columbia basin college
ACKNOWLEDGEMENTS

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WASHINGTON STATE DEPARTMENT OF ENTERPRISES
• Dave Hickman, Project Manager

RGU ARCHITECTURE & PLANNING
• Robert Uhrich
• Rick Giberson
• Lauri Uhrich
• Macy Griffiths
Overview
Purpose
A master plan is a starting point from which meaningful exchanges of ideas can emerge. It is intended to provide the College with a foundation for making informed decisions on the growth and development of the campus environment. A master plan must be periodically revisited and questioned to remain effective.

In 2015, the College developed a new Strategic Plan that consists of the following five primary strategic goals:

1. CBC will be a national leader in student retention and completion, achieving outcomes comparable to state baccalaureate institutions
2. CBC will be a national leader in innovative student learning approaches and outcomes
3. CBC Professional/Technical Education students will be highly employable and highly effective once hired
4. CBC will be a national leader in transitioning students from pre-college to college-levels in Math and English
5. CBC will be a state leader in providing campus facilities and technologies that meet the needs of students and the community through state-of-the-art, energy-efficient, and green technologies that reduce our carbon footprint by 50 percent and set the path for energy independence within 15 years

These goals provide insight and guidance into the needs of the built environment. The importance of connectivity, partnership, and student learning outcomes has increased since the implementation of the 2012 facility master plan. Spheres of influence are becoming integral to long-term planning. Providing flexible, adaptable space for the integration and engagement of K-12, higher education, and industry is essential to providing the service district with educational opportunities that will increase student success and provide meaningful lifelong career opportunities.

Additionally, CBC is progressively expanding its baccalaureate programs. Currently, the College offers a Bachelor of Science in Nursing (BSN) and Bachelor of Applied Science (BAS) degrees in Applied Management Agriculture, Applied Management Healthcare Administration, Cyber Security, Dental Hygiene, Information Technology, and Project Management. Moreover, the College is actively developing a 4-year K-12 Teaching Certification.

Space must be able to provide studio and support space for more specialized and in-depth curriculum. For the last ten years, the College has moved towards offering more of a non-commuter campus environment. In 2017, a new residence hall was purchased within walking distance. Additionally, the College is actively planning for the development of a new Student Recreation Center.

Many components of the 2012 CBC Facility Master Plan remain valid. This update focuses on only the components and the items that are in need of updating due to changes in administration and the new strategic vision.

The 2012 CBC Facility Master Plan includes the following components:

Component 1: Overview
Component 2: Environmental Scan
Component 3: Space Utilization
Component 4: Current Conditions
Component 5: Design Standards
Component 6: Recommendations
Component 7: Immediate Needs

The 2017 CBC Facility Master Plan Update contains revisions to the following components and elements:

Component 1: Overview- Goals, Objectives, and Capital deliverables updated
Component 2: Environmental Scan- Focus group findings
Component 3: Space Utilization- Updated to reflect Winter 2018 space utilization

Component 4: Current Conditions- Infrastructure updated to reflect immediate needs
Component 5: Design Standards- Classroom and office design standards updated
Component 6: Recommendations- This section contains updates to the following:
- Project Priorities
- Capital Project Square Footage and Price Matrix
- Project Descriptions
- Capital Project Phases- Pasco
- Pedestrian Circulation- Pasco
- Vehicular Circulation- Pasco
- Gateways- Pasco
- Parking Plan- Pasco
- Richland Campus- Existing Campus Conditions
- Richland Campus- Proposed Campus Master Plan
- Spheres of Influence- A “Spheres of Influence” map has been added for both the Pasco and Richland campus to assist in visualizing and planning for the future sprawl and engagement/connectivity of the College with the surrounding community. Developing smart growth strategies is essential to accommodate future growth.
- Airport Overlay Zoning
Component 7: Immediate Needs- Updated project floor plans and renderings
GOALS & OBJECTIVES

For over 50 years Columbia Basin College has been committed to providing meaningful educational and retraining opportunities to the citizens of Benton and Franklin Counties. The following Facility Master Plan goals are based on CBC’s Mission Statement and End States. Goals and objectives were developed through a series of master plan committee meetings, facility condition assessments, quantitative and qualitative surveys, and individual interviews.

The College’s Mission statement states:

“CBC upholds an environment of diversity, fairness, equity, and sustainability, providing opportunities for the people of Benton and Franklin counties to succeed in their pursuit of higher educational achievement, meaningful employment, and basic skills development, while promoting cultural enrichment and well-being for its community.”

CBC is a comprehensive Community College that provides quality education and effective job preparation. CBC has a powerful impact on every segment of the community through the end states listed below:

End States

Access - CBC exists to provide people of the service district with access to educational programs.

Academic - CBC exists to enable students to complete requirements that would allow them to obtain academic degrees, transfer to upper division colleges and universities, and pursue lifelong learning and enrichment.

Occupational Programs/Workforce Development - CBC exists to enable students to complete requirements that would allow them to earn degrees/certificates to assist them to gain employment and pursue life-long learning opportunities.

Basic Skills - CBC exists to enable students to prepare for success in college-level skills courses.

Cultural Enrichment - CBC will provide the College and the community with diverse and multi-culturally rich programs and events designed to improve our quality of life, offer life-long learning opportunities, and enhance educational programs.

Well-Being - CBC will contribute to the physical and emotional well-being of its students and the community.

GOAL #1
Provide a safe, secure, accessible, and easily understood campus

The campus should provide a safe and secure place for students, faculty, staff, and visitors to work, learn, and play, and maximize security for College facilities and College property.

Visitors, students, and employees should be able to navigate the campus easily. Campus facilities, information systems, and directions should be efficient and effective in leading and directing campus users.

Objectives:

- Central security alarm
- Reader boards in all buildings
- Retrofit all doors to have security thumb locks
- Provide more than one exit from each room – such as operable windows
- Improve interior and exterior lighting
- Provide emergency phones in each building and parking lot
- Identify and improve classroom escape routes
- Provide more surveillance cameras
- Alarm system upgrades
- Improve wayfinding
- Provide electronic stations that provide directions
- Provide perimeter signage

Major Capital Deliverables:

- Many of these objectives will be met through minor works projects. All new facilities will take these objectives into consideration throughout design and development.

GOAL #2
Create student-centered, flexible, and adaptable environments that enhance instruction and learning

The campus should be a place recognized for its higher education and cultural contributions. Facilities should be designed to be as flexible as possible so they can easily adapt to uses currently unknown.

Interior and exterior environments should provide comfortable spaces for students, staff, faculty, and the surrounding community to formally and informally gather. Environments must be designed to remove barriers and improve accessibility to instructors, staff, faculty, fellow students, adjacent programs, services, technology, and other resources.

Objectives:

- Move toward 24/7 access
- Upgrade power supply and accessibility
- Provide more informal learning areas for small, large, and individual study
- Provide comfortable, informal learning areas with access to all resources (food, instructors, technology, peers)
- Increase flexibility of current and future space
- Improve technology and classroom layout
- Improve learning environment acoustics

Major Capital Deliverables:

- Center for Art and Innovation
- Student Recreation Center
- Agricultural STEM Center
- Library
GOAL #3
Increase partnerships and funding
Connectivity to the surrounding community and business/industry district is crucial to forming long-term partnerships. The campus must provide progressive educational training, cultural arts, entrepreneurial experiences, and opportunities. The campus should grab the community’s attention and draw them in. Facilities and grounds should be visually engaging and provide positive experiences for business, industry, and the public-at-large.

Objectives:
• Create space to increase community and business engagement on campus
• Provide space to accommodate industry/business training
• Collaborate with all levels of education. Move towards sharing of resources
• Look for private funding opportunities for future campus capital improvements
• Provide alumni space
• Provide program partnership space
• Design short-term industry-specific training opportunities

Major Capital Deliverables:
• Center for Art and Innovation
• Student Recreation Center
• Agricultural STEM Center
• Library

GOAL #4
Align with and support CBC’s Strategic Plan
Meeting the spatial needs of the Strategic Plan will frame the College’s future. Careful attention will be placed on the following:
1. Understanding the college’s mission, vision, values, and goals
2. Analyzing the current environment and trends surrounding the College
3. Planning for and meeting the long-term facility needs of the campus
4. Acting as planned
5. Evaluating and implementing feedback into the next plan to provide continuous improvement

Objectives:
• Align all future capital projects with CBC’s Strategic Plan

Major Capital Deliverables:
• Center for Art and Innovation
• Student Recreation Center
• Agricultural STEM Center
• Library

GOAL #5
Incorporate sustainability through an economic, environmental, and social approach
The College strives to provide a campus that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Objectives:
• Economic
  1. Incorporate sustainability measures that balance capital cost and long-term environmental benefit
  2. Consider operations and maintenance when determining sustainability features
  3. Utilize life-cycle cost analysis tools for environmentally focused building upgrades
• Environmental
  1. Increase solar (PV and hot water generation) presence on campus
  2. Encourage public transportation and bicycle use
  3. Reduce>reuse>recycle
• Social
  1. Demonstration and promotion of environmental sustainability features
  2. Consider impacts on students, staff, and community
  3. Support the ability of future generations to maintain a healthy campus and community

Major Capital Deliverables:
• Center for Art and Innovation
• Student Recreation Center
• Agricultural STEM Center
• Library
Environmental Scan
WHAT STUDENTS LIKE ABOUT CBC
1. The SWL Building - All the daylight and seating
2. The B Building - Quiet study space
3. The Planetarium - Students would like to see more events

STUDENT SUGGESTIONS FOR IMPROVING CAMPUS:
- The flower beds near the A Building - they would like to see more areas like this across campus
- The Outdoor Amphitheater - students would like to see more events
- The exterior learning areas - more benches and places to study outside in small groups of 4 to 6
- The quality of instructors - informative lectures
- The HUB - gives students a sense of belonging, a place to be social. Students state it gives them a reason to spend more time on campus
- The college experience - students like to be on campus with others. Students are not interested in full online learning opportunities
- Water feature in Thornton Center
- Free Wi-Fi on the bus

STUDENT SUGGESTIONS FOR IMPROVING CAMPUS (CONT.)
- More parking
- Shuttle service between parking lots
- HUB Parking Lot improvements - students feel that it is unsafe
- More exterior water features
- More trees for shading on campus
- More outdoor classes - such as art classes
- More couches and places for small groups to gather across campus
- More defined connectivity between buildings
- Library entrance should be improved
- More lighting at night around the P Building
- The elevator in the P Building should be improved
- Improve the P Building restroom
- More art projects should be on display. Students like to see creative thinking
- Improve A Building and entrance to L Building
- A Recreation Center

STUDENT SUGGESTIONS FOR IMPROVING CAMPUS (CONT.)
- A place for meditation and yoga
- Outdoor rental equipment - snowshoes, backpacks, tents, and fishing poles
- A rock wall
- Locker Room improvements with private showers
- A lap pool
- More outdoor clubs - more opportunities to get involved
- An outdoor volleyball court
- More spectator sports (similar to high school)
- A real cafeteria
- An indoor track
- More equipment in the Fitness Center
- Classes with more collaboration
- Open up the activity room in the HUB - more visibility. People don’t realize it’s there
- Richland campus needs a coffee bar and a tutoring center

STUDENT SUGGESTIONS FOR IMPROVING CAMPUS (CONT.)
- Create more gender neutral restrooms
- Easy access to knowledgeable advisors who know who they are and about their career aspirations
- More Career Fairs and opportunities to meet with future employers
- Real world experience - more internship opportunities. More class time with professionals
- More space for Clubs to gather
- More intramural sport opportunities
- An innovation lab - a place where it is okay to get messy
- An outdoor walking/jogging circuit
- HUB expansion and improvements
- Better transit - although bus passes are free, many students do not use. It takes 1.5 hours to ride from North Richland to CBC; distance is about 17 miles
- Classrooms should have doors on side or in the back (access interrupts learning)
INSTRUCTOR & DEAN INPUT
• We need informal spaces for meeting and socialization
• Students need guided pathways - more assistance to where they need to go
• We need to connect education to work so that transfers to employment are successful
• Quit siloing programs and create integration between programs
• Students need pride
• The economic challenges students face are difficult to overcome
• We need students to see themselves in a different way
• We need to create an environment that is welcoming and makes students feel as if they belong
• Wayfinding needs improvement - the campus needs to be easy to navigate. Often visitors don’t know where to go
• The concept of a Library is changing
• We need to train students to be successful
• We need to realize that how humans interact with space is critical

INSTRUCTOR & DEAN INPUT (CONT.)
• Google Maps indicates the A building - we need to get this changed to the H building
• Students need access to health and wellness. They need to be well rounded
• We need outdoor space - space for relaxation
• Students need small personal space to reflect
• We need pathways to retain students – stackable credentials, better transitions
• We need a Health Center that can be staffed with a nurse practitioner. Create a contractual clinic that can provide flu vaccines and general wellness
• Create coffee nooks - students don’t want to walk clear across campus for food and drinks
• Campus needs to be walkable
• The centralized welcoming center needs to be staffed during busy times
• Need collaborative space for projects
• Use modular furniture - create open space
• Classrooms need to be larger and flexible
• There is no back-up generator on campus

INSTRUCTOR & DEAN INPUT (CONT.)
• Need access to maker space, coffee, 3-D printers, space, infrastructure, tools
• Create a dedicated student gallery
• The HUB is too broken up – three levels with downstairs having heavy traffic
• There is no place on campus to schedule large groups of 40 to 60
• Currently no room for intramural
• No space to support residential hall
• Need to create center that engages students and keeps them on campus
• Modern library provides information, academic assistance, e-learning testing center, tutoring centers, math lab, software assistance, technology assistance
• Businesses need access to skill training that is representative of what they need
• Parents need a safe, dependable place for their Running Start students

INSTRUCTOR & DEAN INPUT (CONT.)
• Outdoor Theater draws up to 250 people
• PNNL hosted an event on campus that was called “Pink Elephant Capture the Flag” – it was a cyber security competition
• We need space for team-taught learning communities to develop
• We need space for programs to collaborate that normally do not have much ostensibly to do with one another, such as Physics and Music Theory
• Increase dual-credit courses
• Align coursework to stackable credentials – identify opportunities
• There are innovations in marketing, design making, computer science, engineering technology.
• Pedestrian traffic is poor- Winter access is almost impossible
• We should master plan landscaping – exterior landscaping has an impact on operational costs and student comfort. Sculpture components should be included throughout campus
• We need a community garden
• We need picnic areas for students to sit
Space Utilization
## Columbia Basin College
### Space Utilization - 2017 Classroom Update

**BLDG CS# SF ROOM TYPE WEEKLY ROOM HRS UTILIZATION HIGH COUNT #STUDENTS PER WEEK CAPACITY UTILIZATION SPACE UTILIZATION WEEKLY STUDENT COUNT HRS**

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**Totals:** 2105 24 27% 30 162 49% 18% 398

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**Notes:**
- Weekly Student Count Hrs column represents the total number of student hours used in each classroom per week.
- The utilization percentages are calculated based on the actual number of student hours used compared to the capacity hours.
- The space utilization percentages reflect the proportion of the total space capacity utilized.

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**Columbia Basin College - 2017 Facility Master Plan Update**

**Space Utilization Report**

- Data reflects the utilization of classroom spaces for the 2017 academic year.
- The report includes detailed information on classroom types, room numbers, student hours, and capacity utilization.
- The data is organized by building, classroom, and week, providing a comprehensive overview of space utilization.

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**Contact Information:**

- Columbia Basin College
- Space Utilization Department
- 1001 Northeast 12th
- Pasco, WA 99301
- Phone: (509) 546-2000
- Email: spaceutilization@columbiabasin.edu
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## Space Utilization - 2017 Lab Update

### Columbia Basin College

#### BLDG | LAB | SF | ROOM | WKS | HRS | UTILIZATION | # STUDENTS PER WEEK | CAPACITY UTILIZATION | WEEKLY STUDENT COUNT HRS
--- | --- | --- | --- | --- | --- | --- | --- | --- | ---
SWL 0110 | 929 | B1 | 30 | 101% | 25 | 331 | 102% | 103% | 796
SWL 0118 | 979 | B1 | 19 | 64% | 45 | 156 | 85% | 55% | 609
SWL 0120 | 979 | B1 | 15 | 50% | 40 | 131 | 85% | 64% | 466
T | T134 | 1171 | B1 | 13 | 64% | 24 | 120 | 71% | 46% | 220
T | T136 | 1171 | B1 | 11 | 55% | 24 | 119 | 83% | 45% | 218
T | T138 | 1171 | B1 | 8 | 42% | 24 | 60 | 85% | 36% | 170
T | T141 | 1171 | B1 | 12 | 64% | 24 | 28 | 48% | 30% | 117
T | T145 | 1171 | B1 | 32 | 106% | 24 | 100 | 71% | 43% | 220
T | T151 | 1171 | B1 | 26 | 87% | 30 | 166 | 154% | 134% | 617
T | T153 | 1171 | B1 | 15 | 75% | 24 | 188 | 88% | 66% | 315
T | T154 | 1171 | B1 | 20 | 100% | 24 | 111 | 93% | 93% | 444
T | T229 | 611 | B1 | 15 | 73% | 24 | 126 | 64% | 64% | 272
T | T243 | 1161 | B1 | 17 | 83% | 24 | 208 | 87% | 72% | 344
T | T246 | 1170 | B1 | 10 | 50% | 24 | 71 | 99% | 49% | 237
B | B108 | 1292 | B2 | 12 | 60% | 45 | 51 | 40% | 24% | 204
CTE | 126E | 1380 | B2 | 26 | 131% | 30 | 29 | 63% | 82% | 347
CTE | 204D | 478 | B2 | 38 | 128% | 24 | 35 | 43% | 56% | 233
MSC | 645 | B2 | 2 | 10% | 25 | 16 | 64% | 8% | 32
T | T547 | 1194 | B2 | 20 | 100% | 25 | 133 | 110% | 110% | 532
T | T548 | 1170 | B2 | 14 | 70% | 25 | 94 | 92% | 64% | 246
T | T549 | 1170 | B2 | 20 | 100% | 25 | 83 | 82% | 82% | 346
T | T550 | 1194 | B2 | 12 | 60% | 25 | 99 | 79% | 48% | 246
T | T575 | 2232 | B2 | 43 | 213% | 48 | 318 | 93% | 198% | 1035
B | B103 | 978 | B3 | 24 | 120% | 45 | 170 | 74% | 88% | 612
B | B104 | 978 | B3 | 28 | 142% | 45 | 177 | 71% | 100% | 720
B | B105 | 978 | B3 | 28 | 142% | 45 | 223 | 87% | 127% | 903
B | B106 | 978 | B3 | 24 | 122% | 40 | 142 | 79% | 96% | 571
B | B110 | 1105 | B3 | 14 | 60% | 35 | 102 | 80% | 155% | 341
A | A125 | 972 | B4 | 32 | 160% | 40 | 216 | 58% | 92% | 787
T | T230 | 120 | B5 | 2 | 10% | 30 | 51 | 85% | 9% | 51

TOTALS 35943

#### BLDG | RM | SF | ROOM | WKS | HRS | UTILIZATION | # STUDENTS PER WEEK | CAPACITY UTILIZATION | SPACE UTILIZATION |
--- | --- | --- | --- | --- | --- | --- | --- | --- | ---
P | P105 | 2157 | C1 | 10 | 50% | 18 | 30 | 83% | 44% | 210
P | P102 | 390 | C1 | 6 | 50% | 12 | 25 | 104% | 71% | 75
P | P201 | 1007 | C2 | 13 | 107% | 30 | 159 | 93% | 108% | 621
P | P202 | 857 | C1 | 15 | 75% | 18 | 53 | 98% | 74% | 265
P | P303 | 1031 | C2 | 21 | 105% | 40 | 80 | 42% | 44% | 310
P | P203 | 891 | C2 | 21 | 105% | 40 | 143.5 | 78% | 82% | 595
P | P204 | 855 | C3 | 11 | 57% | 25 | 73 | 79% | 45% | 211

TOTALS 7248

#### BLDG | RM | SF | ROOM | WKS | HRS | UTILIZATION | # STUDENTS PER WEEK | CAPACITY UTILIZATION | SPACE UTILIZATION |
--- | --- | --- | --- | --- | --- | --- | --- | --- | ---
CTE | 0203 | 945 | D1 | 8 | 77% | 15 | 32 | 213% | 57% | 256
CTE | 125E | 971 | D1 | 13 | 34% | 16 | 43 | 129% | 60% | 378
CTE | 306K | 797 | D1 | 20 | 100% | 18 | 16 | 89% | 89% | 320
CTE | 307B | 3046 | D1 | 24 | 120% | 18 | 13 | 72% | 87% | 312
CTE | 406C | 5607 | D1 | 60 | 302% | 16 | 128 | 133% | 403% | 1437
CTE | 408C | 4137 | D1 | 32 | 158% | 20 | 36 | 65% | 103% | 389
HSC | 109 | 1163 | D1 | 12 | 60% | 25 | 18 | 36% | 22% | 108
HSC | 111 | 1173 | D1 | 8 | 40% | 60 | 48 | 47% | 19% | 384
HSC | 135 | 1110 | D1 | 14 | 68% | 20 | 79 | 66% | 45% | 178
HSC | 332 | 774 | D1 | 8 | 38% | 60 | 45 | 75% | 28% | 438
HSC | 333 | 1003 | D1 | 12 | 60% | 20 | 39 | 67% | 40% | 156
MSC | 309 | 1107 | D1 | 40 | 200% | 30 | 55 | 39% | 79% | 399
MSC | 310 | 528 | D1 | 18 | 90% | 30 | 15 | 25% | 23% | 135
MSC | 323 | 1344 | D1 | 8 | 40% | 25 | 32 | 128% | 51% | 256
N | N102 | 1227 | D1 | 11 | 57% | 18 | 30 | 83% | 47% | 170
T | T524 | 955 | D1 | 12 | 60% | 24 | 32 | 33% | 20% | 112
T | T529 | 1067 | D1 | 6 | 30% | 24 | 14 | 19% | 6% | 28
V | V134 | 3254 | D1 | 5 | 15% | 30 | 12 | 40% | 6% | 54

TOTALS 32093

### 2017 Facility Master Plan Update

#### Space Utilization 3-3

Columbia Basin College
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<td>187</td>
<td>187</td>
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</tbody>
</table>

### RICHLAND CAMPUS CLASSROOM UTILIZATION

<table>
<thead>
<tr>
<th>BLDG</th>
<th>SF</th>
<th>WRH</th>
<th>UTIL.</th>
<th>CAPACITY</th>
<th>SPACE</th>
<th>WSCH</th>
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</thead>
<tbody>
<tr>
<td>HSC</td>
<td>10118</td>
<td>61</td>
<td>29%</td>
<td>30%</td>
<td>22%</td>
<td>2750</td>
</tr>
<tr>
<td>MSC</td>
<td>5167</td>
<td>59</td>
<td>66%</td>
<td>36%</td>
<td>33%</td>
<td>1500</td>
</tr>
<tr>
<td>ECI</td>
<td>1304</td>
<td>35</td>
<td>21%</td>
<td>12%</td>
<td>5%</td>
<td>4009</td>
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</table>

### PASCO CAMPUS CLASSROOM UTILIZATION

<table>
<thead>
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<th>BLDG</th>
<th>SF</th>
<th>WRH</th>
<th>UTIL.</th>
<th>CAPACITY</th>
<th>SPACE</th>
<th>WSCH</th>
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</thead>
<tbody>
<tr>
<td>HSC</td>
<td>5223</td>
<td>53</td>
<td>29%</td>
<td>58%</td>
<td>31%</td>
<td>1163</td>
</tr>
<tr>
<td>MSC</td>
<td>2979</td>
<td>68</td>
<td>83%</td>
<td>64%</td>
<td>40%</td>
<td>322</td>
</tr>
<tr>
<td>ECI</td>
<td>9246</td>
<td>23</td>
<td>45%</td>
<td>42%</td>
<td>56%</td>
<td>4999</td>
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</table>

### Richland 2017 Facility Master Plan Update

<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>30%</td>
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</tbody>
</table>

### Space Utilization 3-4

| Space Utilization 3-4 | 2017 Facility Master Plan Update |
Current Conditions
EXISTING CONDITIONS

Overall, the College’s utility infrastructure system is in good condition and though portions are aging, it is capable of supporting new capital projects. Utilities enter the site from various locations along Argent Road, 20th Ave., and to the south along the I-182 right of way.

Unfortunately, the infrastructure has not been master-planned for the evolution of the College’s built environment. As new projects have been designed and constructed, utilities have been generally directed to the new buildings in the most economical fashion, with the result being numerous crossed paths and a general sense of disorganization.

The “U”, or Utility Building, west of the Library, is the head-end for power, communications, natural gas, and water. It provides HVAC-chilled water distribution for four buildings. As such, the area around the U building is highly congested with crossed utilities. Chilled water is being phased out as new buildings come on-line with independent systems.

KNOWN ISSUES

Maintenance staff provide various ongoing preventative and emergency utility work throughout the year and have identified several areas where targeted repairs could prevent more costly fixes in the future:

- The water main connection to the Library from the south requires a permanent engineered repair to the backflow assembly and valve configurations. Isolation valves need to be added for repair scenarios. There are periodic reports of rust in the water in the Library. Sections of the water main are older pipe material and should be replaced with PVC 900, or similar pipe.

- A similar condition exists at the water main connection to the HUB. The 2 ½” main is operating with a temporary repair, and full reconfiguration of the valves and backflow assembly is required.

- The P Building domestic water main does not have a shut-off valve to interrupt water service for maintenance.

- The City of Pasco conducts backflow prevention testing on campus annually. In general, the backflows perform as expected, with the exception of the Science (north) area of the T Building, and the Library and HUB as noted above. The College maintains a list of all backflows, inspection records, and targeted time for maintenance and projected replacement.

The map on this page reflects main components of utilities near the two proposed major capital projects proposed within the next 10 years. Water and irrigation are fed from the east. Gas, sewer, power, and communications arrive from several directions to the northeast and southeast.
FUTURE OUTLOOK
The area surrounding the most likely capital projects in the next 10 years is shown on the map to the right. The beginnings of a “utility corridor” exist in a north-south direction, between the Library/B Building and the proposed P Building/Recreation Center. Future utilities should align with this corridor, which should be eventually made into a true “utilidor” system. A utilidor is essentially an underground concrete corridor, with compartments and removable lids for future service. They can be located under sidewalks or in landscape areas.

Looking to the future, the College should begin to install “head-end” equipment for future photovoltaic installations. Equipment could include inverters, transfer switches, net metering, and possibly batteries as the technology improves. Many new buildings in the state’s college system are already being constructed to be “solar ready.”

In the planning for either the new P Building or the Student Recreation Center, a combined central chiller plant for the two buildings should be considered. Depending on funding, it should also be considered to size the plant for the B Building. This would assist in removing chilled-water reliance from the U Building.

The College will also be taking an active role in analyzing data provided from the utility metering of newer facilities. The newer facilities have multiple metering for various utilities to determine trends of usage, which can be used for future improvements and in planning for future facilities.

Many topographical and utility surveys have been performed on various sectors of the campus, most often undertaken for major capital projects. There was a comprehensive set of utility plans created in 2004; however, this requires updating. There is not a cohesive available source for current utilities information for the campus. The College will need to perform a campus-wide, comprehensive topographical and utility survey for use in the future.
Design Standards
Faculty Offices

**Use (Functional Description)**
Educational Support

**Adjacency (Functional Relationship)**
Adjacent Classrooms, Laboratories, and Informal Learning/Resource Centers

**Area (Dimensional Requirements)**
Net Program Area: 150 sf each Dean’s office
120 sf each Faculty office
60 sf each PT (Adjunct) Faculty office

Min. Dimensions: Varies by program or building

Ceiling Height: 10'-0"

**Narrative:**
Faculty offices provide space to administer the teaching and research activities of a given program. They are also envisioned to be places where faculty can provide support, counseling, and advising to their students relative to their progression through their coursework. These educational support spaces include Dean’s offices, faculty offices, and part-time (adjunct) faculty offices.

Faculty offices will be an integral part of the design of all new classroom and laboratory facilities and will continue to be included in the planned renovations of existing buildings. Faculty offices should be strategically located in close proximity to informal gathering spaces, resource centers, and other spaces where faculty-student encounters can occur. Some guiding design principles may include:

- Provide adjacency to other educational support spaces with a similar function (e.g., administration, conference, break room, workroom, recycling)
- Provide adjacency to spaces that promote faculty-student interactions
- Integrate technology with ease of access for future upgrades
- Provide infrastructure that supports portable technology
- Provide access to natural ventilation and daylight
- Provide acoustical and visual separation from adjoining spaces

**Legend**

- A DESK
- B FILE CABINET
- C OFFICE CHAIR
- D GUEST CHAIR
- E BOOKSHELF
- F NATURAL DAYLIGHT

**Dean’s Office**
150 SQUARE FEET EACH

**Faculty Office**
120 SQUARE FEET EACH

**PT (Adjunct) Faculty Office Pod**
55 to 60 SQUARE FEET EACH
The classroom is the platform for effective instruction and active learning. A simple room with space for tables and chairs is no longer adequate in motivating a student towards academic success. The classroom must be adaptable to changing teaching methodologies and flexible to accommodate different group dynamics. This flexibility should allow for instructor-led learning and for student-to-student collaborations with the emphasis on student-centered learning.

During programming effort should be placed on “right-sizing” classrooms to the needs of the programs housed and the campus environment. Better matching classroom size to room size will allow for increased utilization and efficiency.

Technology will be integrated to allow for presentations with projection screens and white boards, as well as provide support for portable technology such as laptops and tablet computers.

This design standard aims to provide guidance in the design and development of new classroom space as well as the renovation of existing classrooms to accommodate the above goals. Some guiding design principles include:

- Provide open floor space for multiple configurations of student workspace
- Provide flexible, movable furnishings
- Provide unobstructed views to the front of the space
- Provide adjustable lighting
- Integrate technology with ease of access for future upgrades
- Provide infrastructure that supports portable technology
- Provide access to natural ventilation and daylight
- Provide acoustical separation from adjoining spaces

**Educational Support**
Adjacent Classrooms and Laboratories,

**Net Program Area:**
- 750 sf - 24 Active, 32 Lecture
- 980 sf - 30 Active, 45 Lecture

**Min. Dimensions:** Varies by program or building

**Ceiling Height:** 10'-0"
Recommendations
Major Capital Project Priorities

The design team, campus planning committee, and 2015 facility condition study (FCS) has identified the following major capital needs, in order of priority (over $5,000,000). Costs are given in 2017-18 dollars and should be escalated accordingly:

<table>
<thead>
<tr>
<th>Priority</th>
<th>Major Capital Project &gt;$5,000,000</th>
<th>Demo Sf</th>
<th>Renovated Sf</th>
<th>New Sf</th>
<th>Total Sf</th>
<th>Total Cost Per Sf</th>
<th>2017 Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Center for Arts and Innovation</td>
<td>37,100</td>
<td>0</td>
<td>58,668</td>
<td>58,668</td>
<td>$515</td>
<td>$30,240,456</td>
</tr>
<tr>
<td>2.</td>
<td>Student Recreation Center</td>
<td>36,219</td>
<td>5,000</td>
<td>60,000</td>
<td>65,000</td>
<td>$385</td>
<td>$25,000,000</td>
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<tr>
<td>3.</td>
<td>Agriculture STEM Center</td>
<td>24,408</td>
<td>0</td>
<td>26,000</td>
<td>50,408</td>
<td>$595</td>
<td>$29,992,760</td>
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<tr>
<td>4.</td>
<td>Richland Mixed-Use Facility</td>
<td>6,300</td>
<td>0</td>
<td>90,000</td>
<td>90,000</td>
<td>$472</td>
<td>$42,480,000</td>
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<tr>
<td>5.</td>
<td>Library Resource Center</td>
<td>79,278</td>
<td>0</td>
<td>80,000</td>
<td>80,000</td>
<td>$595</td>
<td>$47,600,000</td>
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</table>

Total Planned Projects $175,313,216

Minor Capital Project Priorities

The design team, campus planning committee, and 2015 facility condition study (FCS) has identified the following minor capital needs (under $5,000,000). Costs are estimated using 2017-18 construction costs and should be escalated accordingly:

<table>
<thead>
<tr>
<th>Priority</th>
<th>Minor Capital Project &lt;$5,000,000</th>
<th>2017 Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Richland Medical Science Center 4th Floor Infill - Dental Hygiene</td>
<td>$2,500,000</td>
</tr>
<tr>
<td>2.</td>
<td>Pasco Campus Pedestrian ADA, Wayfinding, and Signage Improvements</td>
<td>$750,000</td>
</tr>
<tr>
<td>3.</td>
<td>Richland Sidewalk Improvements</td>
<td>$75,000</td>
</tr>
<tr>
<td>4.</td>
<td>T Building Renovation Old Dental Hygiene Space</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>5.</td>
<td>Pasco &amp; Richland Roofing Projects (HSC, HUB, Library, T)</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>6.</td>
<td>Pasco Parking Improvements</td>
<td>$750,000</td>
</tr>
<tr>
<td>7.</td>
<td>T Building Replace/Upgrade Chillers</td>
<td>$1,500,000</td>
</tr>
<tr>
<td>8.</td>
<td>Library Renovation</td>
<td>$2,200,000</td>
</tr>
<tr>
<td>9.</td>
<td>Fire Alarm Solution - Pasco Campus</td>
<td>$250,000</td>
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<tr>
<td>10.</td>
<td>Campus Quad and Amphitheater</td>
<td>$850,000</td>
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<tr>
<td>11.</td>
<td>Campus -Security Upgrades to Doors</td>
<td>$750,000</td>
</tr>
<tr>
<td>12.</td>
<td>HUB install Chiller and Tower for HVAC</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>13.</td>
<td>B Building Install Chiller and Tower for HVAC</td>
<td>$1,750,000</td>
</tr>
<tr>
<td>14.</td>
<td>Operations Shop 1 of 2 for Storage and Repair</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>15.</td>
<td>Operations Shop 2 of 2 for Personnel</td>
<td>$3,500,000</td>
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</table>

Total Planned Projects $21,375,000
**Project Priority #1**  
**Center for Arts and Innovation**  
*(Replacement of the P Building)*  

**Project Drivers:**  
- Safety & Security  
- Functional Instruction Space  
- Community Connections  
- Deteriorating Facility

The existing Performing Arts Center is a safety and security concern. It houses several dark corners. The HVAC system does not allow for sufficient ventilation. Additionally, there are structural concerns regarding the exposed reinforcement in the skywalks.

The proposed solution is to build a new 58,686 square foot facility. The new facility will provide modern learning environments for Art, Music, Drama, Multimedia, and the Center for Innovation. The project will introduce technology to the Arts programs and foster innovation and entrepreneurship through creating an active learning center that encourages cross-disciplinary engagement. This will create a new focus for the campus, which has the potential to invigorate the entire College.

This new building will contain a multi-purpose theater and a recital hall. The theater will provide opportunities for “learning communities,” large assemblies for the College, and community needs. The 500-seat recital hall, designed specifically for musical performances, will provide a catalyst for increased enrollment and student success in Music. The recital hall will remove the need for the College to stage performances off campus. It will provide a tremendous resource for the community. Informal learning and breakout spaces will be provided within the support space category, promoting peer-to-peer learning opportunities, and providing study opportunities for the rest of the campus.

<table>
<thead>
<tr>
<th># of Rooms</th>
<th>Center for Arts and Innovation Type of Space</th>
<th>SF</th>
<th>Total SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>General Classrooms</td>
<td>980</td>
<td>1,960</td>
</tr>
<tr>
<td>1</td>
<td>Computer Lab</td>
<td>1,200</td>
<td>1,200</td>
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<tr>
<td>1</td>
<td>Theater</td>
<td>3,750</td>
<td>3,750</td>
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<tr>
<td>1</td>
<td>Stage and Staging Area</td>
<td>2,200</td>
<td>2,200</td>
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<tr>
<td>1</td>
<td>Staging Craft &amp; Dressing Rooms</td>
<td>2,080</td>
<td>2,080</td>
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<tr>
<td>1</td>
<td>Art Display (Gallery)</td>
<td>1,700</td>
<td>1,700</td>
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<tr>
<td>1</td>
<td>Art Studio 2D</td>
<td>1,000</td>
<td>1,000</td>
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<tr>
<td>1</td>
<td>Art Studio 3D and Storage</td>
<td>1,600</td>
<td>1,600</td>
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<tr>
<td>1</td>
<td>Wood Shop</td>
<td>800</td>
<td>800</td>
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<tr>
<td>1</td>
<td>Metal Fabrication</td>
<td>800</td>
<td>800</td>
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<tr>
<td>1</td>
<td>Ceramics</td>
<td>1,800</td>
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<tr>
<td>1</td>
<td>Multimedia Lab (Photography/Graphic)</td>
<td>1,200</td>
<td>1,200</td>
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<tr>
<td>1</td>
<td>3D Printing Lab</td>
<td>1,250</td>
<td>1,250</td>
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<tr>
<td>1</td>
<td>Marketing Lab</td>
<td>1,000</td>
<td>1,000</td>
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<tr>
<td>1</td>
<td>Innovation Lab</td>
<td>1,800</td>
<td>1,800</td>
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<tr>
<td>1</td>
<td>Lobby</td>
<td>1,520</td>
<td>1,520</td>
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<tr>
<td>1</td>
<td>Recital Auditorium</td>
<td>7,700</td>
<td>7,700</td>
</tr>
<tr>
<td>1</td>
<td>Stage &amp; Staging Area</td>
<td>3,000</td>
<td>3,000</td>
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<tr>
<td>1</td>
<td>Keyboard Lab</td>
<td>700</td>
<td>700</td>
</tr>
<tr>
<td>1</td>
<td>Chorus Lab</td>
<td>1,000</td>
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<td>1</td>
<td>Music/Band/Orchestra</td>
<td>1,400</td>
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<tr>
<td>5</td>
<td>Practice Rooms</td>
<td>360</td>
<td>360</td>
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<tr>
<td>1</td>
<td>Instrument Storage &amp; Music Library</td>
<td>500</td>
<td>500</td>
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<td>1</td>
<td>Administration</td>
<td>2,620</td>
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<tr>
<td>4</td>
<td>Restrooms</td>
<td>1,600</td>
<td>1,600</td>
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<tr>
<td>1</td>
<td>Mechanical/Electrical/Data</td>
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<td>4,040</td>
</tr>
<tr>
<td>1</td>
<td>Circulation</td>
<td>10,148</td>
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<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>58,668</strong></td>
<td></td>
</tr>
</tbody>
</table>

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**Project Priority #2**  
**Student Recreation Center**  
*(Renovation & Addition to Gym and Fitness Center)*  

**Project Drivers:**  
- Deteriorating Facility  
- Functional Instruction Space  
- Community Connections

The Student Recreation Center will create space that encourages students to spend more time on campus engaging in social and wellness activities. The facility is proposed to house a varsity court, practice court, and two additional courts. The facility will also host an outdoor equipment rental, weight training and conditioning center, aerobics room, dance room and spin room, as well as three classrooms and an informal gathering area.

<table>
<thead>
<tr>
<th># of Rooms</th>
<th>Student Recreation Center Type of Space</th>
<th>SF</th>
<th>Total SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Foyer/Concessions</td>
<td>4,000</td>
<td>4,000</td>
</tr>
<tr>
<td>1</td>
<td>Equipment Rental</td>
<td>3,000</td>
<td>3,000</td>
</tr>
<tr>
<td>1</td>
<td>Varsity Court</td>
<td>12,000</td>
<td>12,000</td>
</tr>
<tr>
<td>1</td>
<td>Practice Court</td>
<td>7,500</td>
<td>7,500</td>
</tr>
<tr>
<td>1</td>
<td>Training Room</td>
<td>1,600</td>
<td>1,600</td>
</tr>
<tr>
<td>1</td>
<td>Lobby/Lounge</td>
<td>2,200</td>
<td>2,200</td>
</tr>
<tr>
<td>1</td>
<td>Fitness</td>
<td>3,500</td>
<td>3,500</td>
</tr>
<tr>
<td>2</td>
<td>General Court</td>
<td>6,500</td>
<td>13,000</td>
</tr>
<tr>
<td>3</td>
<td>Classroom</td>
<td>833</td>
<td>2,500</td>
</tr>
<tr>
<td>3</td>
<td>Aerobics /Dance/Spin</td>
<td>833</td>
<td>2,500</td>
</tr>
<tr>
<td>1</td>
<td>Indoor Track (upper Circulation)</td>
<td>2,200</td>
<td>2,200</td>
</tr>
<tr>
<td>2</td>
<td>Locker Rooms</td>
<td>2,610</td>
<td>5,220</td>
</tr>
<tr>
<td>1</td>
<td>Administration</td>
<td>2,500</td>
<td>2,500</td>
</tr>
<tr>
<td>2</td>
<td>Equipment Storage</td>
<td>1,640</td>
<td>3,280</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>58,668</strong></td>
<td></td>
</tr>
</tbody>
</table>
RECOMMENDATIONS

Project Priority #3
Agriculture STEM Center
(Replacement I1-I4, C, M1, M2, K)

This facility will augment the College by growing and promoting its Agriculture Science Program. The Agriculture Science Center will expose students to the production, processing, and marketing of today’s agriculture system. Additionally, it will expose students to the importance of natural resources and environmental stewardship.

The economy of the Tri-Cities region relies heavily on agriculture and offers tremendous career and collaborative opportunities. Complex and rapidly changing relationships among food, fiber, natural resources, technology, and energy are creating high skill and wage career opportunities locally, nationally, and globally.

Creating a center to house space for business and industry to collaborate and contribute to the learning process will better prepare students for furthering their education or entering this dynamic career field. It will also allow instructors to develop curriculum aimed at meeting industry specific needs.

This facility is envisioned to house research, classroom, demonstration, lab, and informal learning environments in order to promote agriculture careers in sustainability, science, business, and technology.

Project Priority #4
Richland Mixed-Use Facility
(Replacement of Richland Original Campus)

This facility will replace the existing prefab structures CBC operates at 901 Northgate. The College envisions a mixed-use facility. This concept meets well with the City of Richland’s intentions for the medical use sub-district within the Central Business District. The city would ultimately prefer an urban setting with mixed uses of retail, residential, and commercial along with the healthcare and educational uses found in the significant newer facilities in the area.

The mixed-use concept is envisioned as a seven story, mid-rise building. The intended uses would be retail, educational/office, and mid-higher end residential. The ground floor would be retail oriented, at approximately 17,500 square feet. Some potential uses could include a health club, small grocery, drive-up coffee/beverage, and boutique specialty retail stores.

With a 17,500 square foot floor plate, there would be 150 to 160 parking spaces available, including a generous amount of appropriate landscaping for this type of building. Under current zoning, the building would require approximately 260 parking spaces. The city can be flexible on parking, and spaces could be shared with the MSC and potentially with the north end of GSA’s large parking lot on Mansfield to the east.

The building would be oriented to have connections to the south with the HSC, and to the MSC to the northeast. Pedestrian walkways and small plazas would be the beginning of creating the Richland “campus” concept.

Project Priority #5
Library Resource Center
(Replacement of L Building and V Building)

The College’s vision for this facility is evolving. The future of academic libraries is embracing connectivity to the digital world. The new Library will encourage hands-on interactive learning and knowledge creation. The facility will provide space that opens up opportunities for students to access local and global resources. It will allow students to easily share skills and knowledge with others digitally and physically. It will feature a 24/7 IT infrastructure capable of supporting learning and connectivity. Tools, knowledge, and resources to learn how to operate cutting-edge technology and software will be readily available.

The new Library will be prominently featured on campus and easily accessible to the community. It will contain flexible and special-use spaces to encourage interaction, exploration, and engagement. It will respond to technological advances and offer appropriate spaces for meetings, presentations and collaboration. The academic library will become a catalyst for discovery. It will connect students to knowledge, community, and research.
## Recommendations 6-4

### Columbia Basin College

<table>
<thead>
<tr>
<th>CAPITAL PROJECT MATRIX</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>0 to 10 YEARS</strong></td>
</tr>
<tr>
<td>------------------------</td>
</tr>
<tr>
<td>Student Recreation Center (Demo off current gymnasium)</td>
</tr>
<tr>
<td>Center for Arts and Innovation (Demo existing P Building after construction)</td>
</tr>
<tr>
<td>Organic Farm - Phase I (west of CTE Building)</td>
</tr>
<tr>
<td>Closure of east access road from Saraceno Way roundabout, remove direct connection east west to SWL Building to mitigate pedestrian conflicts</td>
</tr>
<tr>
<td>Push out South Campus Loop towards I-82 to increase perimeter parking. Parking at south end increases from 110 to 525 spaces. This is in anticipation of the closure of parking north of the HUB in Phase 2, 10 to 20 years</td>
</tr>
<tr>
<td>Improvements to South Campus Loop at the southeast corner and eastern end of campus, to connect with former New Horizons parking lot. Enhance perimeter vehicle circulation.</td>
</tr>
<tr>
<td>Reconfigure 20th Avenue entrance for improved ingress/egress flow and stacking. Enhance right turn capabilities.</td>
</tr>
<tr>
<td>Closure of parking lot west of A Building, to begin providing for more visually direct north-south pedestrian “spine”</td>
</tr>
<tr>
<td>Realign south end of Farm Road at intersection to South Campus Loop. Relocation of two of the four Maintenance storage sheds.</td>
</tr>
<tr>
<td>Reconfiguration of west portion of H parking lot, landscaping, and orientation to new P Building</td>
</tr>
</tbody>
</table>

### Key

- **Replace**
- **Replace, Renovate, and Growth**
- **Replace and Growth**
- **Minor Works < $5,000,000**
- **Growth**
CAPITAL PROJECTS:

- **New construction** — Student Recreation Center (Demo of current gymnasium)
- **New construction** — Center for Arts and Innovation (Demo existing P Building after new construction)
- Organic Farm - Phase I (west of CTE building)
- Closure of east access road from Saraceno Way roundabout, remove direct connection east west to SWL Building to mitigate pedestrian conflicts
- Push out South Campus Loop towards I-82 to increase perimeter parking. Parking at south end increases from 110 to 525 spaces. This is in anticipation of the closure of parking north of the HUB in Phase 2, 10 to 20 years.
- Improvements to South Campus Loop at the southeast corner and eastern end of campus, to connect with former New Horizons parking lot. Enhance perimeter vehicle circulation.
- Reconfigure 20th Avenue entrance for improved ingress/egress flow and stacking. Enhance right turn capabilities.
- Closure of parking lot west of A Building, to begin providing for more visually direct north-south pedestrian “spine”.
- Realign south end of Farm Road at intersection to South Campus Loop. Relocation of two of the four Maintenance storage sheds.
- Reconfiguration of west portion of H parking lot, landscaping, and orientation to new P Building
COLUMBIA BASIN COLLEGE
RECOMMENDATIONS - 2017 UPDATE

CAPITAL PROJECTS:
• New construction – Agriculture STEM Center (Demo of I Buildings, C, K, and M1 and M2)
• New “primary”, unsignalized entrance from Argent Road, removal of Farm Road access to Argent Road.
• Roundabout added from new access road, connecting with west South Campus Loop to new 600 space parking lot west of CTE Building.
• Removal of former New Horizons entrance to Argent Road, at northwest corner of campus.
• Roundabout added to Saraceno Way from Argent Road, to provide east west access north of SWL Building.
• Parking added north of SWL Building, 250 spaces.
• Create approximately 300 additional parking spaces west of Thornton Center, south of New Horizons
• Main parking lot north of H Building removed to create campus “Quad” green space, following increases in parking at campus perimeter.
CAPITAL PROJECTS:

- **New construction** – Facilities and Maintenance Operation Center (south of baseball/softball fields.)
- **New construction** – Library Resource Center (Demo of L Building and V Building)
- Relocation of Facilities (from V Building) to new building and existing storage buildings south of baseball/softball fields.
- New 100 space parking lot, east of V Building
- New green “Quad”, between B Building and H Building

**RECOMMENDATIONS - 2017 UPDATE**

**PHASE 3: 20 - 30 YEARS**

**CAMPUS BUILDINGS:**
- A: Administration Bldg.
- AF: Foundation
- AG: AG STEM Center
- B: Business Bldg.
- BTE: Center for Career & Technical Ed.
- D: Planetarium
- C: Student Recreation Center
- H: Student Services (HR)
- I: Athletic Support
- L: Library
- O: Observatory
- P: Center for Arts & Innovation
- PH: Social Sciences & World Language
- T: Lee R. Thornton Center
CAPITAL PROJECTS:
- New construction - H Building demo and replacement
- W Building (former New Horizons) renovation or replacement
- New construction – New Mid-rise 30,000 to 40,000 sq ft building west of new Agriculture STEM Center
- Organic Farm - Phase II (northwest corner of campus)
CAPITAL PROJECTS:

- New construction - A Building demo and replacement
- New construction - New Mid-rise 30,000 to 40,000 sq ft building northwest of baseball fields.
Columbia Basin College
RECOMMENDATIONS - 2017 UPDATE

CAPITAL PROJECTS:
- New construction - New Mid-rise 30,000 to 40,000 sq ft building northwest of baseball fields. Depending on needs and requirements, this building could be larger if necessary.

PHASE 6: 50 - 60 YEARS

CAMPUS BUILDINGS:
- Administration Bldg.
- Foundation
- Ag Science Bldg.
- Business Bldg.
- Center for Career & Technical Ed.
- Planetarium
- Student Recreation Center
- Student Services (HSU)
- Athletic Support
- Library
- Observatory
- Center for Arts & Innovation
- Social Science & World Language
- Lee A. Thornton Center
- W Bldg.
CAPITAL PROJECTS:

- New construction - Demo and replace Thornton Center with two buildings, possibly joined by the water feature/courtyard currently within the current Thornton Center. Replacement square footage, approximately 150,000 sq ft.
GATEWAY #1: Located at the intersection of W Argent Road and Saraceno Way, this is the main gateway into the Pasco CBC campus. This is the only entrance that allows right and left hand turns into and out of the campus. This gateway has the main CBC signage, as well as road alignment with the Student Services Building (HSB).

GATEWAY #2: This new entrance from W Argent Road allows for access to the new parking lot created west of the CTE Building. This gateway links up with South Campus Loop that runs along the south perimeter of the campus, where more parking for students is located. This gateway allows for vehicular traffic to move towards the exterior of the campus, reducing pedestrian traffic safety within.

GATEWAY #3: Even though the College has emphasized Saraceno Way, this 20th Avenue gateway is still a major access point. This entrance connects with the South Campus Loop that travels around the perimeter of the campus, eventually spilling out onto W Argent Road.

GATEWAY #4: This access way from 20th Avenue, allows for the connection of more parking located in the northeast corner of the campus, for students.
PARKING COUNTS
As of 2016, the College had 5476 FTE’s on campus, and currently (2018), provides 2230 parking spaces. This is a ratio of just over 0.40 spaces per FTE. Although FTE counts are growing, no significant parking has been added in 10 years, so numbers are trending downward away from the College goal of at least 0.50 spaces per FTE. With approximately 1.2% growth per year, parking may be under capacity by about 2022.

Review of the “by decade” master plan scenarios shows net increases in 0-10 years of 675 spaces, and in 10-20 years of 860 spaces respectively. The increase will allow for a ratio of 0.44/FTE in 2026, and approximately 0.51/FTE by 2036.

BACKGROUND
The College is located in a community where the automobile is still the preferred and convenient method for commuting to work, class, and most activities. The Tri-Cities has a network of roads and highways which were generally planned for well into the future to accommodate a regional population much larger than current numbers. This means that a majority of students are arriving in single occupant vehicles. The College is promoting alternatives to driver only automobiles, among which are providing free transit passes to enrolled students and staff. The College is fortunate to have ample real estate available for parking, especially compared to more urban colleges in the State system. As such, it is the intention to continue to provide appropriate surface parking for at least the next 10 to 20 years.

FUTURE TRENDS
There will eventually be a reduction is single occupant vehicle usage, as nationwide, automobile ownership is trending downward, especially in the younger segments of US population. There is also a transportation technology revolution underway with the future trending to driverless vehicles. Due to that eventual single occupant vehicle reduction, parking increases from 2036 onward are significantly reduced.

The College desires to have a more “collegiate” campus environment, and future plans show more green “quad” areas at the center of campus. The College prefers parking at the periphery of campus, for pedestrian safety and to enable the addition of landscaped areas. These modifications are evident in the long range plan shown below, right side.

<table>
<thead>
<tr>
<th>Year</th>
<th>FTE Count</th>
<th>Parking Spaces Req.</th>
<th>Available Parking Spaces</th>
<th>PKG Ratio</th>
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<tr>
<td>2016</td>
<td>5476</td>
<td>2738</td>
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<td>2026</td>
<td>6554</td>
<td>3277</td>
<td>2905</td>
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<tr>
<td>2036</td>
<td>7374</td>
<td>3687</td>
<td>3765</td>
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<td>2046</td>
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<td>11813</td>
<td>5907</td>
<td>4280</td>
<td>0.36</td>
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</table>
CBC recognizes that the Pasco campus has limited boundaries to growth. It is also recognized that the Richland campus - which is healthcare oriented - is within a city “Medical” sub district of the Central Business District, much of it in need of revitalization. These two situations have caused the College to reflect on how it can influence the community and make long range plans for future growth.

As part of the Master Plan update, recommendations for properties of interest have been identified. A 60-year plan, in ten year increments, showing properties and areas of interest has been developed to show “Spheres of Influence”. Certain individual parcels, or groupings would be considered part of the influence area in several ways, such as:

- Target for Outright Purchase
- Development Partnership
- Opportunities for Participation

Within both overall areas denoted as the Sphere of Influence, there are precedents for expanding this concept.

Examples would be the Health Science and Medical Science buildings in Richland. Both were purchased through lengthy complicated transactions with government and private partnerships. Both of the facilities were realized with a portion of Public/Private Partnership activity. Lastly, one of these facilities has participation through compatible tenants related to the partnerships. Opportunities to continue development, and carry forward the Goals and Guiding Principles of the College exist within proximity of these facilities.
The existing 150 acre campus in Pasco has ample room to expand, as shown in the decade by decade site plans presented in this document.

Over time, the College is interested in expanding their influence in the local community, as seen in the target areas to the right.

The Chase Center on 20th Ave, between Ruby and Agate Street, is currently comprised of three buildings constructed in the 1970's. The property and buildings are part of an estate, which is under an agreement to eventually be transferred to College control.

The buildings are used for basic skills, English Language Acquisition, and other classes. One of the buildings is leased to community oriented businesses. Eventually the College plans to construct new facilities on this property.

This building complex naturally provides a “corridor” north to the College where Spheres of Influence could be undertaken.

The properties to the north include an elementary school, single and multi-family residential, neighborhood commercial, and an assisted living complex.

Spheres of influence to the east of campus include a golf course complex, neighborhood commercial, and vacant land.
In a meeting conducted with City of Richland Planning and Engineering staff in August of 2017, a conceptual development plan was presented, along with a draft of the Richland area “Spheres of Influence”. The intent of the meeting was to indicate CBC’s future plans for growth, and how those plans might coexist with the City’s concepts of how the “Medical District” sub zoning (within the Central Business District) might be re-developed over time.

The agenda included potential street vacations, CBC’s vision, and how some of the other existing organizations in the area could be impacted or become involved in planning for the future of the sub-district.

CBC’s three Richland properties (as of 2018) are separated by both Mansfield Street and Northgate Drive. The College has discussed a full or partial vacation of Mansfield Street with Richland over the years, with a partial vacation, or a reconfiguration. The plan could include raised traffic calming and crosswalk construction, which would slow traffic, and allow more free access between the Health Science Center (HSC or 891 Northgate) and a major project at 901 Northgate.

The vision for the street vacations and re-configurations is to create a “sense of place”, and a true Campus feel for the College’s Richland properties, utilizing strategic landscaping and wayfinding designs.

Along with the General Services Administration (GSA), an organization with interest and ties to this district is Kadlec Hospital. Kadlec has been rapidly building and expanding in this vicinity for over twenty years. Kadlec recently completed a major expansion to the core hospital facility, constructed a 3 story, 663 space parking garage at Swift and Goethals, and been involved financially with the construction of both the HSC and the MSC. The federal government is the other major organization within the Sphere of Influence in this area.

CBC’s potential properties of interest in their Richland “Sphere of Influence” include:
- Former Bank of America building, 1007 Knight Street (for sale 2018)
- GSA properties adjacent to the Federal Building
- Ben-Franklin Transit Transfer Station, south of the HSC
- DOE/Verizon properties south of the MSC
- Distressed properties bounded by Stevens, Lee Boulevard, Goethals, and Knight Street
- The block bounded by Stevens, Knight Street, Goethals, and Mansfield Street

The city stated that along with Kadlec’s parking garage, they would be interested in seeing another parking garage in the area. They have long term issues with the way the area consists of a large amount of open parking, and would like to see more concentrated urban growth in the Medical District.

The City is very interested in CBC’s vision of a multi-story mixed use building on the site at 901 Northgate. A facility with retail, education/office, and higher end residential meets all of their criteria for future growth in this area. The City is would like to continue this discussion, and bring in upper levels of the City’s management. Talks and planning should include a long term visioning plan and a statement for CBC’s intent for development and partnering in the Medical District.
TRI-CITIES AIRPORT OVERLAY ZONING DISTRICT

The Columbia Basin College campus is located near the Tri-Cities Airport (PSC). The airport runway configurations are an “X”, running at diagonals to north. The campus is located south of the runways, and between Precision Instrument Zones, as categorized by the FAA. See Figure 1 for an overall view of the overlay zones.

The campus lies within Zone 6 and Zone 3, and is adjacent to Zone 2 of the overlays (see Figure 2).

The FAA places height and use restrictions within the overlay zones. The County’s numerical zones correspond to FAA nomenclature for navigable airspace surrounding airports, which are based on complex calculations of imaginary volumes (Figure 3).

Height and use restrictions are summarized as follows:

Zone 2 “Transition”: (adjacent to campus to the west):
- Slopes from runway surface to a height of 150’, at a ratio of 1 foot height per 7 feet of length. New college buildings are prohibited, along with residential, hospitals, and other uses.

Zone 3 “Horizontal”:
- 150’ height restriction. New college buildings are allowed, but no K-12 schools or hospitals.

Zone 6 “Conical”:
- Height restrictions begin at 150’, and slope upwards to a height of 350’ at the periphery of the cone, which is 2 miles from the campus. New college construction is allowed.

New construction projects on campus, and any construction on campus involving cranes should be conferred with the Port of Pasco during the planning process. Reference to these regulations can be found in the Franklin County Code of Ordinances, Chapter 17.76 “Airport Zoning”.

The Port may advise the team that the FAA needs to be notified, and FAA Form 7460-1, “Notice of Proposed Construction or Alteration” may need to be provided, depending on the circumstances.
Immediate Needs
IMMEDIATE NEEDS

CENTER FOR ARTS AND INNOVATION
(PERFORMING ARTS CENTER - REPLACEMENT)

PROJECT DESCRIPTION
REPLACEMENT 58,686 SF
TOTAL SQUARE FOOTAGE 58,868 SF
ESTIMATED COST (IN 2012 DOLLARS) $34,120
COST PER SQUARE FOOT $480
**IMMEDIATE NEEDS**

**STUDENT RECREATION CENTER**

**PROJECT DESCRIPTION**

<table>
<thead>
<tr>
<th>Category</th>
<th>Existing</th>
<th>Replacement</th>
<th>Addition</th>
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<tr>
<td>Existing</td>
<td>5,200 SF</td>
<td>23,600 SF</td>
<td>36,200 SF</td>
<td>65,000 SF</td>
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<tr>
<td>Estimated Cost (in 2012 Dollars)</td>
<td>$25,000,000</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Cost Per Square Foot</td>
<td>$384.62</td>
<td></td>
<td></td>
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</table>

**Immediate Needs 7-2**
columbia basin college
IMMEDIATE NEEDS

STUDENT RECREATION CENTER
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CBC Master Plan
2017 Update