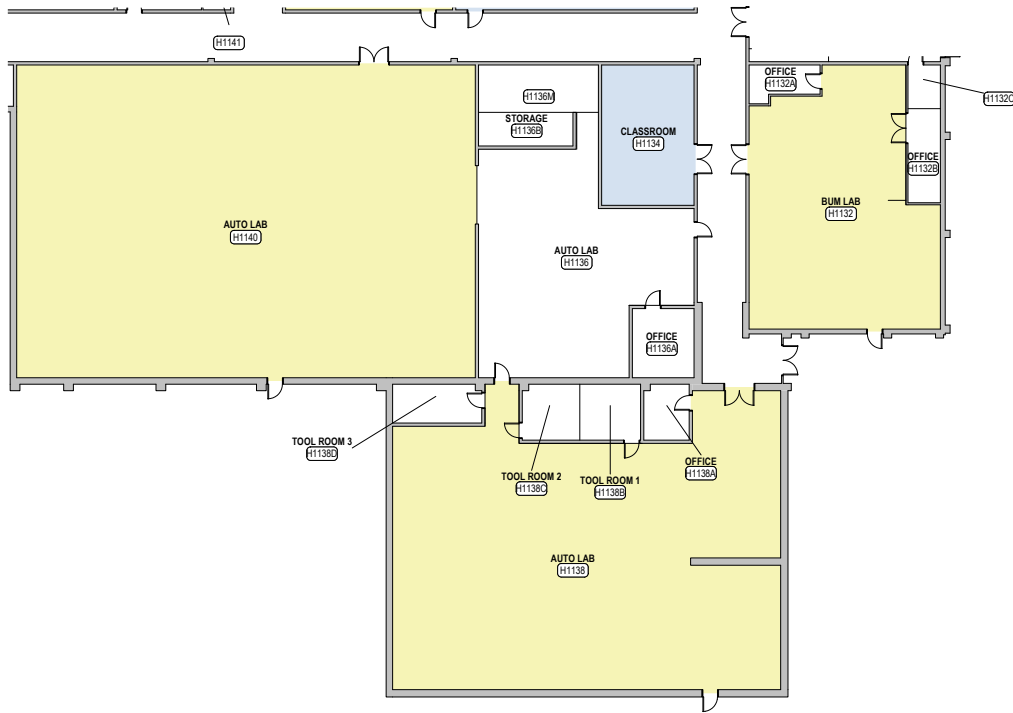


First Floor

SPACE USE

- Classroom
- Classroom Support
- Lab
- Lab Support
- Office
- Restroom
- Gathering
- Student Support
- Building Support
- Circulation
- Vertical Circulation

Heintz Center Diesel Truck Utilization



First Floor

SPACE UTILIZATION

Lab	Classroom	Utilization Range
		100+
		85-99%
		60-84%
		0-59%

Note: percent based on a 32 hour week using Fall 2021 data

Heintz Center Diesel Truck



Hallway



Career Lab



Instruction Area inside Lab



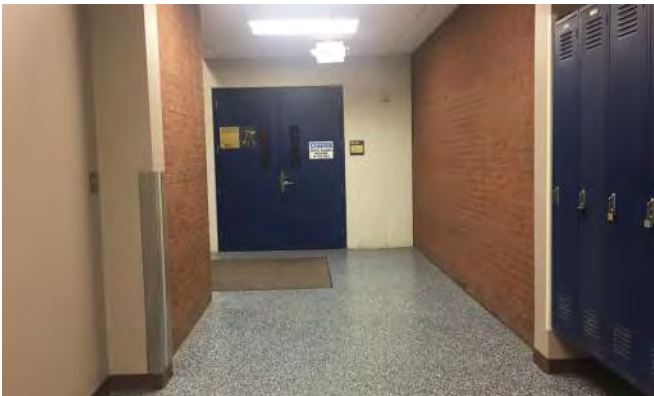
Career Lab



Welding Area



Career Lab



Corridor



General Classroom

Heintz Center Horticulture

Current Use

Academic

Building Condition Summary

Backlog

Interior Finishes

Projects Completed Since Last CFP

- None

Issues

- Horticulture program has been discontinued

Technology & Equipment

- Equipment to support former horticulture program is still present.

Recommendations

Proposed Projects

- Renovations to Support Equity in Industry and Public Safety: Includes renovation of spaces for use by the Law Enforcement and Public Safety program

Potential Future Use

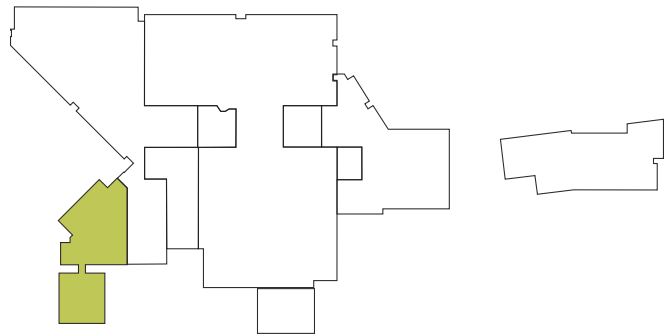
- Law Enforcement and Public Safety program

B3 Data Analysis

This building is not submetered.

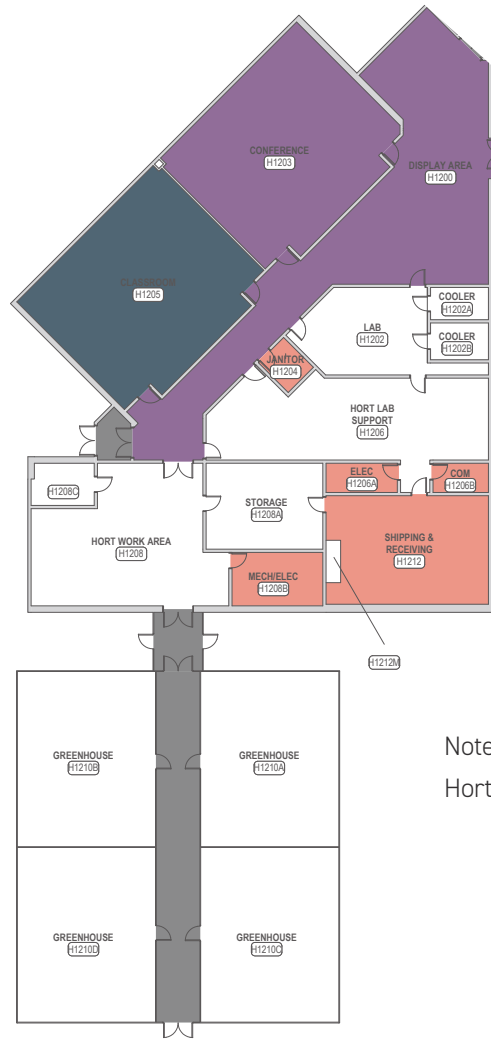
Space Utilization Summary

	CLASSROOMS	LABS
# of Rooms	1	0
Weekly room hrs available	32	0
Hrs used / week	9.8	0
Hrs used %	30.7%	0
Seat use %	Information not available	



Building Number	E26275T1302
Year Built	2002
Building Size (GSF)	19,800
Number of Floors	1
Current Replacement Value (000's)	\$11,390
Backlog (000's)	\$313
Facility Condition Index (FCI)	0.03, Excellent
5-year Renewal Forecast (000's)	\$3,451
5-year FCI	0.3, Fair
Roof Type	Built-up Asphalt; Glass (greenhouse)
Building Exterior	Brick with greenhouse structure

Heintz Center Horticulture Space Use

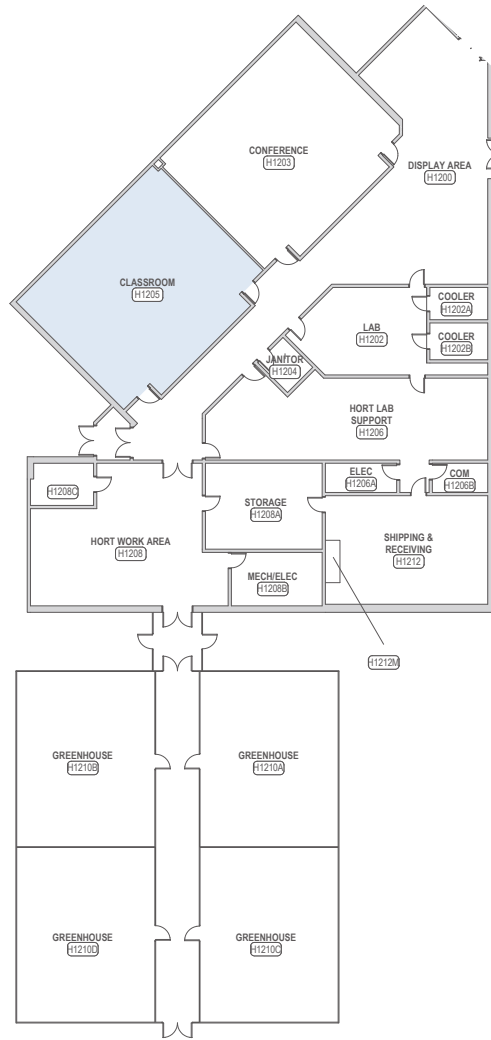


Note: Spaces formerly used by the Horticultural Program have been left blank

SPACE USE	
	Classroom
	Classroom Support
	Lab
	Lab Support
	Office
	Restroom
	Gathering
	Student Support
	Building Support
	Circulation
	Vertical Circulation

First Floor

Heintz Center Horticulture Utilization



First Floor

SPACE UTILIZATION

Lab	Classroom	Utilization Range
Dark Green	Dark Blue	100+
Medium Green	Medium Blue	85-99%
Light Green	Light Blue	60-84%
Very Light Green	Very Light Blue	0-59%

Note: percent based on a 32 hour week using Fall 2021 data

Heintz Center Horticulture



Work Area



General Classroom / Horticulture Lab



Horticulture Storage



Horticulture Lab



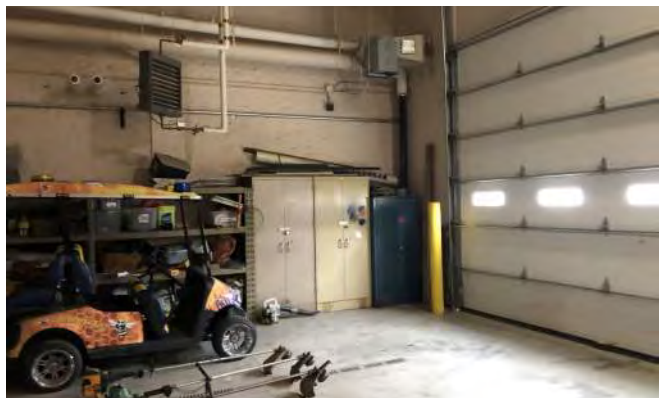
Greenhouse



Greenhouse



Greenhouse



Garage

Heintz Center Main Building

Current Use

Classrooms, labs, offices, student support, food service, gathering

Building Condition Summary

Backlog

Electrical Equipment, Plumbing Rough-in, Building Exteriors

Projects Completed Since Last CFP

- None

Issues

- Dated systems and finishes

Technology & Equipment

- Generally adequate but should be on rotation for replacement

Recommendations

Proposed Projects

- Renovation to Support Equity in Industry and Public Safety: Includes FAST program and Commons renovations
- Student Services Flex Space
- HVAC Improvements Phase III (HEAPR)

Potential Future Use

- No change in use proposed

B3 Data Analysis

This building is not submetered.



Space Utilization Summary

	CLASSROOMS	LABS
# of Rooms	12	9
Weekly room hrs available	384	288
Hrs used / week	132.6	114.7
Hrs used %	34.5%	39.8%
Seat use %	Information not available.	

Building Number	E26275T0169
Year Built	1969
Building Size (GSF)	78,234
Number of Floors	1
Current Replacement Value (000's)	\$33,029
Backlog (000's)	\$2,584
Facility Condition Index (FCI)	0.08, Good
5-year Renewal Forecast (000's)	\$5,682
5-year FCI	0.17, Fair
Roof Type	Built-up Asphalt
Building Exterior	Brick

Heintz Center Main Building Utilization



First Floor

Heintz Center Main Building



General Classroom



General Classroom



Information Desk



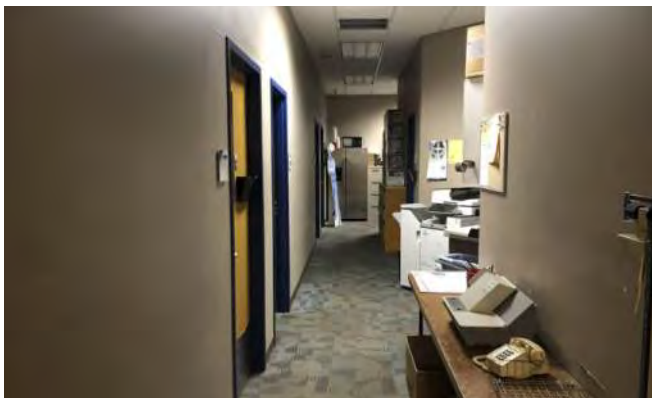
Hive Supply (Food Pantry)



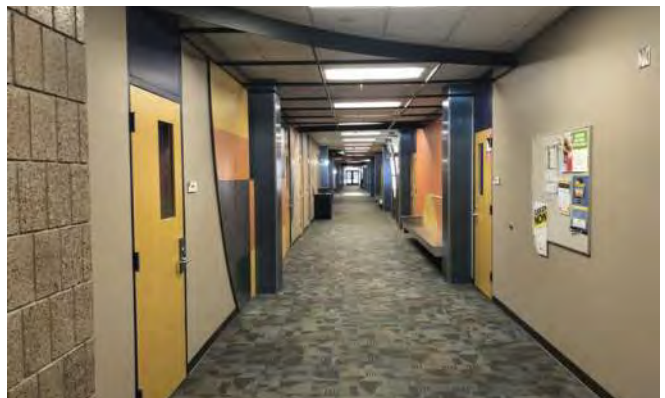
Feature Wall



Lounge Area



Office Area



Corridor



Law Enforcement Lab



Law Enforcement Lab



Law Enforcement Lab



Welding Lab



Law Enforcement Simulation Room



General Classroom



FAST Lab



FAST Lab

Heintz Center Phase I Add.

Current Use

Classrooms, labs, community dental hygiene clinic, offices

Building Condition Summary

Backlog

Building Exteriors, Roofing, Electrical Equipment, Elevators

Projects Completed Since Last CFP

- None

Issues

- Dated systems and finishes

Technology & Equipment

- Adequate, but should be on rotation for replacement

Recommendations

Proposed Projects

- Renovation to Support Equity in Industry and Public Safety: Small portion of the building includes Law Enforcement and Public Safety renovations.
- Student Collaboration Area
- Dental Instructional Lab Expansion
- STEM Simulation Center
- HVAC Improvements Phase III (HEAPR)

Potential Future Use

- Convert unused office spaces to a STEM Simulation Center.

B3 Data Analysis

This building is not submetered.



Space Utilization Summary

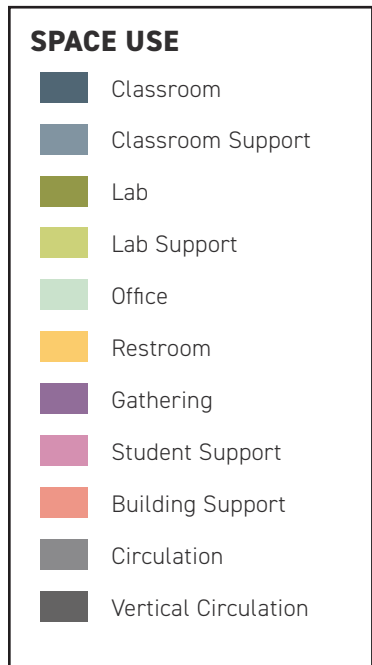
	CLASSROOMS	LABS
# of Rooms	3	4
Weekly room hrs available	96	128
Hrs used / week	20.5	45.9
Hrs used %	21.3%	35.9%
Seat use %	Information not available.	

Building Number	E26275T0886
Year Built	1986
Building Size (GSF)	70,000
Number of Floors	2
Current Replacement Value (000's)	\$30,247
Backlog (000's)	\$1,729
Facility Condition Index (FCI)	0.06, Good
5-year Renewal Forecast (000's)	\$7,772
5-year FCI	0.26, Fair
Roof Type	Ballasted Single-ply
Building Exterior	Brick

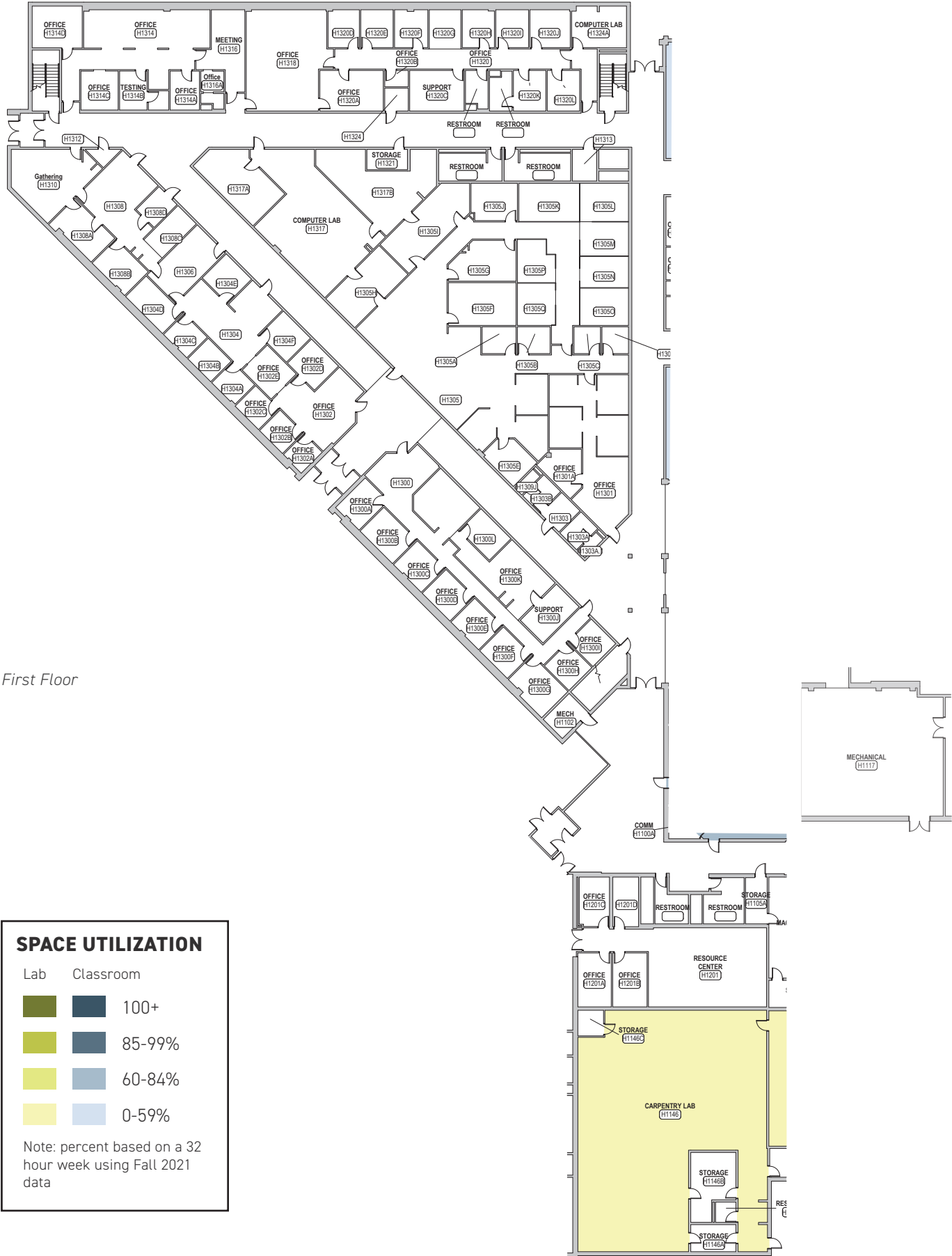
3: BUILDING CONDITIONS



Second Floor



Heintz Center Phase I Add. Utilization



First Floor

SPACE UTILIZATION

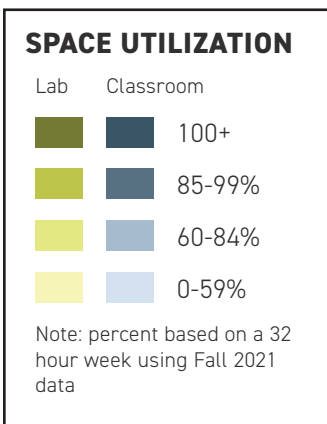
Lab	Classroom	
		100+
		85-99%
		60-84%
		0-59%

Note: percent based on a 32 hour week using Fall 2021 data

3: BUILDING CONDITIONS



Second Floor



Heintz Center Phase I Add.



Feature Wall in Corridor



Carpentry Shop



Garage Space for Academic Program Use



Business and Workforce Education Suite



Typical Corridor



Former U of M Office Area



Artwork Suspended below Skylight



Former U of M Office Area



Center for Business and Workforce Education



Center for Business and Workforce Education



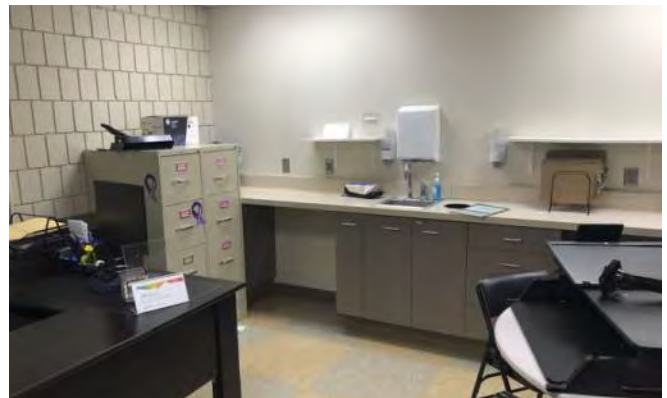
Center for Business and Workforce Education



Former Community Dental Clinic



Community Health Clinic



Community Health Clinic



Community Health Clinic



Computer Lab (H1317)



Entrance to Communications Closet



Server Room Accessed from H1317



Foundation Office



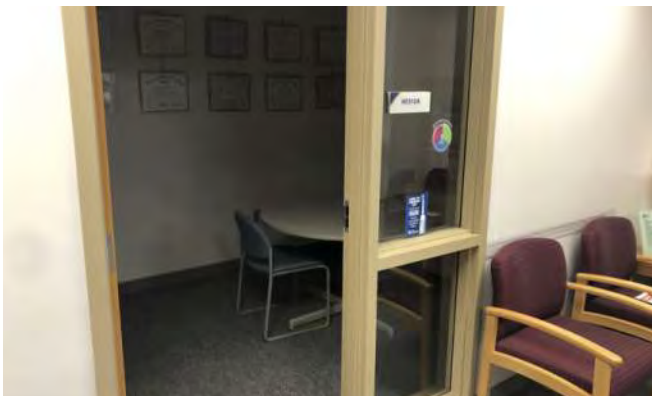
Foundation Office



Dental Lab



Dental Clinic Waiting Area



Dental Consultation Room



Dental Lab Equipment



Dental Lab Equipment



Dental Lab Workroom / Storage



Lactation Room



First Floor Corridor

Heintz Center Workforce Add.

Current Use

Administration

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- None

Issues

- Area was completed within the last 10 years and is in good condition

Technology & Equipment

- Adequate, but should be on rotation for replacement.

Recommendations

Proposed Projects

- None

Potential Future Use

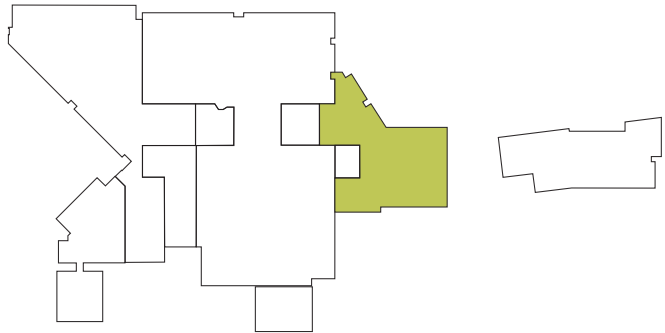
- No change in use proposed

B3 Data Analysis

This building is not submetered.

Space Utilization Summary

There are no classrooms or labs in this building.














Building Number	E26148C1714
Year Built	2014, Renovated:
Building Size (GSF)	22,010
Number of Floors	1
Current Replacement Value (000's)	\$9,292
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$1,823
5-year FCI	0.2, Fair
Roof Type	
Building Exterior	Brick

Heintz Center Workforce Add. Space Use

Note: Spaces used by CareerForce have been left blank.



First Floor

SPACE USE	
	Classroom
	Classroom Support
	Lab
	Lab Support
	Office
	Restroom
	Gathering
	Student Support
	Building Support
	Circulation
	Vertical Circulation

Heintz Center Workforce Add.



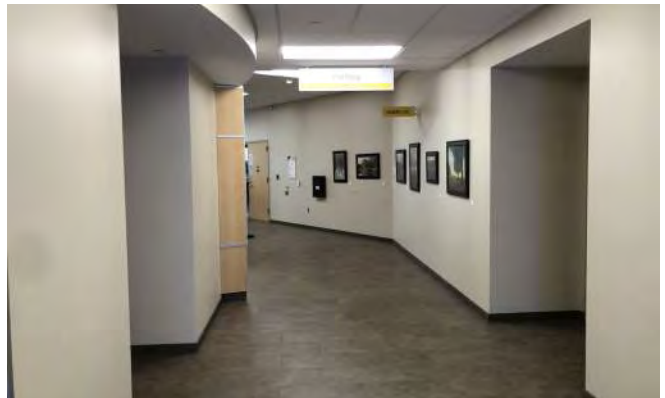
View from CTECH



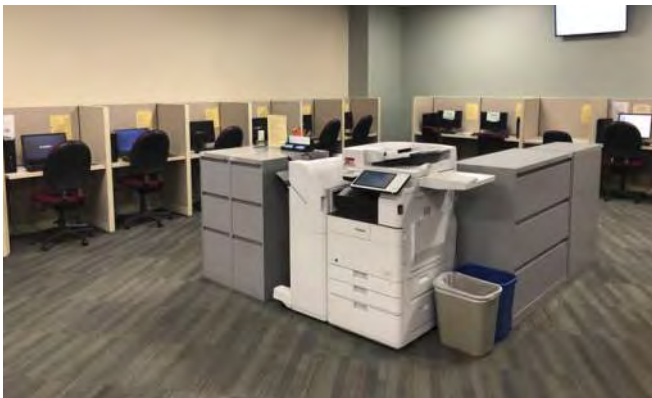
Main Entrance



Entry Lobby



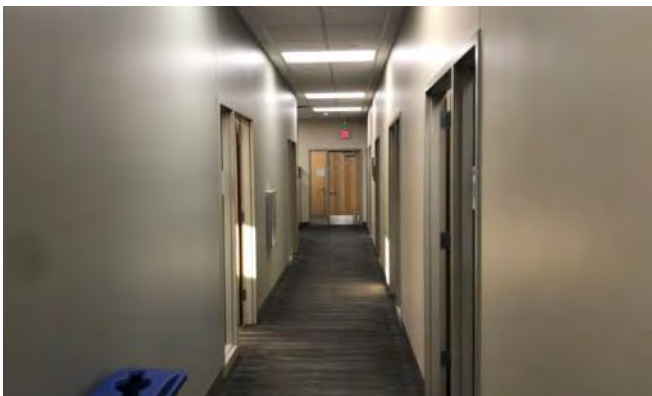
Hallway Outside 1000 Suite



CareerForce Work Area



CareerForce Offices



Corridor within 1000 Suite



Meeting Room

Rochester Regional Stadium Dome

Current Use

Sports Facility

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- None

Issues

- Annual installation of the dome was challenging in 2021 (labor, costs)

Technology & Equipment

- Adequate

Recommendations

Proposed Projects

- None

Potential Future Use

- No change in use proposed

B3 Data Analysis

	Reported	Adjusted
EUI	70.84	
Baseline	11.78*	142.36
Change from Baseline	+59.06	-71.52

Data as of September 2021 in kBtu/SF.

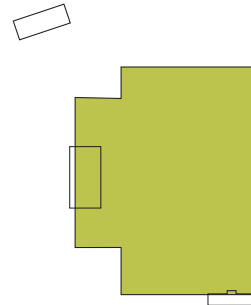
*Data represents the Rochester Regional Stadium as a whole. Reported baseline was set based on January - December 2009, however it does not appear the building was fully in service. Adjusted Baseline calculated from January 2010 - December 2010.

Space Utilization Summary

There are no classrooms or labs in this building.



Sports Field



Building Number	E26275T1203
Year Built	2008
Building Size (GSF)	88,000
Number of Floors	1
Current Replacement Value (000's)	\$3,105
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$1,941
5-year FCI	0.63, Crisis
Roof Type	
Building Exterior	Brick

Rochester Regional Stadium Entry Building

Current Use

Sports Facility

Building Condition Summary

Backlog

- None.

Projects Completed Since Last CFP

- None

Issues

- None

Technology & Equipment

- Adequate

Recommendations

Proposed Projects

- None

Potential Future Use

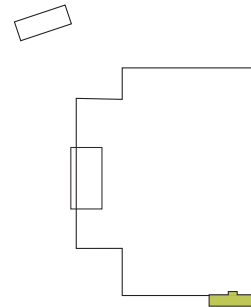
- No change in use proposed

B3 Data Analysis

Refer to overall Rochester Regional Stadium Dome data.

Space Utilization Summary

There are no classrooms or labs in this building.



Building Number	E26148C1815
Year Built	2015, Renovated:
Building Size (GSF)	2,068
Number of Floors	1
Current Replacement Value (000's)	\$853
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$33
5-year FCI	0.04, Excellent
Roof Type	
Building Exterior	

Rochester Regional Stadium Entry Building



Entry Lobby with Airlock for Dome



Womens Toilet Room



Women's Toilet Room



Entry Building

Rochester Regional Stadium Support Building

Current Use

Sports Facility Support including concessions, changing rooms

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- None

Issues

- Changing rooms are used on a limited basis. There are no showers or lockers

Technology & Equipment

- Not Applicable.

Recommendations

Proposed Projects

- None

Potential Future Use

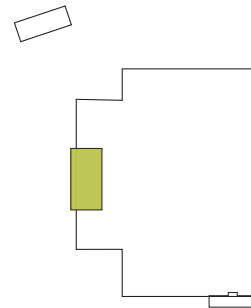
- No change in use proposed

B3 Data Analysis

Refer to overall Rochester Regional Stadium Dome data.

Space Utilization Summary

There are no classrooms or labs in this building.



Building Number	E26148C1915
Year Built	2015, Renovated:
Building Size (GSF)	6,535
Number of Floors	1
Current Replacement Value (000's)	\$2,694
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$103
5-year FCI	0.04, Excellent
Roof Type	
Building Exterior	

Rochester Regional Stadium Support Building



Side Towards Field



Side Towards College Parkway SE



Concessions



Changing Room



Toilet Room adjacent to Changing Room



Area under Bleachers, outside of the Support Building

Rochester Regional Sports Center

Current Use

Sports Facility

Building Condition Summary

Backlog

- Interior Finishes

Projects Completed Since Last CFP

- Additional fitness equipment added to the second floor

Issues

- Use agreements in place with other organizations makes scheduling spaces challenging

Technology & Equipment

- Adequate, but should be on rotation from replacement

Recommendations

Proposed Projects

- Adequate, but should be on rotation for replacement

Potential Future Use

- No change in use proposed

B3 Data Analysis

EUI 49.32

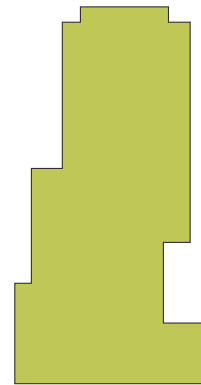
Baseline 83.32

Change from Baseline **-40.81**

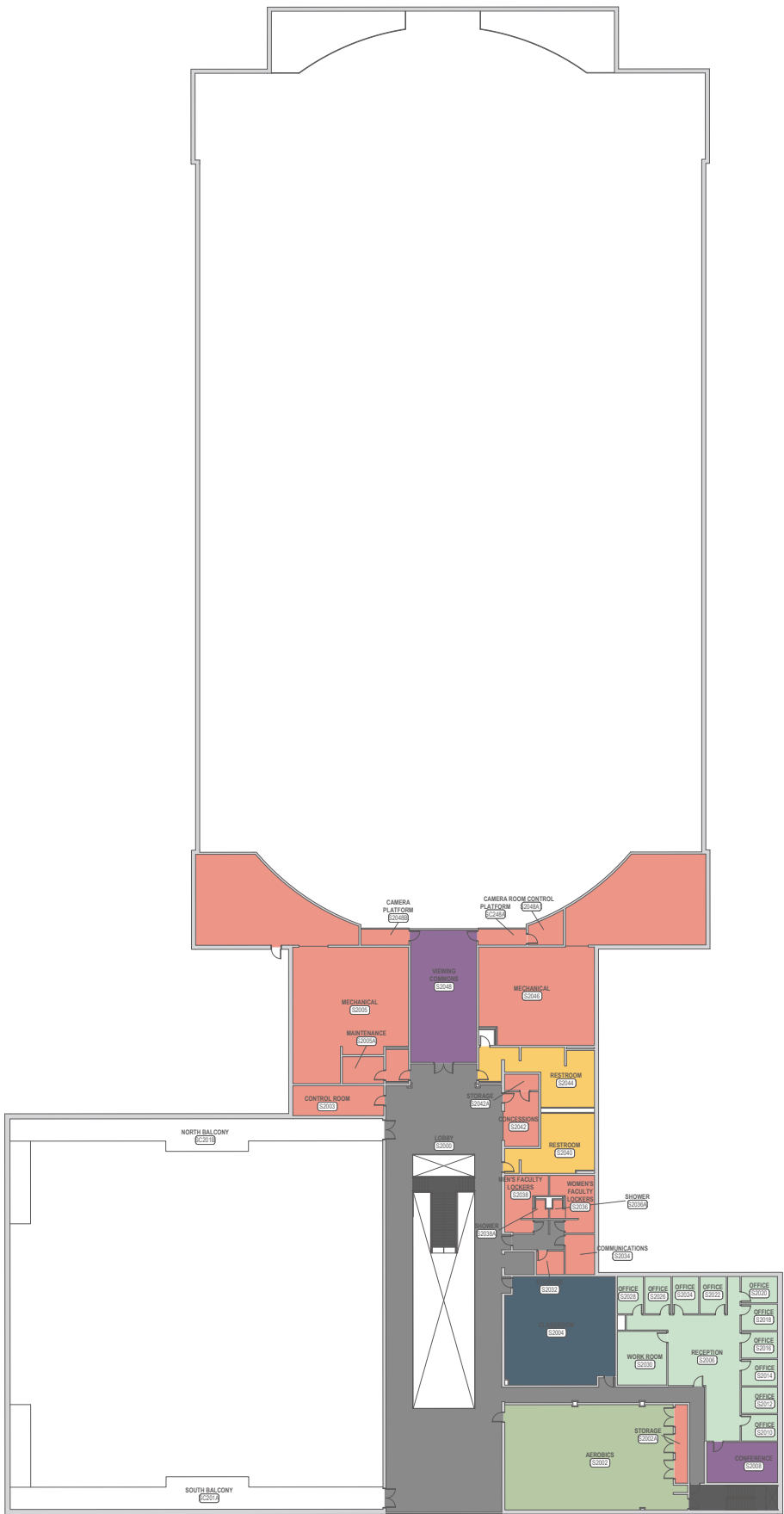
Data as of September 2021 in kBtu/SF

Space Utilization Summary

	CLASSROOMS	LABS
# of Rooms	1	
Weekly room hrs available	32	
Hrs used / week	8.4	
Hrs used %	26.1%	
Seat use %	Information not available.	



Building Number	E26275T1202
Year Built	2002
Building Size (GSF)	115,220
Number of Floors	1
Current Replacement Value (000's)	\$49,786
Backlog (000's)	\$1,822
Facility Condition Index (FCI)	0.04, Excellent
5-year Renewal Forecast (000's)	\$11,002
5-year FCI	0.22, Fair
Roof Type	Built-up Asphalt
Building Exterior	Brick

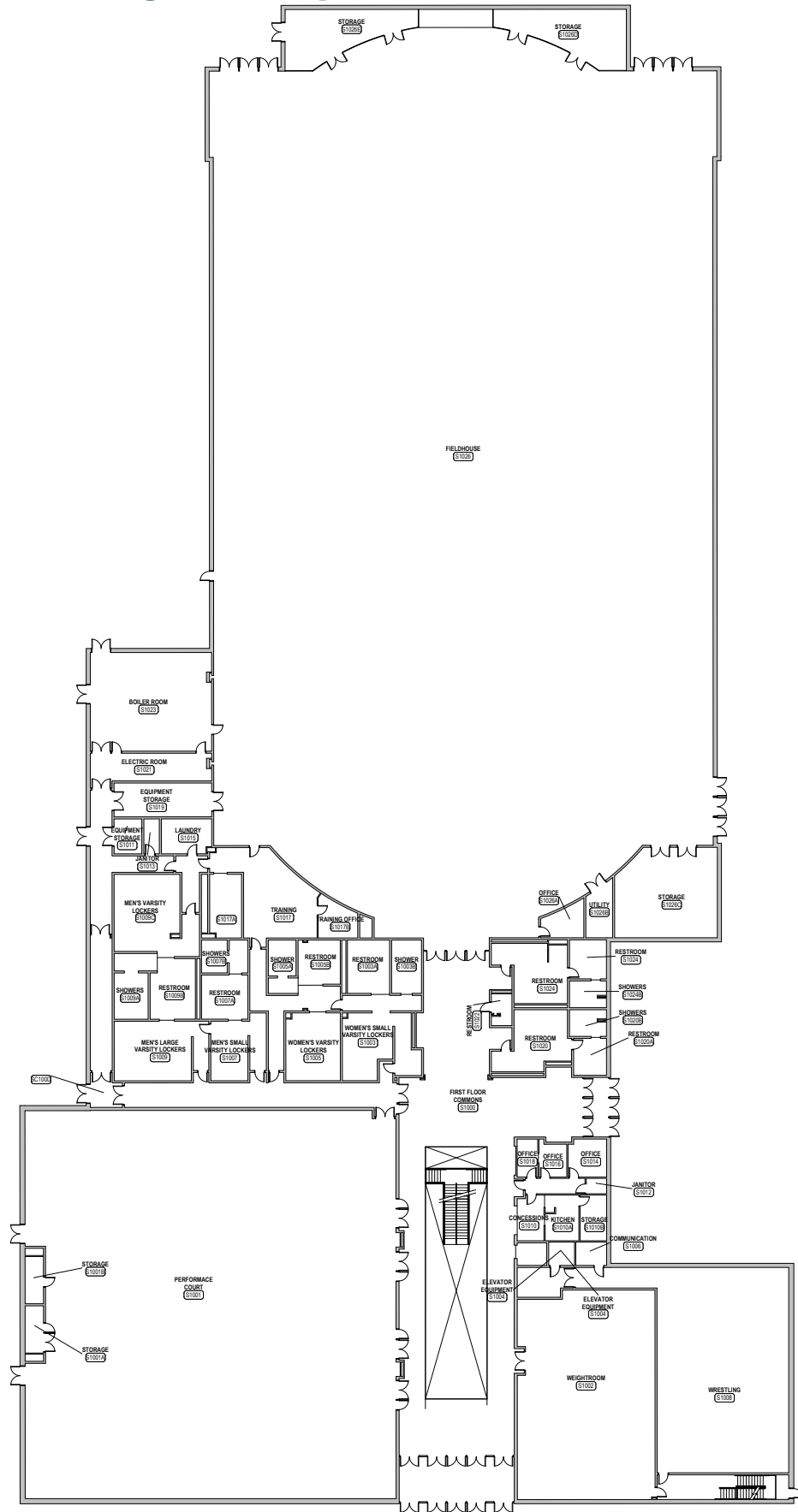


SPACE USE

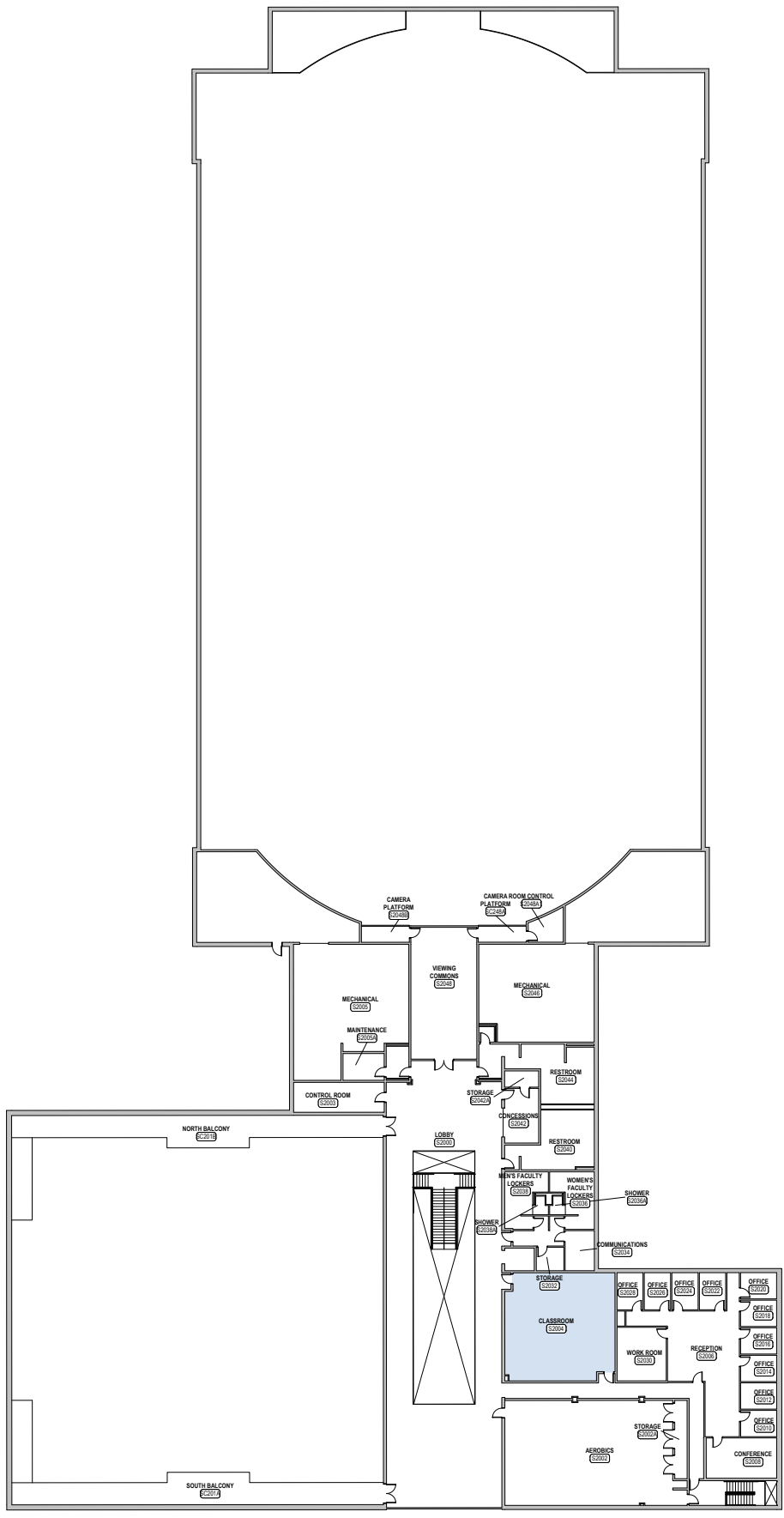
- Athletics
- Classroom
- Classroom Support
- Lab
- Lab Support
- Office
- Restroom
- Gathering
- Student Support
- Building Support
- Circulation
- Vertical Circulation

Second Floor

Rochester Regional Sports Center Utilization



First Floor



SPACE UTILIZATION

Lab	Classroom	Utilization Range
		100+
		85-99%
		60-84%
		0-59%

Note: percent based on a 32 hour week using Fall 2021 data

Second Floor

Rochester Regional Sports Center



Main Entry



Fieldhouse



Second Floor Circulation



Weight Room



Classroom / Meeting Room



Multi-Purpose Fitness Room



Wrestling Room



Performance Court

Central Chiller Plant

Current Use

Physical Plant

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- Constructed since the last CFP was completed

Issues

- None

Technology & Equipment

- Good condition

Recommendations

Proposed Projects

- Chiller Plant Upgrades and Extension (HEAPR)

Potential Future Use

- No change in use proposed

B3 Data Analysis

This building is not submetered.

Space Utilization Summary

There are no classrooms or labs in this building.



Building Number	E26148C2420
Year Built	2020
Building Size (GSF)	2,250
Number of Floors	1
Current Replacement Value (000's)	\$3,789
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$0
5-year FCI	0, Excellent
Roof Type	Built-up Asphalt
Building Exterior	Brick

Grounds Storage Garage

Current Use

Storage

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- Constructed after the last CFP

Issues

- None

Technology & Equipment

- Not Applicable

Recommendations

Proposed Projects

- None

Potential Future Use

- No change in use proposed

B3 Data Analysis

This building is not submetered.

Building Number	E26148C2119
Year Built	2019
Building Size (GSF)	4,000
Number of Floors	1
Current Replacement Value (000's)	\$979
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$16
5-year FCI	0.02, Excellent
Roof Type	Metal
Building Exterior	Masonry, Precast



Building Exterior



Salt / Sand Storage - Used for General Storage



Interior Vehicle Storage



Interior Storage

Rochester Regional Stadium Garage

Current Use

Storage

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- None

Issues

- None

Technology & Equipment

- Not Applicable

Recommendations

Proposed Projects

- None

Potential Future Use

- No change in use proposed

B3 Data Analysis

Refer to overall Rochester Regional Stadium Dome data.

Space Utilization Summary

There are no classrooms or labs in this building.

Building Number	E26275T2011
Year Built	2008
Building Size (GSF)	563
Number of Floors	1
Current Replacement Value (000's)	\$274
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$6
5-year FCI	0.02, Excellent
Roof Type	Asphalt Shingles
Building Exterior	Concrete Block

Storage Building 01

Current Use

Storage

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- None

Issues

- None

Technology & Equipment

- Not Applicable

Recommendations

Proposed Projects

- None

Potential Future Use

- No change in use proposed

B3 Data Analysis

This building is not submetered

Building Number	E26275T0101
Year Built	2001
Building Size (GSF)	1,000
Number of Floors	1
Current Replacement Value (000's)	\$240
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$48
5-year FCI	0.2, Fair
Roof Type	Asphalt Shingles
Building Exterior	Siding

Storage Building 02

Current Use

Storage

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- None

Issues

- None

Technology & Equipment

- Not Applicable

Recommendations

Proposed Projects

- None

Potential Future Use

- No change in use proposed

B3 Data Analysis

This building is not submetered.

Building Number	E26275T0201
Year Built	2001
Building Size (GSF)	1,000
Number of Floors	1
Current Replacement Value (000's)	\$240
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$48
5-year FCI	0.2, Fair
Roof Type	Asphalt Shingles
Building Exterior	Siding

Storage Building 04

Current Use

Storage

Building Condition Summary

Backlog

- Building Exteriors

Projects Completed Since Last CFP

- None

Issues

- None

Technology & Equipment

- Not Applicable

Recommendations

Proposed Projects

- None

Potential Future Use

- No change in use proposed

B3 Data Analysis

This building is not submetered.

Building Number	E26275T0782
Year Built	1997
Building Size (GSF)	1,000
Number of Floors	1
Current Replacement Value (000's)	\$153
Backlog (000's)	\$15
Facility Condition Index (FCI)	0.1, Good
5-year Renewal Forecast (000's)	\$27
5-year FCI	0.18, Fair
Roof Type	Asphalt Shingles
Building Exterior	Siding

Storage Building 05

Current Use

Storage

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- None

Issues

- None

Technology & Equipment

- Not Applicable

Recommendations

Proposed Projects

- None

Potential Future Use

- No change in use proposed

B3 Data Analysis

This building is not submetered.

Building Number	E26275T0990
Year Built	1998
Building Size (GSF)	1,000
Number of Floors	1
Current Replacement Value (000's)	\$153
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$27
5-year FCI	0.18, Fair
Roof Type	Asphalt Shingles
Building Exterior	Siding

Storage Building 06

Current Use

Youth Baseball Storage

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- None

Issues

- None

Technology & Equipment

- Not Applicable

Recommendations

Proposed Projects

- None

Potential Future Use

- No change in use proposed

B3 Data Analysis

This building is not submetered.

Building Number	E26275T1094
Year Built	1994
Building Size (GSF)	864
Number of Floors	1
Current Replacement Value (000's)	\$207
Backlog (000's)	\$41
Facility Condition Index (FCI)	0.2, Fair
5-year Renewal Forecast (000's)	\$41
5-year FCI	0.2, Fair
Roof Type	Metal Roofing
Building Exterior	Concrete Block

Storage Building 07

Current Use

Youth Football Storage

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- None

Issues

- None

Technology & Equipment

- Not Applicable

Recommendations

Proposed Projects

- None

Potential Future Use

- No change in use proposed

B3 Data Analysis

This building is not submetered.

Building Number	E26275T1195
Year Built	1995
Building Size (GSF)	960
Number of Floors	1
Current Replacement Value (000's)	\$230
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$46
5-year FCI	0.2, Fair
Roof Type	Metal Roofing
Building Exterior	Concrete Block

Storage Building 08

Current Use

Storage

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- None

Issues

- None

Technology & Equipment

- Not Applicable

Recommendations

Proposed Projects

- None

Potential Future Use

- No change in use proposed

B3 Data Analysis

This building is not submetered.

Building Number	E26275T1700
Year Built	2002
Building Size (GSF)	4,080
Number of Floors	1
Current Replacement Value (000's)	\$626
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$111
5-year FCI	0.18, Fair
Roof Type	Asphalt Shingles
Building Exterior	Siding

Storage Building 09

Current Use

Grounds Storage

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- None

Issues

- None

Technology & Equipment

- Not Applicable

Recommendations

Proposed Projects

- None

Potential Future Use

- No change in use proposed

B3 Data Analysis

This building is not submetered.

Building Number	E26148C1506
Year Built	2006
Building Size (GSF)	1,000
Number of Floors	1
Current Replacement Value (000's)	\$240
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$48
5-year FCI	0.2, Fair
Roof Type	Asphalt Shingles
Building Exterior	Siding

Storage Building 10

Current Use

Youth Soccer Storage

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- None

Issues

- None

Technology & Equipment

- Not Applicable

Recommendations

Proposed Projects

- None

Potential Future Use

- No change in use proposed

B3 Data Analysis

This building is not submetered.

Building Number	E26275T2008
Year Built	2008, Renovated:
Building Size (GSF)	1,000
Number of Floors	1
Current Replacement Value (000's)	\$153
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$16
5-year FCI	0.11, Good
Roof Type	Asphalt Shingles
Building Exterior	Concrete Block

Storage Building 11

Current Use

Grounds Storage

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- None

Issues

- None

Technology & Equipment

- Not Applicable

Recommendations

Proposed Projects

- None

Potential Future Use

- No change in use proposed

B3 Data Analysis

This building is not submetered.

Building Number	E26275T1309
Year Built	2009, Renovated:
Building Size (GSF)	500
Number of Floors	1
Current Replacement Value (000's)	\$120
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$0
5-year FCI	0, Excellent
Roof Type	Asphalt Shingles
Building Exterior	Siding

Storage Building 12

Current Use

Youth Fastpitch Softball Storage

Building Condition Summary

Backlog

- None

Projects Completed Since Last CFP

- None

Issues

- None

Technology & Equipment

- Not Applicable

Recommendations

Proposed Projects

- None

Potential Future Use

- No change in use proposed

B3 Data Analysis

This building is not submetered.

Building Number	E26257T2218
Year Built	2018, Renovated:
Building Size (GSF)	2,080
Number of Floors	1
Current Replacement Value (000's)	\$678
Backlog (000's)	\$0
Facility Condition Index (FCI)	0, Excellent
5-year Renewal Forecast (000's)	\$74
5-year FCI	0.11, Good
Roof Type	Metal Roofing
Building Exterior	Concrete Block

Storage Building Locations



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Storage Buildings



Rochester Youth Football Storage Building



Storage garages north of College Parkway



Storage garage north of College Parkway



Storage garage north of College Parkway



Storage garage north of College Parkway



Storage garage north of College Parkway



Storage garages north of College Parkway

3.3 Auxiliary & Revenue Supported Programs

Parking Structures

Rochester Community and Technical College currently does not have any parking structures on its campus.

Recreation / Wellness Structures

Refer to the information found in this section on the Rochester Regional Stadium and Regional Sports Center.

A green-tinted photograph of a campus walkway. In the center, a tall black signpost holds a sign with the Rochester College logo and name. The walkway is paved and lined with trees and picnic tables. A person is visible in the distance on the right side of the path.

4: Proposed Framework for Site Development

4.1 Strategies for Site Development

Strengthen the “first impression” and create safe connections

- Improve wayfinding
- Address confusing vehicular circulation
- Enhance pedestrian connections between parking and front doors
- Add key pedestrian and trail connections between the two campuses and fill in critical trail gaps
- Improve accessibility, especially addressing ADA requirements

Enhance and embrace natural resources as central to the campus experience

- Provide opportunities to engage with campus natural resources as part of curriculum safely and sensitively
- Plan for natural resource management such as removing invasives, replacing ash trees, etc.
- Use plantings strategically to enhance the experience of students, staff, and visitors

Promote sustainability

- With natural resources as the “spine” of the campus, and precedents like the “eco-lot” already present (along with related stormwater management), continue to take the lead in sustainability as a model for other colleges within the Minnesota State system
- Transition groundcovers from turfgrass to low input turf alternatives, like bee lawn, pollinator plantings, and low mow fescues to reduce maintenance inputs and the campus’ carbon footprint
- Continue addressing stormwater management within parking lots and explore new materials such as porous pavement

4.2 Proposed Site Projects

Site improvements have been combined into project packages based on location, current maintenance needs, and logical construction timing. Projects have been categorized into short, mid, and long term priorities and correspond with the figures on the following pages. Note that campus-wide projects are not mapped.

Short Term (0 - 5 Years)

G1: Renovation to Support Equity in Industry and Public Safety

Includes potential area for solar panels to support this project. Refer to Section 5 for project description.

S1: College Parkway Pedestrian Safety Improvements

Includes trails, crosswalks, and intersection improvements to fill critical gaps along College Parkway and includes securing and screening the maintenance yard and clarifying adjacent pedestrian connections by ballfields.

- Scope:
 - Add trail along College Parkway to connect with City trail system.
 - Work with City to add east-west crosswalks at the College Parkway and College Drive intersections.
 - Add wayfinding at roundabout intersections in conjunction with pedestrian intersection improvements.
 - Add fence and gates around maintenance yard/building.
 - Add landscape screening of maintenance yard from Highway 22/30th Ave and Collegeview Road.
 - Create a clear distinction between the trail to baseball fields and the service drive to maintenance yard.
- Estimated Cost: (to be confirmed during a preliminary design):
 - Construction (2022 Dollars): \$540,000
 - Project (w/o Inflation): \$705,000

S2: Pedestrian Comfort and Safety Projects

Includes a variety of small improvements with big impacts, such as furnishings, tree plantings, and a studying key areas for planning future improvements.

- Scope:
 - Continue to update furnishings with a standardized campus approach, allowing specialized spaces (SMART garden, Art Plaza) to be different.
 - + Add ADA picnic tables and access for shaded area adjacent to Quad
 - + Add flexible seating in the Oak Grove
 - + Update benches so they are on concrete pads (ADA accessibility)
 - Add canopy trees along west side of Quad to define the space and act as additional shade/buffer.
 - Evaluate all ADA ramps to ensure they are in compliance with current requirements.
 - Study adding soft surface hiking trails within southern wooded area to activate the space.
- Estimated Cost:
 - Construction (2022 Dollars): \$178,000
 - Project (w/o Inflation): \$232,000

S3: Regional Sports Center Site Improvements Phase 1

Evaluation, redesign, and construction of the gravel lot west of the Regional Sports Center to improve aesthetics, safety, and accessibility.

- Scope:
 - Evaluate gravel lot to determine parking capacity need.
 - Redesign gravel lot in place of smaller lot with pervious pavement system and stormwater BMPs.
 - Add ADA sidewalk connection adjacent to redesigned gravel lot to complete connections between the Main Building and the Regional Sports Center along the west side of Quad.
 - Update parking lot lighting, connections, and associated landscaping.
- Estimated Cost: (to be confirmed during a preliminary design)
 - Construction (2022 Dollars): \$1,220,000
 - Project (w/o Inflation): \$1,586,000

S4: Heintz/CTECH Circulation Improvements

Improving connections between parking areas and the Heintz/CTECH buildings would improve safety and enhance the first impression of campus visitors. Completion of this project is expected for Fall 2023.

- Scope
 - Create a clear pedestrian connection from City trail to CTECH/Heintz Center Main doors
 - Update CTECH South Parking lot surfacing and incorporate ADA accessible pathways and planted islands to facilitate pedestrian connection between City trail and building entrances.
- Estimated Cost: (to be confirmed during a preliminary design)
 - Construction (2022 Dollars): \$465,000
 - Project (w/o Inflation): \$600,000

S5: Wayfinding and Circulation Improvements

Building on current wayfinding projects will help increase the legibility of campus.

- Scope
 - Continue current wayfinding project to exterior/parking lots
 - Add wayfinding signage to main building entry drive
 - Redesign how main building drive connects to service drive/loading dock area so it is less confusing for visitors.
 - Add signage and raised crosswalk/speed table connecting the north side of main building and the quad.
 - Coordinate with the City to update wayfinding signage on corner of 19th and 4th along with related pedestrian pathways to Heintz west lot as part of the City's roundabout project slated for 2024.
- Estimated Cost: (to be confirmed during a preliminary design)
 - Construction (2022 Dollars): \$704,000
 - Project (w/o Inflation): \$915,500

S6: Sustainability Studies

Several studies or preliminary planning efforts will help determine next steps on a variety of issues related to the sustainability of the campus and strategic partnerships.

- Scope
 - Work with City and County to confirm or establish a long-term use and maintenance agreement for the Mayo Run flood control ponds.
 - Continue to evaluate use for solar at the land formerly used by the U of M.
 - Evaluate use of low-grow fescues and bee lawn mixes on campus to reduce inputs and maintenance requirements. If test areas go well, start to overseed or turn over key areas of bluegrass to new seed mix.
 - Develop a natural resource management plan. Continue to build on the current tree inventory study of wooded area for all wooded, native vegetation, and wetland areas to plan for managing canopy and invasives. Include a maintenance plan for the stormwater infiltration basins as part of this plan.
 - Continue to develop a maintenance plan for the SMART gardens. Reduce maintenance needs while still providing a critical green space and gathering space on the west side of campus.
- Estimated Cost:
 - Project (2022 Dollars w/o Inflation): \$250,000

Mid Term (6 - 12 Years)

S7: Campus Entry Improvements

Project includes adding wayfinding and landscaping to the corner of the Highway 22/30th and Collegeview Road entry into campus.

- Scope
 - Add wayfinding/landmark at the corner of Highway 22/30th and Collegeview Road
 - Add landscaping to accent corner and buffer athletic fields
- Estimated Cost: (to be confirmed during a preliminary design)
 - Construction (2022 Dollars): \$65,000
 - Project (w/o Inflation): \$85,000

S8: Regional Sports Center Site Improvements Phase 2

Reconfiguration of the drop-off and parking sequence at the Regional Sports Center will enhance the visitor experience and address circulation issues.

- Scope
 - Add a one-way drop off loop on the east side of the Regional Sports Center
 - Redesign north parking lot to accommodate drop-off loop
 - Expand native grasses/stormwater BMPs in conjunction with north parking lot redesign and along low-lying swales in front of Rochester Regional Sports Center and adjacent to College Parkway
- Estimated Cost: (to be confirmed during a preliminary design)
 - Construction (2022 Dollars): \$2,500,000
 - Project (w/o Inflation): \$3,250,000

S9: Lighting and Wi-Fi

Campus lighting should be updated as projects progress, but a comprehensive replacement will be needed and can be combined with expanded Wi-Fi service.

- Scope
 - Update exterior lighting (building, parking lot, and pedestrian walkway lighting) as needed with LED technology and Wi-Fi capability to expand network across campus.
- Estimated Cost: (to be confirmed during a preliminary design)
 - Construction (2022 Dollars): \$850,000
 - Project (w/o Inflation): \$1,105,000

S10: Wooded Area

Pending the outcomes of the study done during the short-term, the wooded area can be activated using a variety of recreational trails.

- Scope
 - Add trails (single-track mountain bike and/or soft surface hiking trails) within wooded area to activate the space.

- Estimated Cost: (to be confirmed during a preliminary design)
 - Construction (2022 Dollars): \$200,000
 - Project (w/o Inflation): \$260,000

S11: ADA Improvements

Pending the evaluation of ADA ramps done during the short-term, a series of ADA improvements will be needed, in addition to several that are already identified.

- Scope
 - Address any ADA ramps identified as requiring an upgrade in the short-term evaluation.
 - Improve pedestrian connections adjacent to ADA parking stalls in east lot.
 - Improve crosswalk connections from east lot to main building doors.
- Estimated Cost: (to be confirmed during ADA ramp evaluation)
 - Construction (2022 Dollars): \$460,000
 - Project (w/o Inflation): \$600,000

Long Term (13+ Years)

S12: East Parking Lot Improvements and Pedestrian Connections

When the East Parking Lot reaches the end of its maintenance life, a reconfiguration can be implemented to improve its safety and sustainability.

- Scope
 - Redesign east parking lot to improve traffic flow and sightlines.
 - Refresh planted islands and integrate stormwater management.
 - Add sidewalk/trail connection from 30th Ave along main building entry access.
- Estimated Cost: (to be confirmed during a preliminary design)
 - Construction (2022 Dollars): \$845,000
 - Project (w/o Inflation): \$1,000,000

S13: West Parking Lot Improvements and Pedestrian Connections

When the West Parking Lot reaches the end of its maintenance life, it can also be reconfigured (could be done in a phased project with East, or separately).

- Scope
 - Add planted islands in the west parking lot to improve pedestrian experience and circulation.
- Estimated Cost: (to be confirmed during a preliminary design)
 - Construction (2022 Dollars): \$265,000
 - Project (w/o Inflation): \$350,000

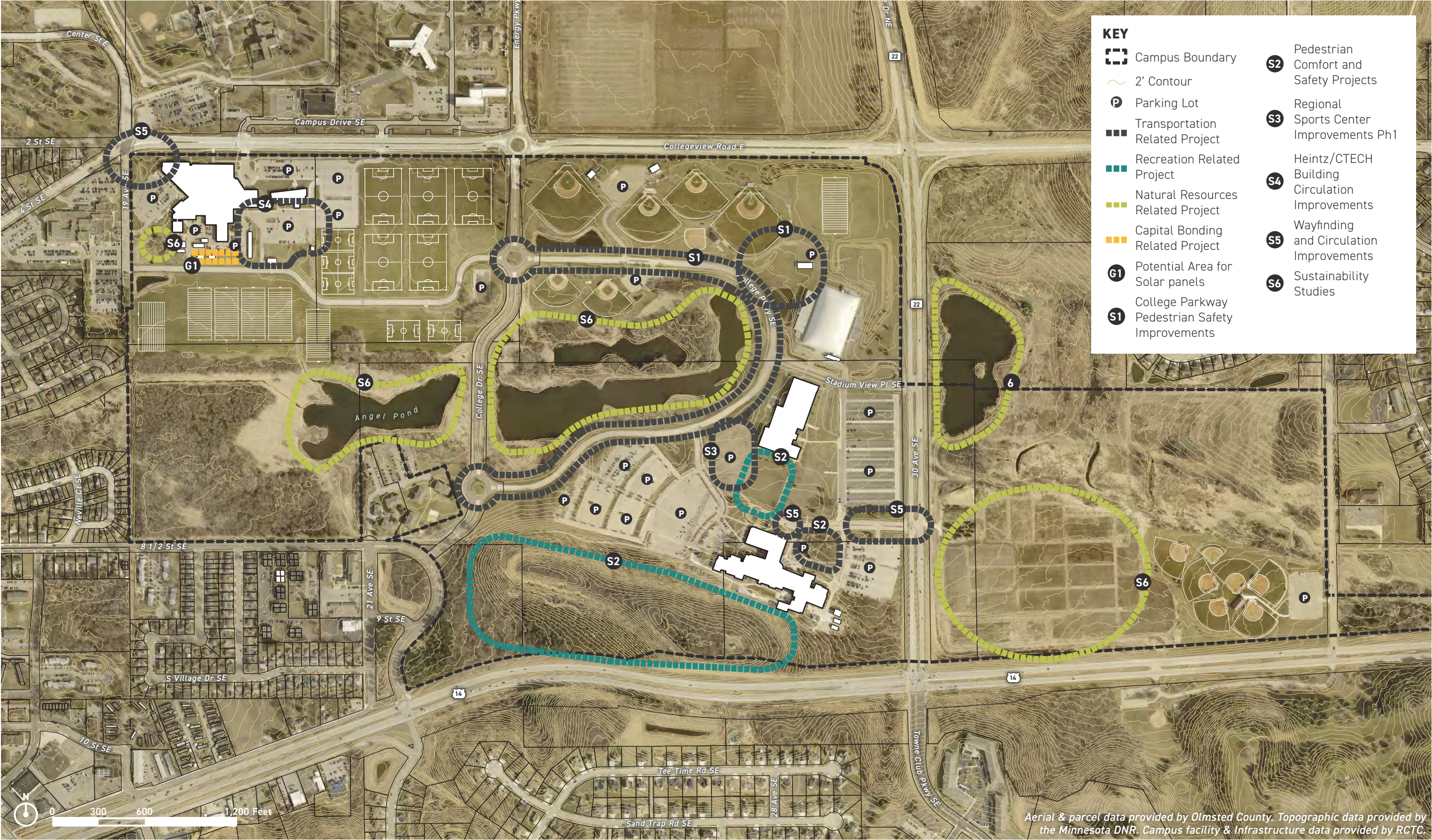
S14: Outdoor Gathering and Educational Areas

Several unique gathering spaces and educational areas would invite students to enjoy the campus spaces and complement the idea of socializing outside classrooms that is planned within the buildings.

- Scope
 - Add gathering area between Heintz center and CTECH building.
 - Add access point to ponds for educational/outdoor classroom use that can withstand seasonal fluctuations.
- Estimated Cost: (to be confirmed during a preliminary design)
 - Construction (2022 Dollars): \$600,000
 - Project (w/o Inflation): \$800,000

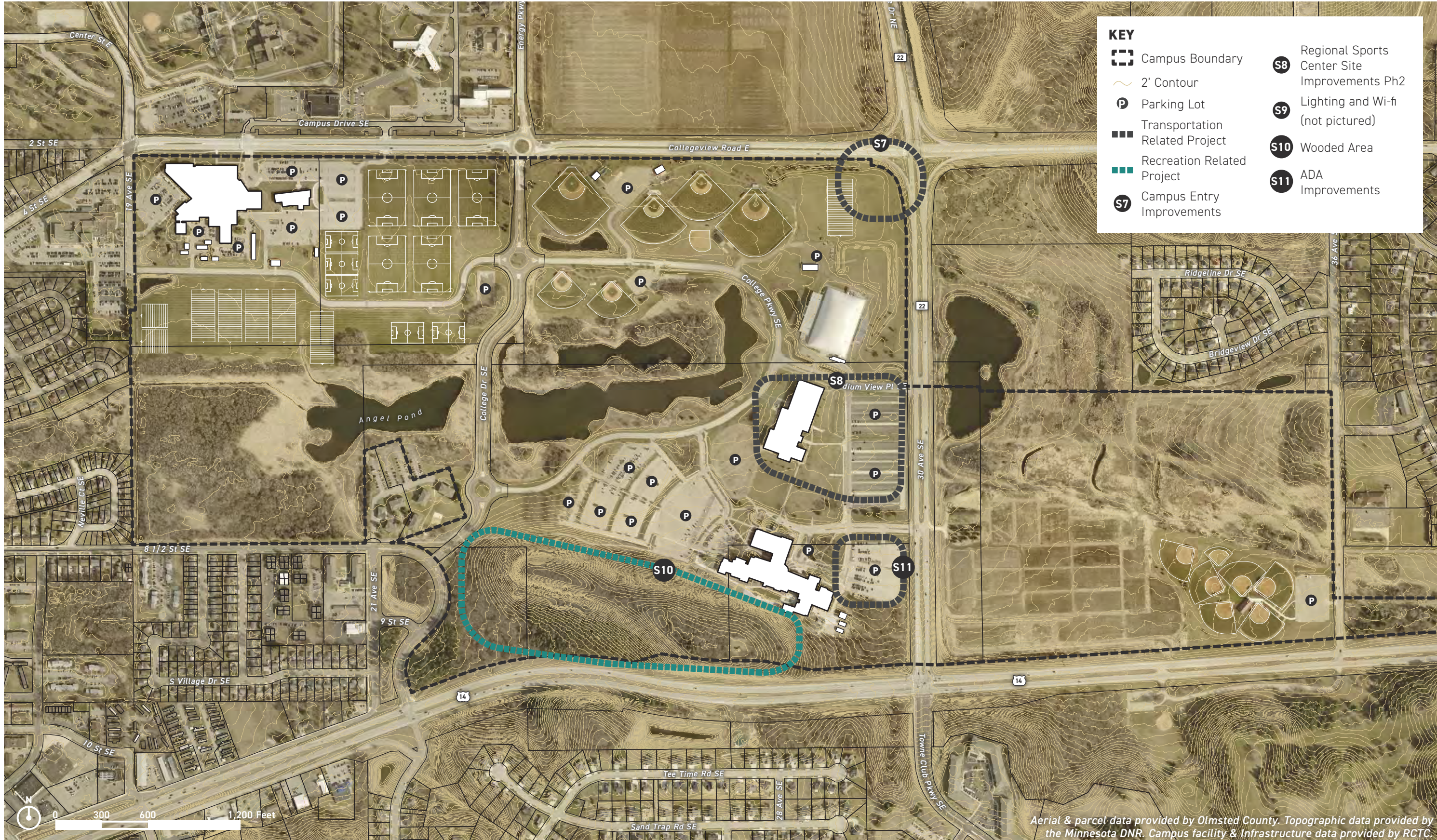
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Site Development Short Term (0 - 5 Years)



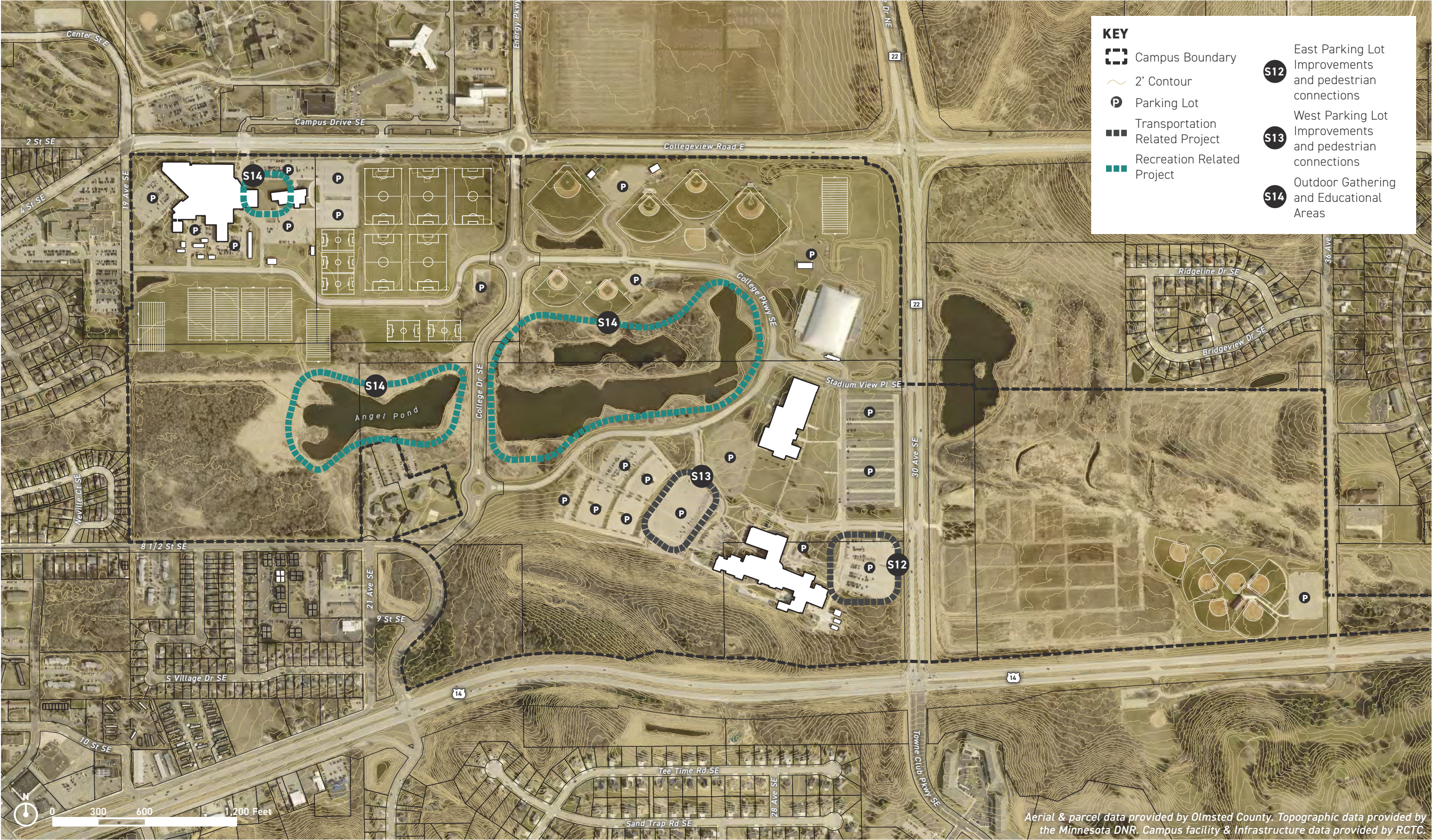
Site Development Short Term Project Diagram

Site Development Mid Term (6 - 12 Years)



Site Development Mid Term Project Diagram

Site Development Long Term (13+ Years)



Site Development Long Term Project Diagram

Aerial & parcel data provided by Olmsted County. Topographic data provided by the Minnesota DNR. Campus facility & Infrastructure data provided by RCTC.

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A photograph of a man and a woman in a meeting. The man, wearing a Mossy Oak polo shirt, is smiling and looking towards the woman. The woman is wearing glasses and a light-colored shirt. They are sitting at a table with papers and a pen. The background is slightly blurred, showing other people in the room. The entire image has a light green overlay.

5: Proposed Framework for Building Development

5.1 Strategies for Building Development

Support Academic Pathways

Focus on renovating and expanding instructional spaces to ensure the physical environment is well suited for teaching methodologies, instructional technology, and reflective of industry demands.

Provide Areas to Foster Relationships with Academic Partners

RCTC currently has strong relationships with Rochester Public Schools, the Workforce Center, and other organizations that promote exposure to higher education opportunities. Continuing to collaborate with these groups through intentional space planning and initiatives could help build future enrollment.

Promote Connections Outside the Classroom

Build on the collaborative spaces from the Memorial Hall project and expand places of social interaction across both the Main Building and Heintz Center

Improve Space Utilization

Address underutilized general purpose classrooms by improving technology, furniture, lighting, HVAC, and/or finishes. Combine smaller classrooms or re-purpose them to align room and course capacities and improve space utilization.

Expand Access to Academic Support and Student Services

Continue to streamline access to student services, building on the success of the Welcome and One Stop Center (WOSC). Evaluate access to services at Heintz Center, either through in-person or virtual appointments.

Continue to Address Wayfinding Challenges

Rochester Community and Technical College has been focusing on improving interior wayfinding signage on campus. This effort should continue using a phased approach until all areas of campus are addressed.

Respond to Lessons from the Pandemic

At the time of this Comprehensive Facilities Plan, Rochester Community and Technical College was navigating a return to "normal" after the COVID-19 pandemic, with students returning to campus in larger numbers. As the situation continues to evolve, opportunities for facility improvements must be responsive. For instance, if it is found that students prefer virtual learning for some courses, fewer general classrooms would be needed, but creation of smaller spaces for faculty to conduct classes may be required. Another example is to focus renovations towards "hands-on" learning where virtual learning does not satisfy training requirements, such as science, nursing, and technical education labs.

5.2 Proposed Campus Funded Projects

C1: Student Collaboration Area

Convert an underutilized, second floor classroom in Heintz Center to a study and collaboration lounge to support students in the Dental Assistant and Dental Hygiene programs.

C2: Dental Instructional Lab Expansion

Due to high demand, expand the instructional lab space dedicated to the dental hygiene and dental assistant programs in the Heintz Center. Consider simulation to expand the educational opportunities.

Funding is anticipated to be sourced from leveraged equipment, Perkins, general fund balance and donors / sponsorships

C3: Student Services Flex Space

Provide an area in Heintz Center for the delivery of student services, via visiting staff or virtual meetings between Heintz Center and the Main Campus.

C4: Renovate Former Student Services

Renovate the former Student Services area in the Main Building.

C5: Renovate ST305/309

Renovate ST305, ST309 and supporting areas in the Main Building. While full renovation of the building is a proposed capital project, these spaces are in critical need of updating.

C6: Interior Wayfinding and Signage Improvements (Phase 3)

The campus has made significant progress in addressing wayfinding challenges through improved room and wayfinding signage and maps. This effort should continue on the Main Campus by completing Phase 3 of the project.

C7: Additional Testing Rooms (disability services)

Provide additional private testing rooms for students that require accommodations such as extended time, writer/ scribe, reader, or a room with fewer distractions.

C8: East Hall Student Resource Renovation & PTECH

Renovate select areas of East Hall to relocate Hive Supply (food shelf) near a primary entrance and convert underutilized classrooms into Zoom rooms to support online learning.

Renovate spaces to support the PTECH program. Depending on the success of the ongoing partnership and its potential expansion, East Hall may be solely dedicated to PTECH. Since this transformation likely wouldn't receive funding through Minnesota State's bonding efforts, it is included as a campus funded project.

C9: Learning Commons

Co-locate the Learning Center and Library for a centralized location for academic support. Project to include reconfiguring the large computer lab to reflect usage.

C10: College Center Renovations

Renovate College Center to provide additional Student Life amenities and a re-imagined food service concept to reduce operational costs. While this could be a revenue fund project, at the time of the comprehensive plan, students were not in favor of increased fees to pay for the renovations.

C11: Fieldhouse Floor Replacement

Replace the fieldhouse floor in the Regional Sports Center.

C12: Reuse Former Bookstore Space

Renovate the former bookstore space for reuse. Future use is to be determined.

5.3 Proposed HEAPR Projects

Short Term (0 - 5 Years)

H1: Coffman Hall Roof Replacement

Replace roof on Coffman Hall, changing from a ballasted membrane to a Minnesota State compliant built-up roof system.

H2: Chiller Plant Upgrades and Extension

This project is the 2nd phase of the central chiller plant improvements and will improve the overall efficiency, occupant comfort, and indoor air quality to the building areas currently served by the Science and Technology Hall chillers. The project will expand the capacity of the existing chiller plant by adding chillers 2 and 3 as originally anticipated in the design.

H3: Heintz Center HVAC Improvements, Ph III

Project includes the 3rd and final phase of replacing the Heintz Center HVAC system and connection to the central chiller plant. This phase will replace the HVAC systems including AHU-12, serving the Heintz Center Commons Area and 1300 Suite.

H4: Skylight Replacement

Replace skylights in the Heintz Center. While these were originally part of a predesign for 2022 capital funding, they were excluded in the 2024 predesign due to budget concerns. Note: The replacement may occur as part of the Heintz renovation project funded in 2023.

H5: Main Campus Building Exterior Envelope Repairs

Project includes replacement of damaged or missing exterior bricks, mortar and control joint repair, PVC flashing replacement, and interior painting. Interior painting will likely require lead testing. A predesign for this work has been completed.

H6: Main Campus Building Exterior Window and Door Replacement

Replace failing exterior windows and doors that are in critical condition to mitigate water and air intrusion. A predesign has been completed for this project.

H7: Heintz Center Roof Replacement 1976 Addition

Roof replacement and improved insulation in the 1976 Addition to address water infiltration and damage in the "H-Wing" and Student Commons.

H8: Heintz Center Exterior Envelope Repairs

Replacement of damaged or missing bricks, replacement of missing mortar joints, and resealing of control joints. Project to provide tuckpointing and flashing throughout.

H9: Rochester Regional Sports Center Water Heater Replacement

This project replaces the natural gas-fired water heaters with new systems producing domestic hot water from the steam served to the building by the Olmsted County Waste-to-Energy Facility.

H10: Student Services Roof Replacement

Roof replacement and improved insulation in the Student Services area to address damage and water infiltration. A Schematic Design report was completed in 2020 for this project.

H11: Goddard Library Roof Replacement

Roof replacement and improved insulation in the Goddard Library area to address damage and water infiltration. A Schematic Design report was completed in 2020 for this project.

H12: College Center Roof Replacement

Roof replacement and improved insulation in the College Center area to address damage and water infiltration. A Schematic Design report was completed in 2020 for this project.

H13: Art Hall Roof Replacement

Roof replacement and improved insulation in the Art Hall to address damage and water infiltration. A Schematic Design report was completed in 2020 for this project.

H14: Phase I and II Domestic Water Piping Replacement

This project replaces the domestic hot and cold water piping systems (and fixtures) with copper piping or other code / Minnesota State approved, economically viable materials. Conceptual planning was completed in 2012.

H15: Phase III and IV Domestic Water Piping Replacement

This project replaces the domestic hot and cold water piping systems (and fixtures) with copper piping or other code / Minnesota State approved, economically viable materials.

H16: College Center Second Floor Toilet Room Renovations and Accessibility Upgrades

The second floor toilet room in the College Center is the last toilet room that requires updating on campus. This project will update the toilet room to match current standards.

H17: Heintz Center Lighting Upgrades

The project replaces existing fluorescent downlights with more efficient 2x2 LED light fixtures in the majority of public areas. This could also be explored as a campus funded project.

H18: Art Hall AHU Replacement and Heating System Conversion

Replace AHU-1 and AHU-2 with new VAV Units. Associated energy management systems will be upgraded to direct digital controls and integrated into the existing campus Building Automation System.

H19: College Center AHU Replacement and Heating System Conversion

Replace AHU CC-1 through CC-6 with new VAV units. Associated energy management systems will be upgraded to direct digital controls and integrated into the existing campus Building Automation System.

H20: Phase III Central Chilled Plant Upgrades and System Extension to Rochester Regional Sports Center

Expansion of the Central Chiller Plant system capacity to include a new 500 ton chiller and cooling tower, pumps, and buried distribution legs. Conceptual Planning was completed in 2012.

H21: East Hall Entrance Vestibule Remodel

Expand the existing vestibule area by 400 sq ft to accommodate use as an entrance air-lock and holding / waiting area for students and faculty. Replace the all glass envelope for energy performance.

5.4 Proposed Capital Projects

Short Term (0 - 5 Years)

G1: Renovation to Support Equity in Industry and Public Safety

Concept: Renovate interior spaces to create welcoming and inclusive spaces to foster and increase diversity and enrollment in the high-demand Career and Technical Education (CTE) programs to better reflect the City of Rochester's diversity.

Scope: 1100, 1200, and 1300 suites in Heintz Center.

Square Footage:

- Renovation: 38,850 GSF
- Renewal: 14,100 GSF

Costs:

- Construction (2024 Request): \$7,027,000
- Project (w/o Inflation): \$8,638,000

Status: 2022 Predesign funded in 2023.

Mid Term (6 - 12 Years)

G2: Revitalize Science and Technology Hall

Concept: To support STEM and healthcare professions, update lab and classrooms spaces in Science and Technology Hall. As the building was constructed in 1993, the project will focus on meeting today's academic needs and addressing deferred maintenance issues.

Scope: Renovate the first, second, and third floors.

Square Footage (to be confirmed via a predesign):

- Renovation: 25,300 GSF
- Renewal: 7,300 GSF

Costs (to be confirmed via a predesign):

- Construction (2022 Dollars): \$8,052,000
- Project (w/o Inflation): \$10,468,000

G3: Improve Access to Student Services

Concept: Complete the student service renovations started with the Welcome and One Stop Center. Address remaining areas and reconfigure the primary circulation path to improve wayfinding.

Scope: Renovate the first floor of the Student Service Building.

Square Footage (to be confirmed via a predesign):

- Renovation: 16,000 GSF
- Renewal: 0

Costs (to be confirmed via a predesign):

- Construction (2022 Dollars): \$3,200,000
- Project (w/o Inflation): \$4,160,000

Long Term (13+ Years)

G4: Fine Arts Renovations

Concept: To support the Associate of Fine Arts (AFA) program, and provide an additional space for 2D and 3D art instruction. Address outdated instructional spaces and adjacent common areas related to music and theater education.

Scope: Renovate the following areas:

- First floor, College Center and Hill Theater
- Second floor, College Center and Hill Theater

Square Footage (to be confirmed via a predesign):

- Renovation: 16,300 GSF
- Renewal: 14,500 GSF

Costs (to be confirmed via a predesign):

- Construction (2022 Dollars): \$7,060,000
- Project (w/o Inflation): \$9,175,000

G5: Simulation Center

Concept: Create a simulation center for use by emerging programs or those that would benefit from providing “hands-on” training via alternative methods. Use could range from career and technical education pathways to STEM focused careers.

Scope: Renovate underutilized areas of the Heintz Center

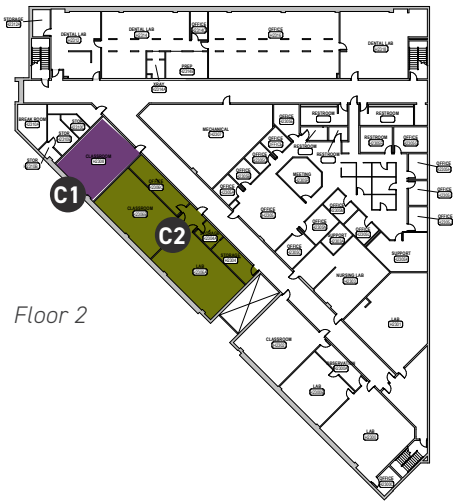
Square Footage (to be confirmed via a predesign):

- Renovation: 21,000 GSF
- Renewal: 6,500 GSF

Costs (to be confirmed via a predesign):

- Construction (2022 Dollars): \$5,700,000
- Project (w/o Inflation): \$7,400,000

Building Development: Heintz Center Short Term

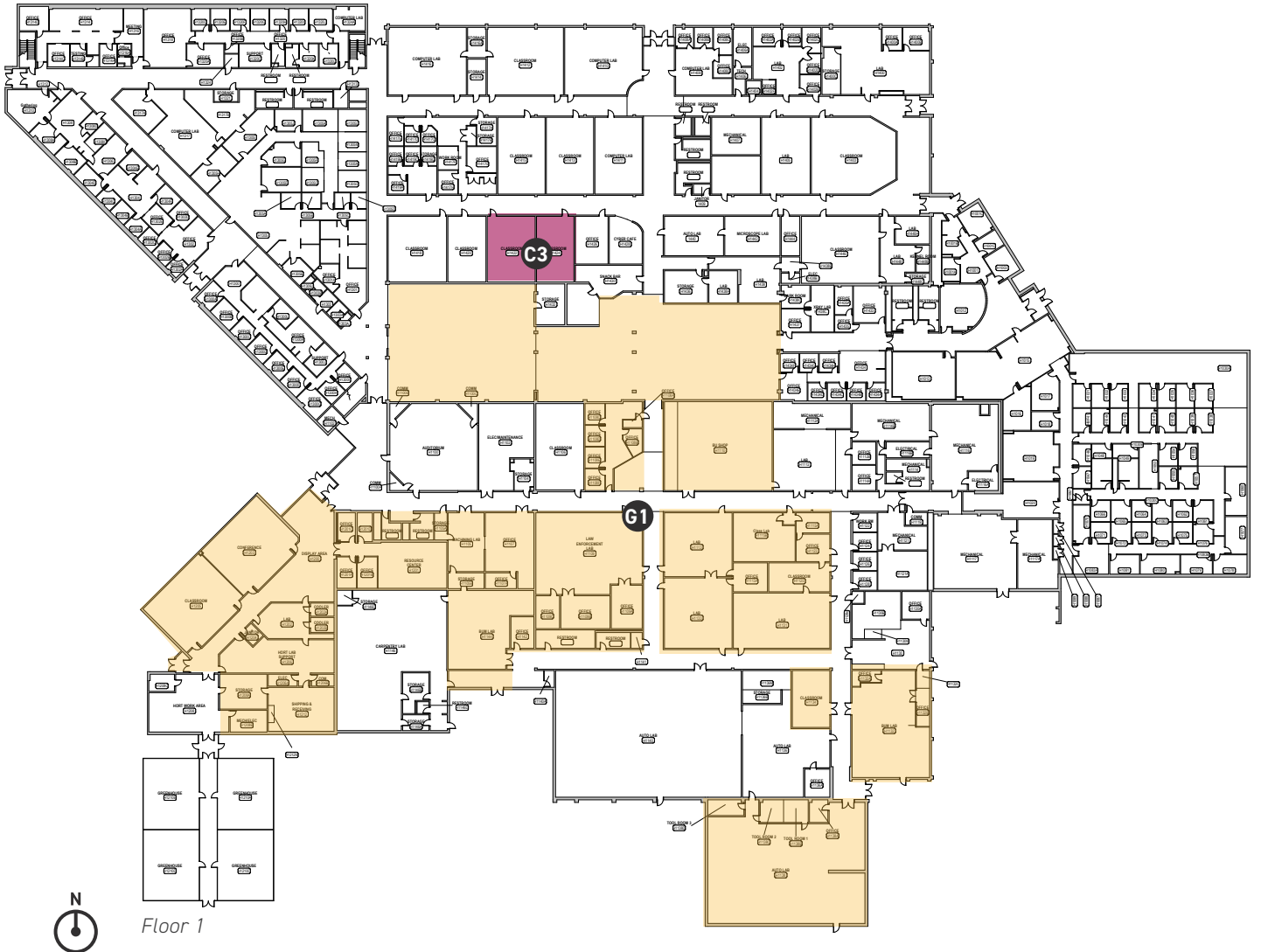


KEY

- G1** Renovation to Support Equity in Industry and Public Safety (See page 5-7 for details)
- C1** Student Collaboration Area
- C2** Dental Instructional Lab Expansion
- C3** Student Services Flex Space

Not pictured

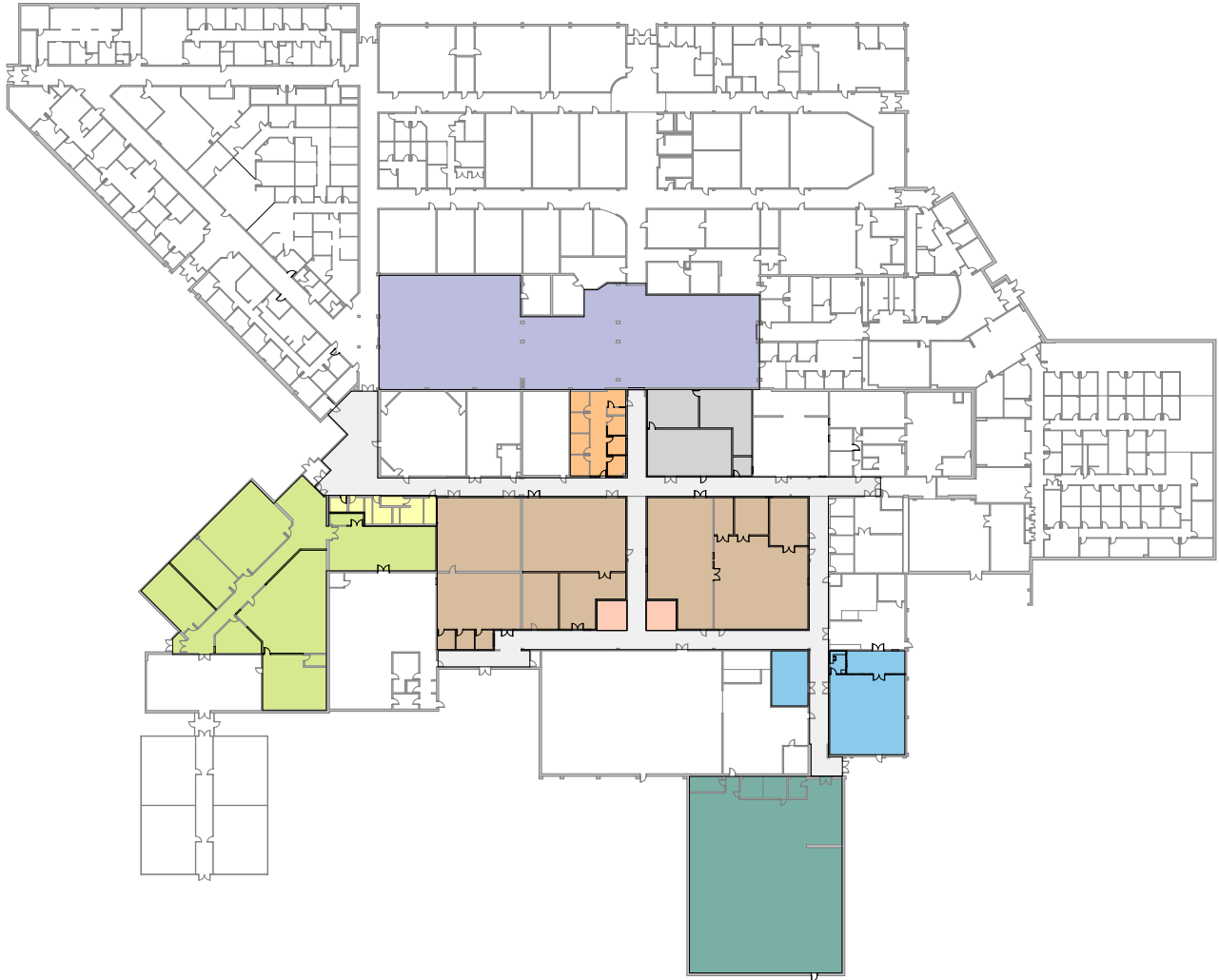
- H** Various HEAPR Projects



Building Development: Heintz Center Short Term

G1: Renovation to Support Equity in Industry and Public Safety

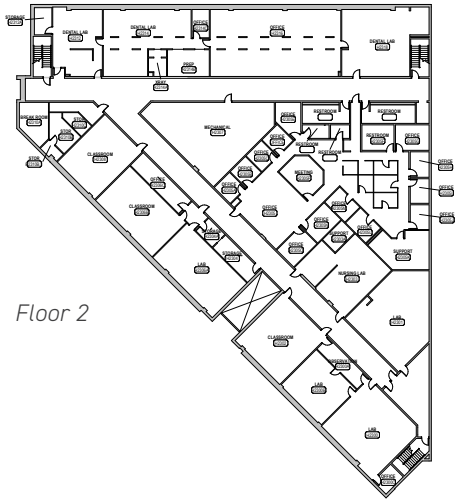
2022 Predesign Funded in 2023



KEY

- Facility and Service Technology (FAST)
- Law Enforcement and Public Safety
- Welding Technology
- Collaboration Space
- Automotive
- Toilets, Building Support
- Faculty Offices
- Commons

Building Development: Heintz Center Long Term

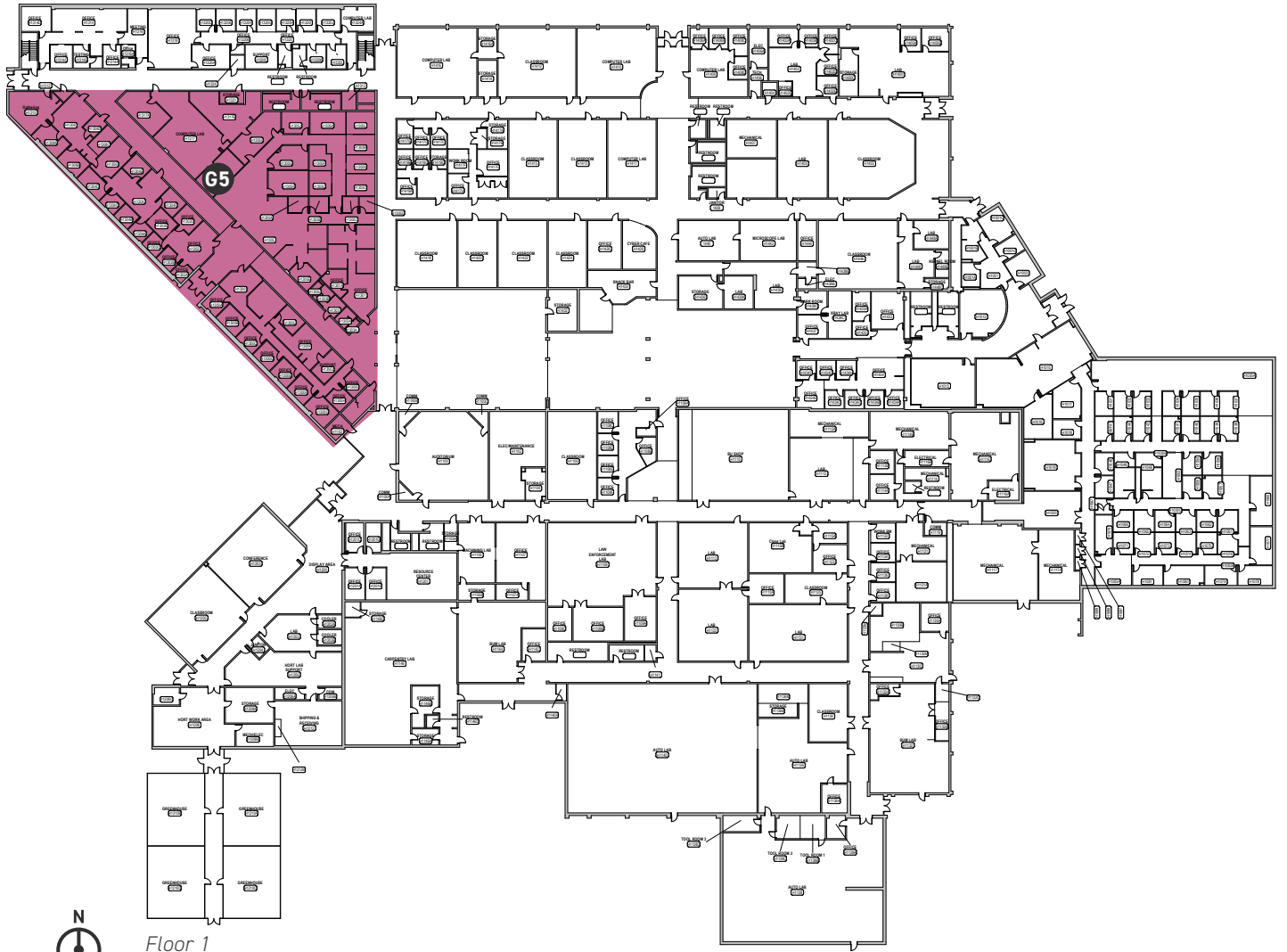


KEY

G5 STEM Simulation Center

Not Pictured

H Various HEAPR Projects



Building Development: Main Building Short Term



Floor 3



Floor 1

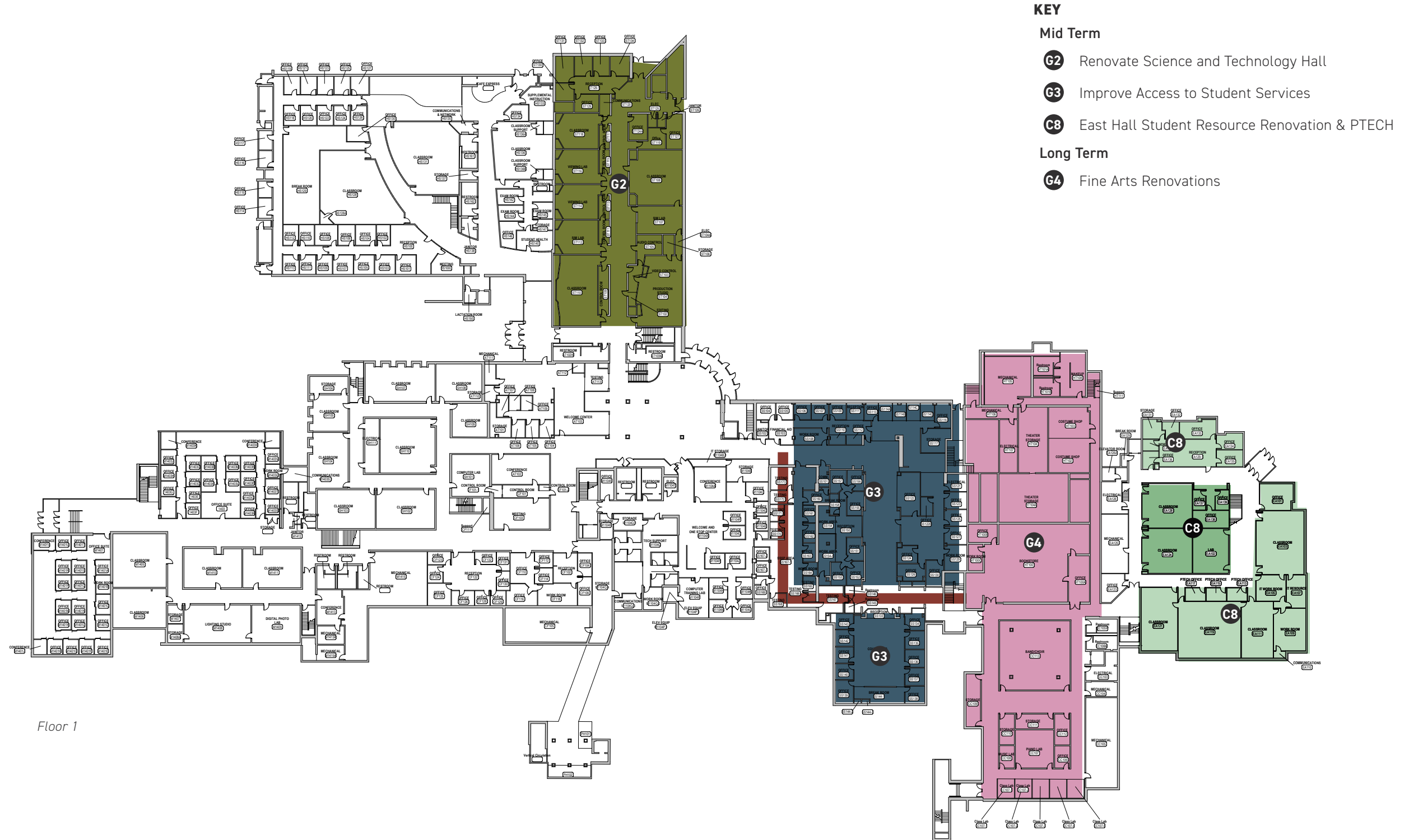
KEY

- C4** Renovate former Student Services
- H1** Coffman Hall Roof Replacement
- C5** Renovate ST305/309

Not pictured

- C6** Interior Wayfinding and Signage Improvements (Phase 3)
- C7** Additional Testing Rooms
- H** Various HEAPR Projects

Building Development: Main Building Mid and Long Term



Floor 1

Building Development: Main Building Mid and Long Term

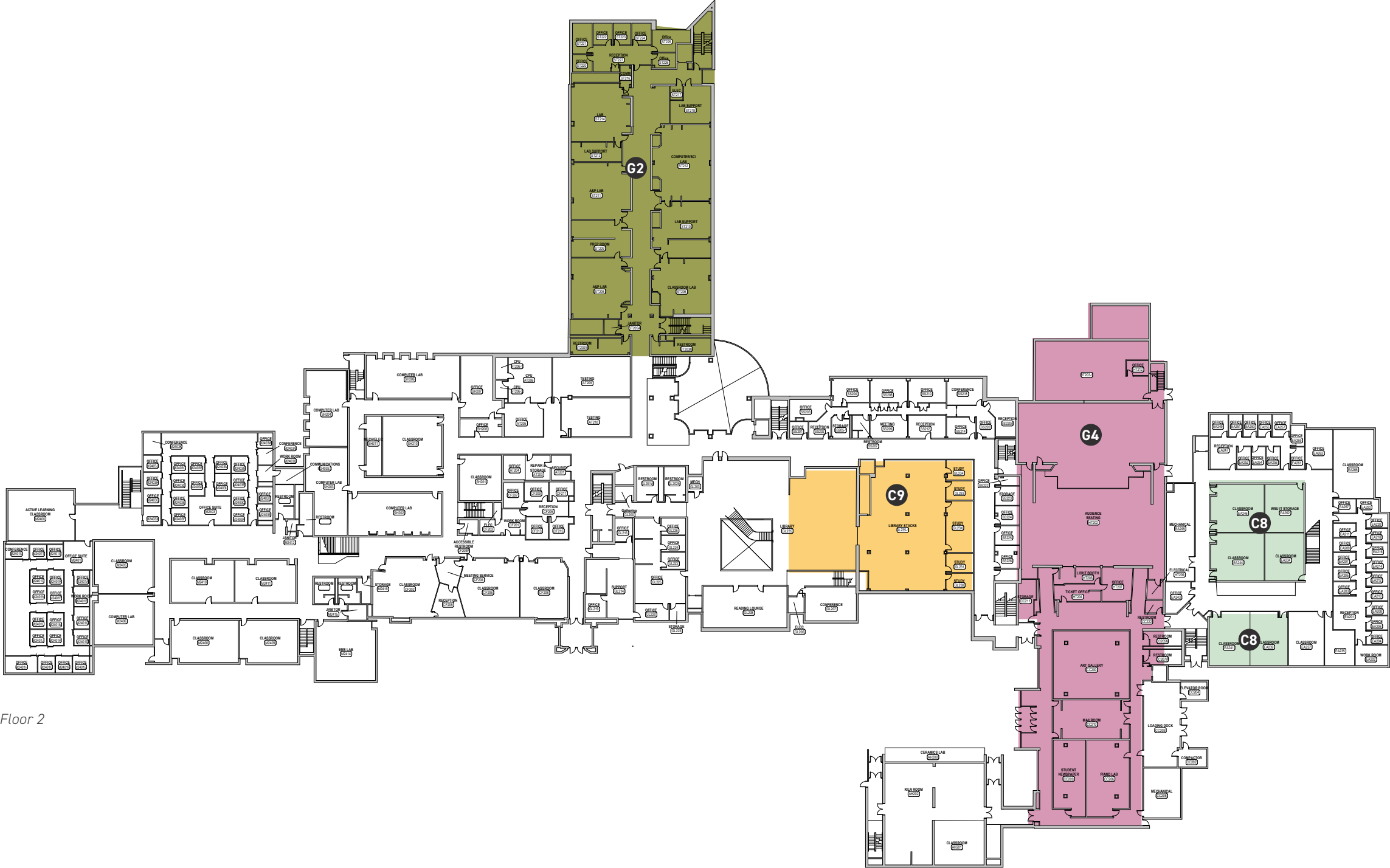
KEY

Mid Term

- G2** Renovate Science and Technology Hall
- C8** East Hall Student Resource Renovation & PTECH
- C9** Learning Commons

Long Term

- G4** Fine Arts Renovations



Floor 2



6: Capital Budget Incremental Improvement Program

6.1 Proposed Projects Matrix

RANK	PROJECT NAME	EST AREA (GSF)			PROJECT COST (IN \$'000'S)	SCHEDULE			FUNDING SOURCE			
		DEMO	RENOVATION	RENEWAL		SHORT TERM	MID TERM	LONG TERM	G.O. BONDS	HEAPR	REVENUE BONDS	COLLEGE
Main Campus												
G2	Revitalize Science and Technology Hall		25,300	7,300	\$10,468		.		.			
G3	Improve Access to Student Services		16,000		\$4,160		.		.			
G4	Fine Arts Renovations		16,300	14,500	\$9,175			.	.			.
C4	Renovate Former Student Services		3,150		\$430	.					.	
C5	Renovate ST305/309		2,650		\$600	.					.	
C6	Interior Wayfinding and Signage Improvements (Ph 3)				\$135	.					.	
C7	Additional Testing Rooms		750		\$100	.					.	
C8	East Hall Student Resources & PTECH		11,100	6,650	\$2,200		.				.	.
C9	Learning Commons		15,200		\$1,900		.				.	
C10	College Center Renovations		5,360	11,000	\$2,600		
C12	Reuse Former Bookstore Space		3,400		\$460	.					.	
H1	Coffman Hall Roof Replacement				*\$1,115	.				.		
H2	Ph II Chiller Plant Upgrades and Extension				*\$1,810	.				.		
H5	Exterior Envelope Repairs				*\$1,791	.				.		
H6	Exterior Window and Door Replacement				*\$1,678	.				.		
H10	Student Services Roof Replacement				*\$1,117					.		
H11	Goddard Library Roof Replacement				*\$1,625					.		
H12	College Center Roof Replacement				*\$1,711					.		
H13	Art Hall Roof Replacement				*\$783					.		

*Project Cost calculated from the Campus HEAPR Manual prepared by TKDA in 2020. A copy of the Manual is Available in the Appendix.

RANK	PROJECT NAME	EST AREA (GSF)			PROJECT COST (IN \$'000'S)	SCHEDULE			FUNDING SOURCE				
		DEMO	RENOVATION	RENEWAL		SHORT TERM	MID TERM	LONG TERM	G.O. BONDS	HEAPR	REVENUE BONDS	COLLEGE	PRIVATE / GRANTS
H14	Phase I and II Domestic Water Piping Replacement				*\$1,089					•			
H15	Phase III and IV Domestic water Piping Replacement				*\$1,028					•			
H16	College Center Second Floor Toilet Room Renovations				*\$390					•			
H18	Art Hall AHU Replacement and Heating System Conversion				*\$767					•			
H19	College Center AHU Replacement and Heating System Conversion				*\$2,270					•			
H21	East Hall Entrance Vestibule Remodel and Small Addition				*\$416					•			
Heintz Center													
G1	Renovation to Support Equity in Industry and Public Safety		38,850	14,100	\$8,638	•			•				
G5	STEM Simulation Center		21,000	6,500	\$7,400			•	•				•
C1	Student Collaboration Area			700	\$95	•						•	
C2	Dental Instruction Lab Expansion				\$1,200	•						•	
C3	Student Services Flex Space		2,200		\$300	•						•	
H3	HVAC Improvements Phase III				\$1,118	•				•			
H4	Skylight Replacement				\$1,000	•				•			
H7	Roof Replacement 1976 Addition				*\$1,864					•			
H8	Exterior Envelope Repairs				*\$469					•			
H17	Lighting Upgrades				*\$141		•			•			
Regional Sports Center													
C11	Fieldhouse Floor Replacement				*\$594								•
H9	Water Heater Replacement				*\$293					•			
H20	Phase III Central Chilled Plant Upgrades and System Extension				*\$1,797					•			

*Project Cost calculated from the Campus HEAPR Manual prepared by TKDA in 2020. A copy of the Manual is Available in the Appendix.

RANK	PROJECT NAME	EST AREA (GSF)			PROJECT COST (IN \$'000'S)	SCHEDULE			FUNDING SOURCE			
		DEMO	RENOVATION	RENEWAL		SHORT TERM	MID TERM	LONG TERM	G.O. BONDS	HEAPR	REVENUE BONDS	COLLEGE
Site Development												
S1	College Parkway Pedestrian Safety Improvements				\$705	.						
S2	Pedestrian Comfort and Safety Projects				\$232	.						
S3	Regional Sports Center Site Improvements Phase 1				\$1,586	.						
S4	Heintz/CTECH Circulation Improvements				\$600	.						
S5	Wayfinding and Circulation Improvements				\$916	.						
S6	Sustainability Studies				\$250	.						
S7	Campus Entry Improvements				\$85	.	.					
S8	Regional Sports Center Site Improvements Phase 2				\$3,250	.	.					
S9	Lighting and Wi-Fi				\$1,105	.	.					
S10	Wooded Area				\$260	.	.					
S11	ADA Improvements				\$600	.	.					
S12	East Parking Lot Improvements and Pedestrian Connections				\$1,000			.				
S13	West Parking Lot Improvements and Pedestrian Connections				\$350			.				
S14	Outdoor Gathering and Educational Areas				\$800			.				

*Project Cost calculated from the Campus HEAPR Manual prepared by TKDA in 2020. A copy of the Manual is Available in the Appendix.

6.2 Proposed Projects Impact

The concepts presented in this comprehensive facilities plan reflects RCTC's focus on Academic Pathways and a realistic approach to funding availability. All projects focus on renewing or renovating spaces to respond to academic and facility needs, rather than showing an expansion of built facilities.

The projects also reflect a mixture of project locations between the Heintz Center and the Main Building. It is recommended that RCTC continues its approach of looking at both locations independently, while balancing the College's needs holistically.

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