

FACILITY REPLACEMENT AND RENOVATION CONSIDERATIONS

Green River Community College is in the midst of major changes to its facilities and continues to move in a positive direction of growth and development for the main campus. The College, through its well-developed and comprehensive Master Plan, has appropriately categorized all existing buildings for renovation or removal and developed priorities for replacement and growth projects. GRCC has made a commitment to follow the Master Plan as closely as possible, and to revise and redevelop it as needed.

A framework to schedule and obtain funding for major building replacements and renovations is established by the Current Conditions (2005-2007), Short-Term (2009-2011), and Long Term (2011-2017) sections of the master plan. Campus activity during 2007-2009 such as design of the Physical Education building renovation and other projects should be specified and included in the Master Plan.

When eventually completed, the development proposed in the master plan will have consolidated the Humanities/Social Sciences, Science & Technology, and Trades & Industry complexes into four buildings (from the current thirteen older buildings). Fewer larger buildings are easier and less costly to maintain than multiple smaller buildings. Additionally, removal of the H/S Complex will open the now sequestered campus to public view and easier access from SE 320th Street to relocated administrative functions in a growth project in this area.

The first phase of the current master plan is underway with the completion of the new Technology Center and the International Village Building D. A new \$27 million Science Building will begin construction this summer and will replace the existing Science Technology complex and the Occupation Education Building B (both of which will be demolished once the building is complete). These new buildings will join other recent buildings that are a welcome departure from the original campus design motif of dark, low scale buildings with shingled mansard roofs and deep overhangs. They are well-designed both aesthetically and functionally and are helping to update and modernize the appearance of the Green River main campus.

The recently completed Bleha Performing Arts Building is a superior facility with a variety of durable exterior and interior materials. It is ideally sited on the new Kenelly Commons opposite the Lindbloom Student Center. The commons is a paved plaza that will become the center of the campus and provide an outdoor lobby for events at the Performing Arts Building and exterior space for campus events related to Lindbloom Student Center.

Pre-design is also funded for a new classroom building to replace the Humanities/Social Science complex (including the three HS buildings, the Social Science Building, and the Business and Industry Building). If the project proceeds as planned the new building will be designed in the 2007-09 biennium and constructed in the 2009-11 biennium.

Due to the limited nature of capital funding sources, Green River Community College will need to strike a balance between continuing to use and maintain older facilities as required repairs and costs increase and allowing these existing facilities to deteriorate (performing only "band-aid" and life-safety repairs) while waiting for new buildings to be funded, designed, and built. The determination of immediate repair requirements versus those that can be deferred long-term will be crucial to maintaining the planning framework as established by the master plan.

As funding allows for eventual implementation of the Master Plan, Green River Community College will have an efficient, integrated and more visually interesting pedestrian-oriented campus.

Numerous buildings on the main campus are scheduled for replacement or for comprehensive renovations in the next few years. Construction will begin this summer on a new \$27 million Science Building (currently funded in this biennium). This building will replace the existing Science Technology (ST) complex and the Occupation Education Building B (OEB), which will be demolished once the new science building is complete.

Pre-design is funded for a new classroom building to replace the Humanities/Social Science (HS) complex, including the three HS buildings, the Social Science Building and the Business & Industry Building. If the project proceeds as planned the new building will be designed next biennium (2007-09) and constructed the following biennium (2009-11). The current buildings will therefore likely be used by the College until 2011 and then demolished. Given this impending demolition and given that the buildings are at the end of their life cycles, it is recommended that only minimal repairs be performed on these existing buildings, except for repairs related to life-safety and health issues (which will be funded and performed as needed). One critical example is that there is currently a lack of ventilation in the Photo and Ceramic Studios in the HS buildings. Faculty and students have complained of health problems (some have fainted). The College has been cited on several occasions by Labor and Industries. The HVAC system in these building should be repaired as needed to rectify this problem as soon as possible rather than simply enduring it.

A few buildings on campus are anticipated to be renovated rather than replaced. The first of these is the Physical Education, which is currently funded for the design phase of a major renovation anticipated to occur in the 2007-09 biennium.

Facility Replacement Priorities

The Trades & Industry Complex has endured past its useful, economic life and the complex should be considered for the College's next building replacement project. Numerous interrelated systemic problems exist in all the buildings. The building structure, roofs, and exteriors are old and worn, and HVAC and plumbing systems are also deficient. The shingles on the mansard roofs are in disrepair and need to be re-clad. Built-up roofs need repair in several locations. The windows are single-paned and are failing. The HVAC system (including unit heaters, boilers, exhaust and ventilation) is old, inadequate, not functioning properly, and in need of upgrades. The existing water piping (domestic and waste) is galvanized and corrosion has caused leaks and blockages. There are no fire sprinklers except in a couple of storage areas, and the fire alarm system is non-existent or inadequate. The electrical service, panels, and distribution system is aged and unable to support the electrical needs demanded by a growing program. The existing grounding pathway is often disconnected and the connecting utility routes between buildings are

problematic. The building interiors are worn and in disrepair. Concrete floor slabs are cracked, and GWB panels at the ceilings (attached to stringers) are falling down. Hazardous materials (e.g. asbestos tile) were commonly used in the buildings when they were built and need to be abated. Underground tanks and hoists need to be replaced with above ground units. The vehicle wash area does not have an oil-water separator. The program facilities were originally designed for only male students; the growing number of female students in this complex has created a need for (among other things) additional restrooms and haphazard conversions have only just filled the need. Barrier-free access was not considered in the original building design and second floor classrooms are not accessible. Fortunately, most program spaces are at grade level and relatively accessible.

A recent Architectural/Engineering study of existing conditions at the Trades and Industry Complex listed nearly \$4 million of repair needs. Similar to the Science/ Technology and Humanities/Social Science complexes, the Trades and Industry Complex simply cannot be cost effectively renovated to serve its intended program needs. A strong case can be made to replace this complex, including the two adjacent modular structures, with a single new building, consistent with the College Master Plan and strategic vision.

The Lindbloom Student Center (LSC), though not as pressing as the Trade & Industry Complex, is outdated and inadequate and has been considered as another building replacement project for the near future. The facility is in no way comparable to the recently constructed student centers on other community and technical college campuses. Building systems are old and nearing the end of their life cycles. Though minor repairs such as re-roofing would help preserve the facility for a few more years, long-term use will require significant and costly replacements and upgrades. The kitchen, elevator, HVAC, and electrical systems are among the systems and components that need these more upgrades, and although costly, will make the building merely adequate and functional. It is the opinion of the survey team and the College that even with further repairs and upgrades the LSC will remain inadequate and outdated in terms of design, function, and character. Replacement of Lindbloom Student Center is certainly warranted. The Lindbloom Student Center occupies a central place on the campus—physically, programmatically, and in the life of the College—and this importance is not reflected in the character of the building. A new student center in the current site on the new Kennelly Commons, would bring a welcome change to the campus, serving as an anchor to the central Commons and the rest of the College.

A similar case can be made for many of the other small, single-story, wood-framed buildings on campus that were built during the same period as Trades and Industry and the Lindbloom Student Center. Such buildings include the Administration Building, Water Technology, and Maintenance Center, all of which would ideally be replaced with new facilities which will better meet current and future needs.

Facility Renovation Priorities

The Science Math Technology Building will likely be the next major renovation project following the currently scheduled renovation of the Physical Education building. Unlike the small building complexes, the SMT building is a large, three-story, 54,000 SF building constructed with a concrete structural frame and pre-cast concrete panels over CMU. The heavier construction type coupled with size of the building makes a substantial renovation a cost-effective solution.

As these college buildings are renovated, the College will work to upgrade their exterior appearance. An immediate and notable change occurs by replacing the mansard cedar shingles roofs with standing seam metal roofing. This change gives the old buildings a much more modern look and takes some cues from the current campus standards for exterior materials and style (such as the Technology Center and Performing Arts Center).