

2.G.1 Physical Infrastructure

2.G.1 Consistent with its mission, core themes, and characteristics, the institution creates and maintains physical facilities that are accessible, safe, secure, and sufficient in quantity and quality to ensure healthful learning and working environments that support the institution's mission, programs, and services.

Lane Community College has one main campus with 25 buildings, and four other smaller campus locations with buildings at Cottage Grove, Florence, Eugene Airport, and several buildings in the city of Eugene. All of the college's buildings add up to 1,432,647 square feet with 298,734 square feet added or in the process of being added since 2002. Significant instructional space additions include a 10,540 square feet addition to the physical education building in 2010, a new 43,554 square feet Health and Wellness building added in the fall of 2010, a new 6,720 square foot Native American Longhouse added in the fall of 2010, a new second floor in building 10 adding 32,286 square feet in the fall of 2011. In 2012, a new 89,850 square foot student housing building and a new 90,000 square foot academic building across the street from the city of Eugene public library will both be completed. The existing track was also resurfaced in 2010 to meet all NCAA track event competition requirements, a new artificial infield was also installed which can also serve as an additional soccer field, and a new high quality artificial soccer field with overhead night lighting. These physical outdoor learning spaces will soon be used upcoming Olympic Trials along with the Oregon Hayward Field track complex.



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The additional academic spaces noted above the needed physical infrastructure, buildings, learning spaces sufficient in quantity and provide accessible, safe, secure, and healthy working environments that support the mission, core values, strategic directives, programs, services, and with emphasis on the quality of the educational curriculum experience for our students, faculty, staff, and community. Even as state of Oregon funding allocations for community colleges has decreased in recent years as the economic recession impacted revenues, the College Board's policies and its annual allocation of funds for construction, maintenance, custodial services, and capital continue to demonstrate its commitment and resolve to provide high quality learning environments at the college. These College Board and college executive leadership commitments have been demonstrated through the following projects:

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- In November of 2008, Lane County District voters passed an \$83 million renewal bond which funded major renovations in 11 buildings, major infrastructure upgrades in the central utilities plant, fire alarm systems, building access systems, and several significant renewable energy projects such as a Solar Station which serves as an outdoor learning lab for students and a multi-building solar thermal system. For more information regarding the bond, please see: <http://www.lanecc.edu/bond/news.html>



provided maintenance savings with 15 year LED light lamps. Higher night lighting levels throughout the main campus has improved safety and security while also making the campus more welcoming to students that take classes after dark.

- In February of 2009, the state of Oregon awarded the college \$8 million in deferred maintenance economic stimulus funding.



- This funding was spread out over 15 different projects including accessibility improvements with ramps, hand rails, roof replacements, access control systems, fire alarm system improvements, upgrading 40 old class rooms to bring in smart class technologies, floor covering improvements, restroom upgrades with ADA accommodations, a new ADA compliant elevator in building 6, and upgrading all of the main campus exterior lighting including the parking lots and around all the buildings with LED light fixtures. The exterior lighting system upgrades raised the exterior lighting levels, reduced energy usage, and

- After 12 years of planning and 3 years of construction, the 6,720 square foot Native American Longhouse was completed and celebrated in December of 2010, providing a wonderfully designed rustic log facility in which to teach Native American culture and diversity classes. This Longhouse has a full kitchen, a general purpose meeting room, high tech conference room, and a hall of honor in which the nine recognized Native American Tribes in Oregon can each respectfully demonstrate treasures of art and significance from each respective tribe.



- Lane's new Health and Wellness Center is the jewel in the crown of the newly created Health and Wellness Complex that includes Buildings 4, 5 and 30. It's located on the northwest corner of campus adjacent to the Native American Longhouse. The majority of funding for the \$15.8 million dollar building was created through the generosity of private donors, in addition to \$6.75 million in state general obligation bonds and \$833,000 in federal earmarks. This fund-raising effort was Lane Foundation's first major gifts campaign.

Thanks to this private investment, Lane will be able to provide essential classrooms and laboratories designed to accommodate increasing numbers of health career students. This inviting building will house the latest technology used in teaching nurses, respiratory therapists, physical therapist assistants and emergency medical technicians/paramedics. Just as important, the building is designed to grow and change as the workforce and healthcare industry grow and change.

"This signature building is tall testimony to Lane's enduring commitment to be at the forefront of health care education in the region. Students and faculty alike will excel in this state-of-the-art learning environment." - Tony Baker, Campaign Chair

- The college is now building a new 90,000 square foot “LEED Platinum” academic building and a 255 bed 88,000 square foot “LEED Gold” residence building in downtown Eugene. The total project will cost \$53 million and is expected to be completed by the end of 2012. This project is partially funded out of the 2008 bond. This new academic building and residential building reinforce the commitment and strong relationship between the city



of Eugene and Lane Community College. The academic building will house the energy management curriculum and is designed to be a “building that teaches” with many sustainability related systems demonstrated in action. These systems include a large vertical solar thermal array, a photo voltaic solar panel array on the roof, a rain water harvesting system, a “green roof” over three “Center for Meeting and Learning” conference rooms, 50 geo-wells drilled over 350 feet below grade, an energy efficient heat pump system to provide heating and cooling in tandem with the geo-wells, and a high tech building automation system control strategy utilizing natural ventilation for cooling during the summer season.



- With the help of student volunteers, an area on the main campus has been developed as a “learning garden” and serves as an outdoor classroom. Students harvested 2440 pounds of organic produce during the 2011 academic year which was used by Lane’s campus restaurant and conference center.



- In an effort to promote wellness and healthy lifestyles while reducing the risk of second hand smoke exposure, the College Board of Directors approved a “Tobacco Free” campus policy which only allows tobacco use at one of four parking lot locations.



- Students in the Renewable Energy Technician program have installed solar panels each year at Lane. This helps the campus save on electricity costs while providing valued hands on experience with solar photo-voltaic panel systems.

- The college sustainability core values were realized with the successful planning, designing, and constructing of an 20 vehicle solar charging station at the main campus. The local utility provider EWEB partially sponsored the project with a \$100,000 grant. The ribbon cutting ceremony was held as the college celebrated “Earth Week” on April 19th, 2012. Students will be able to use this solar charging station as an outdoor lab to monitor solar energy created, and trend use.



A new Recycling Education Center, funded by the bond, was part of the addition to Building 10. This project has improved the efficiency and revenue of solid waste management at Lane. The Recycling Center also provides opportunities for students in Lane’s Resource Conservation Manager program to gain real world skills in waste management through internships. Up to 20 students will intern at the Recycling Center in school year 2013.

Although supporting such a huge increase in capital projects has created a lot of stress in the Facilities Management and Planning department, the opportunity to make needed improvements was certainly welcome. Additional staff was hired to address the specific project needs and to provide timely response to economic stimulus funded projects. These projects provided jobs in the local community while also enhancing the learning environments for the students, faculty, and staff. These capital projects could not have come at a better time with challenges of increased enrollment up over 45 percent between the fall of 2008 and the spring of 2012 combined with aging buildings and utility infrastructures. Over 83,000 square feet of additional academic space has been added to the college during this time. Major renovations with significant technological infusions in

over 100,000 square feet of existing spaces have improved the quality and capacity of the instructional programs translating into an enhanced learning experience for the students, faculty, and community.

Although the college has benefited by recent large levels of funding for capital renewal, deferred maintenance, foundation fund raising, and economic renewal bonds, operating funding continues to be reduced as state of Oregon community college allocations decrease due to the economic recession period of 2007 through 2012.

Currently, the college allocates \$625,000 in major maintenance funds, \$125,000 in capital improvements, and \$250,000 in deferred maintenance funding. With funding at these levels, as time passes and the 2008 renewal bond program ends, the list and magnitude of unfunded major maintenance items, capital improvements, and deferred maintenance needs will likely grow and can only be mitigated with additional resources. Additional resources will be a big challenge as long as the state of Oregon continues to experience the affects of a major economic recession and associated reductions in tax revenue.

The Facilities Replacement Cost or (FRC) of buildings which the college owns can be calculated one of several ways. First, one can look at the cost per square foot for recent buildings at the main campus and in the Eugene area. The Health and Wellness building, built on the main campus in 2010, cost \$273/square foot. Another way to calculate the FRC would be to benchmark with a large sister community college in Oregon and use a similar cost per square foot number FRC number. At Portland Community College, the cost per square foot for their FRC is \$320 per square foot. So, if we use \$300 per square foot it would seem reasonable that we would be in the ballpark. The FRC for the college then totals \$429,794,100. The national average for most colleges and universities a budgeted number between 2.5 and 5 percent of the FRC amount annually to address deferred maintenance items. If the college were using a similar methodology the annual capital reinvestment/major maintenance/deferred maintenance, and physical plant adaptation budgets should be in the range of \$10,744,852 to \$21,489,705.

Based on using a 2.5 percent FRC allocation for capital reinvestment/major maintenance, deferred maintenance, and physical plant/program adaption, the college needs to increase its capital reinvestment/major maintenance, deferred maintenance, and physical plant/program adaption allocation from \$1.0 million annually to \$10,744,852 annually. There are many key performance indicators, calculations, and benchmarking tools that can be referenced regarding adequate funding levels for capital reinvestment/major maintenance, deferred maintenance, and physical plant/program adaption. Since the college is in the middle a multi-year \$150 million dollar capital investment and maintenance program, it would seem that the overall program is certainly sufficient. If one considers an overall investment at the college of \$97 million from 2008 through 2015 or over an 8 year period (\$12.12 million/year plus annual maintenance budgeting of \$1 million/year), this seems to be in alignment with best practices regarding overall budgeting and planning processes consistent with other community colleges of this size and age.

Another possible option is to program and plan for the next bond issuance to address the capital reinvestment/major maintenance and deferred maintenance backlog items. The college has several options to address these needs in the future.

Staffing in the maintenance and custodial services is an even more challenging opportunity. No additional maintenance or custodial employees have been added since 2007 (which followed a large reduction in force in 2006). Since 2007, the college has grown the available building square footage by over 18 percent (not counting the housing building), student enrollment has increased by over 45%. Existing maintenance and custodial services employees have been stretched beyond the Association of Physical Plant Administrators (APPA) key performance indicator benchmarks for the 2-year institutions in the higher educational industry resulting in reduced services and physical plant care/asset protection. As the economy recovers from the deep

recession of recent years, it is hopeful that the state of Oregon will begin to reinvest in Community Colleges with higher more sustainable allocation levels. This will likely provide an opportunity for increasing the number of maintenance and custodial service employees which will greatly improve physical plant care/asset protection.

The college maintains 4,200 parking spaces for students. Parking upkeep is funded by a \$27/term fee per student. Consistent with Lane's core values of sustainability and accessibility, this money is also used to fund bus passes and other alternative transportation options for students. All credit students who pay the \$27 transportation fee are eligible for a bus pass at no additional charge. Lane has bike parking for over 100 bikes and has a bike loan program for students who want to ride but may not be able to afford a bike. The college also supports carpooling by having "Carpool Only" parking spaces and investing in a carpool matching service called "Zimride". These sustainable transportation options relieve the need to expand the existing parking lot infrastructure while giving students a viable cost effective alternative. For more information on these sustainable transportation options please refer to: <http://www.lanec.edu/facilities/transportation/>



Referenced Term Definitions and Explanations:

Capital Reinvestment/Major Maintenance is a subset of regular or normal facility maintenance that refers to major repairs or the replacement/rebuilding of major facility components (e.g., roof replacement at the end of its normal useful life is capital repair; roof replacement several years after its normal useful life is deferred maintenance).

Deferred Maintenance: Is the practice of postponing maintenance activities such as repairs on “infrastructure” such as buildings, utilities, and support systems in order to save costs, meet immediate budget funding levels, or realign available budget monies. The failure to perform needed repairs may eventually lead to asset deterioration and ultimately asset impairment. Generally, a policy of continued deferred maintenance will likely result in higher costs, asset failure, and in some cases, health and safety implications. Costs estimated for deferred maintenance projects should include compliance with applicable codes, even if such compliance requires expenditures beyond those essential to affect the needed repairs. Deferred maintenance projects represent catch-up expenses. Reducing maintenance budgets to meet short-term or medium term (1 to 5 years) budget constraints often result in increased long-term expenditures and potential unexpected failures adversely impacting the mission of the college. Examples of this include leaking roofs, transformers that fail, central plant utilities that have failing components interrupting the heating and cooling of the campus, waste water treatment facilities that cannot handle current flow rates, and underground or tunnel piping systems that blow-out fittings and gaskets or have pump failures resulting in interruptions of service. All of these examples have occurred in the past 12 months at the college indicating an urgent need to address an accumulated deepening list of deferred maintenance needs.

Physical Plant/Program Adaptation involves expenditures required to adapt the physical plant to the evolving needs of the college and to changing codes or standards. These are expenditures beyond normal maintenance. Examples include: compliance with changing codes (e.g., accessibility), facility alterations required by changed teaching or research methods, and improvements occasioned by the adaptation of modern technology (e.g., the use of personal computer networks, wireless technologies, and a multitude of handheld electronic media).

LEED: Leadership in Energy and Environmental Design (LEED) is a building certification process that verifies that specified sustainability criteria are satisfied with the design and construction of the specific building. See: <http://www.gbci.org/main-nav/building-certification/leed-certification.aspx#>

2.G.2 Hazardous and Toxic Waste Materials

The college has policies/procedures associated with the use, handling, and disposal of hazardous and toxic waste materials. The college follows many various governmental regulatory entities to be in compliance with the use, storage, and disposal of toxic materials, including but not limited to: OR-OSHA safety training, personal protective equipment, hazardous communication, asbestos removal and remediation, Oregon Department of Environmental Quality, MSDS/Right-To-Know, and compliance with the local Lane County District Oregon State Fire Marshal.

The college reviews and revises its policies and procedures on an ongoing basis and as needed. These policies/procedures are published on the college intranet “college operations policies and procedures” (COPPS) web page.

For more information on the college’s safety and risk management program, see the following links:

<http://www2.lanecc.edu/copps/college-online-policy-and-procedure-system>

<http://www2.lanecc.edu/copps/policies/hazard-communication>

<http://www2.lanecc.edu/copps/policies/emergency-plan>

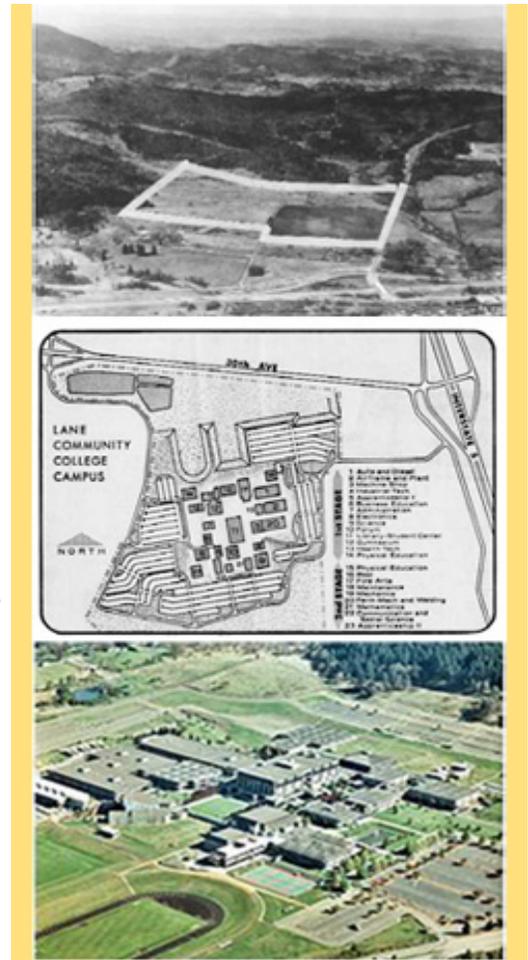
<http://www2.lanecc.edu/copps/policies/bloodborne-pathogens-exposure>

<http://www2.lanecc.edu/copps/policies/waste-hazardous>

<http://www2.lanecc.edu/copps/policies/waste-infectious>

2.G.3 Master Campus Facilities Plan

Planning for future growth and opportunity became increasingly important as state of Oregon funding allocations for community colleges began to decrease in the early 2000's and as enrollment began to surge to new records, demanding a new and different long-term approach. The college board of directors and executive leaders initiated early discussions regarding the need for a long-term planning process. A Master Planning Task Force was then commissioned and given the assignment to lead this planning effort. The MPTF was and is still comprised of a variety of members including executive college leaders, faculty, managers, classified staff, community volunteers, and students. A perimeter property conceptual framework was then developed and adopted by the board of directors in 2009. In 2010, the continued planning work developed a more detailed main campus "Conceptual Visioning Plan" or CVP. In 2011, this planning work delivered a "Long-Range Plan" for both perimeter properties and for main campus strategic development. Now, in 2012, this planning work continues and will deliver a "Master Plan" which can be used as a starting point for future capital investment and financial entrepreneurship option considerations. The college will consider opportunities for partnership and the growth of secondary revenue streams that can help to provide an option to replace at least a portion of the declining state of Oregon community college allocations.



Numerous Lane community members participated in this multi-year process including; members of Lane's faculty, staff, students, and managers, city, county and state representatives, with additional input from community members and local activist groups. This process has been collaborative, inclusive, and creative. Workshops and planning meetings off campus have allowed idea sharing and partnerships from greater community leaders, members, and neighbors while on-campus planning workshops and meetings have influenced and guided the outcome of core main campus renewal and perimeter property cohesive synergistic development planning. Hundreds of college staff, students, and faculty have participated in the various planning phases. The University of Oregon [Urban Design Lab](#) (UDL) planners and students translated the college input into illustrative drawings. These planning efforts have allowed current bond projects to be reviewed, developed, and designed with consideration for long-term college campus instructional neighborhood associations combined with accessible outdoor learning spaces on a main campus located on the side of a hill in the Russell Creek basin.



Master Planning Task Force

Through a series of exercises - analysis of the strengths, weaknesses, opportunities, and threats; identification of campus rights and blights; and the collection of stakeholder participants' needs and preferences focusing on the physical and human environment and future needs and possible uses of the Russell Creek Basin and LCC – and a series of collaborative workshops and discussions, the group developed a vision for long range planning for LCC, to create, as LCC President Mary Spilde intends, a “legacy for and to the greater community.”

Planning Vision: To create a campus that has appropriate infrastructure that fosters educational excellence through sustainability and sustainable building and landscape practices organized around equitable accessibility contributing to a complete community.

This exciting planning process will likely continue into the future as a master planning framework for physical campus development that is consistent with the college's mission, strategic directives, core values, and long-range educational and financial plans. Having a collaborative, inclusive, and creative college master plan will help to create and recreate visions for what is and what could be, provide a wonderful expression of community partnership, and strengthen the college's resolve in finding secondary revenue sources that will help provide financial stability and confidence in years to come.

The long-range and master planning work is posted on the college web page located at:

<http://www.lanecc.edu/campuslrplanning/index.html>

2.G.4 Equipment

2.G.4 Equipment is sufficient in quantity and quality and managed appropriately to support institutional functions and fulfillment of the institution's mission, accomplishment of core theme objectives, and achievement of goals or intended outcomes of its programs and services.

Facilities Management and Planning staff has implemented a new Computerized Maintenance Management System (CMMS) called “**Megamation**” which proactively and with more efficient paperless work order processing manages the maintenance and capital improvements of the physical assets of the college. Megamation tracks all equipment in the areas of mechanical, electrical, plumbing, and building envelope (roofs, walls, doors) components, including service contracts such as the elevator service contracts, fire alarm system monitoring, testing and maintenance service contract, and the building access systems maintenance service contract. LCC trades staff has already completed a comprehensive equipment audit with detailed information on each piece of equipment. This data was uploaded into Megamation to create a basis for a comprehensive preventative maintenance program. Trades Technicians is equipped with iPad's in which to process work orders and preventative maintenance while they are completing the work at the location of the equipment. Access to drawings, operation and maintenance manuals, and manufacturer specific equipment data is all accessed through the Megamation software on the trades staff “IPads”. Increased tool time, decreased time wasted walking back and forth across the campus, inventory management and procurement automation, and efficiencies in work order scheduling and processing will all stretch the existing resources to provide the best possible maintenance services for college assets and supporting the mission of the college in delivering high quality learning environments for students. A more detailed list of Megamation features is provided at: <http://www.lanecc.edu/facilities/workrequests.html> and at <http://www.megamation.com/universities-and-colleges/overview/available-modules>.