## 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, an 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 was added all with overhead night lighting. These physical education outdoor learning spaces will soon be used during the upcoming Olympic Trials along with the University of Oregon Hayward Field track complex.

The additional academic spaces noted above have provided the needed physical infrastructure, buildings, and outdoor learning spaces sufficient in quantity and maintained to provide accessible, safe, secure, and healthy learning and 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. The college board's policies and it's annual allocation of funds for construction, maintenance, custodial services, and capital demonstrate it's commitment to providing quality learning environments at the college. These college board and college executive leadership commitments have also been demonstrated through the following projects:

- 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 funded several significant renewable energy projects.
- In February of 2008, 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

## [April, 2012] [DRAFT ACCREDITIATION REPORT]

exterior lighting levels, reduced energy usage, and 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.

- 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, nice sized 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.
- The college Foundation raised \$XXXXXX in contributions in support of a 43,554 square foot, \$15 million Health and Wellness building which was completed in August of 2010. This was the first construction project that the college foundation had ever sponsored. Health professions such as nursing, etc... were then provided enough "state of the art" high tech learning spaces to effectively double the number of students enrolled in these programs.
- The college is now building a new 90,000 square foot academic building and a 255 bed 88,000 square foot residence building in downtown Eugene. This is a \$53 million project which is funded partially out of the 2008 bond for \$9 million combined with \$8 million of state of Oregon construction bonds, \$8 million in city of Eugene economic renewal bonds, \$19 million in low cost bond debt (residence building), \$3.8 million in New Market Tax credits, a \$500,000 grant from...., a \$100,000 solar panel system grant from EWEB, and several other sources of funding. This new academic building and residential building reinforce the commitment and strong relationship between the city of Eugene and Lane Community College.

Supporting such a huge increase in capital projects has created a lot of stress in the Facilities Management and Planning office. 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 in over XXXXX square feet have improved the quality, capacity, while also adding advanced technologies which add value to the learning experience of 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. In 2012, the college has a deferred maintenance/capital renewal backlog of \$XXXXXXXX in facilities maintenance needs. Even in the face of extremely challenging financial conditions, the college is beginning to develop a long-term plan to prioritize and fund the most critical facilities issues.

# [April, 2012] [DRAFT ACCREDITIATION REPORT]

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 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.

In 20xx, the college completed an assessment of the replacement costs for all of the college buildings at the main campus and at all satellite campus locations. This facilities replacement cost or (FRC) of which the college owned totaled to \$XXX, XXX, XXX. 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 renewal, deferred maintenance, major maintenance allocation should be in the range of \$X, XXX, XXX to \$X, XXX, XXX.

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 \$XXXXXX million annually. The other option is to program and plan again for the next bond issuance to address the capital reinvestment/major maintenance and deferred maintenance backlog.

A second way to look at this would be to use the facility condition needs index (FCNI), which is derived by dividing the total capital reinvestment/major maintenance, deferred maintenance, and physical plant/program adaption costs by the facilities replacement cost (FRC) which equates to \$XXXXXX/\$XXXXX = .XX. This FCNI is a bit higher than the peer average of .25 compared with other colleges' and universities' FCNI numbers. However, LCC is only 48 years old, and thus the amount of capital reinvestment/major maintenance, deferred maintenance, and physical plant/program adaption needs is above the peer comparison in terms of above-average FCNI with below-average age.

## **Referenced Term Definitions:**

**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 will 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).

## 2.G.2 Hazardous and Toxic Waste Materials

The college has policies/procedures associated with the use, handling, 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, **chemical hygiene policy**?, 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-hazardous Flammable chemical survey....inventory...updated by xxxx, provided to the local fire department as part of the risk management program for the college.

## 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.



# [April, 2012] [DRAFT ACCREDITIATION REPORT]

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

### 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 have implemented a new computerized maintenance management system (CMMS) called "Megamation" to proactively and with more efficient paperless work order processing manage 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 envelop (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 will be uploaded into Megamation to create a basis for a comprehensive preventative maintenance program. Trades Technicians will be provided IPad's in which to process work orders and preventative maintenance in the field at the location of the equipment. Access to drawings, operation and maintenance manuals, and manufacturer specific equipment data can all be accessed through the megamation software on the trades IPads. Increased tool time, decreased time wasted walking around the campus, and efficiencies in work order scheduling and processing will all stretch the existing resources to provide the best possible maintenance for college assets and supporting the mission of the college.. A more detailed list of Megamation features is provided at: www.XXXXXXXXXXX

http://www.lanecc.edu/bond/ Public Safety:

#### Other possible items to add:

Facilities that teach examples -Grounds signs - Central Plant -Renewable energy projects -Learn n earn opportunities -Motor Pool example pm program, hands on -Academic building DC -Learning Garden -SSS partnership Creating a sense of place Facilities staffing Programs to address long-term needs: -Transformer replacements - Roof replacements -

IEQ issues—monitoring program, response program, Year 1 review information Add APPA information Add Pictures Add Bike Lane Add Zimride