Health Science Hall

**Current Use**
Nursing, Health Sciences labs, general classrooms, offices, cafe, lounge areas

**Building Condition Summary**

**Backlog**
None.

**Projects Completed Since Last CFP**
- None

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

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

**Recommendations**

**Proposed Projects**
- None

**Potential Future Use**
- No change in use proposed

**B3 Data Analysis**
This building is not submetered.

**Space Utilization Summary**

<table>
<thead>
<tr>
<th>CLASSROOMS</th>
<th>LABS</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Rooms</td>
<td>3 6</td>
</tr>
<tr>
<td>Weekly room hrs available</td>
<td>96 192</td>
</tr>
<tr>
<td>Hrs used / week</td>
<td>39.8 168.7</td>
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<tr>
<td>Hrs used %</td>
<td>41.4% 87.8%</td>
</tr>
<tr>
<td>Seat use %</td>
<td>Information not available</td>
</tr>
</tbody>
</table>

---

**Facility Condition Index (FCI)**
0, Excellent

**5-year FCI**
0.12, Good

**Building Exterior**
Brick

---

**Building Number**
E26148C0570

**Year Built**

**Building Size (GSF)**
41,000

**Number of Floors**
2

**Current Replacement Value (000’s)**
$16,903

**Backlog (000's)**
$0

**5-year Renewal Forecast (000's)**
$2,009

**Roof Type**
Built-up Asphalt; Architectural Metal

---

February 20, 2023
Health Science Hall Space Use

3: BUILDING CONDITIONS

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

First Floor

Lower Level
Health Science Hall

Circulation

Art Installation in Building Corridor

Nursing Lab

Large General Classroom

Casual Seating and Art Installation

Cafe - Currently Closed

Storage Area

Nursing Workroom
Hill Theater

Current Use
Performing Arts, theater and related support spaces, bookstore

Building Condition Summary

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

Projects Completed Since Last CFP
- None

Issues
- Bookstore relocation recently occurred
- Theater environment is aged

Technology & Equipment
- Theater equipment and lighting is out of date.

Recommendations

Proposed Projects
- Fine Arts Renovations

Potential Future Use
- No change in use proposed

B3 Data Analysis
This building is not submetered.

Space Utilization Summary

<table>
<thead>
<tr>
<th>CLASSROOMS</th>
<th>LABS</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Rooms</td>
<td>1</td>
</tr>
<tr>
<td>Weekly room hrs available</td>
<td>32</td>
</tr>
<tr>
<td>Hrs used / week</td>
<td>32.5</td>
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<tr>
<td>Hrs used %</td>
<td>101.7%</td>
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<tr>
<td>Seat use %</td>
<td>Information not available</td>
</tr>
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</table>

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

SPACE UTILIZATION

<table>
<thead>
<tr>
<th>Lab</th>
<th>Classroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>100+</td>
<td></td>
</tr>
<tr>
<td>85-99%</td>
<td></td>
</tr>
<tr>
<td>60-84%</td>
<td></td>
</tr>
<tr>
<td>0-59%</td>
<td></td>
</tr>
</tbody>
</table>

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

Ticket Booth

Entry to Hill Theater

Theater Stairway

Theater Entry

Theater Stairway

Bookstore Entrance

Corridor adjacent to Bookstore

Bookstore
Narrow corridor

Damaged acoustical ceiling

HT111 Water / Mechanical
Memorial Hall

Current Use
General classrooms, lounge areas, faculty offices

Building Condition Summary

Backlog
- None.

Projects Completed Since Last CFP
- Building was significantly renovated and expanded as part of the 2018 G.O. Bonding project

Issues
- None

Technology & Equipment
- Current technology in new classrooms.
- Tier I and Tier II classrooms are in high demand

Recommendations

Proposed Projects
- None

Potential Future Use
- No change in use proposed

B3 Data Analysis
This building is not submetered.

Space Utilization Summary

<table>
<thead>
<tr>
<th>CLASSROOMS</th>
<th>LABS</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Rooms</td>
<td>1</td>
</tr>
<tr>
<td>Weekly room hrs available</td>
<td>32 0</td>
</tr>
<tr>
<td>Hrs used / week</td>
<td>6.3 0</td>
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<td>Hrs used %</td>
<td>19.8% 0</td>
</tr>
<tr>
<td>Seat use %</td>
<td>Information not available</td>
</tr>
</tbody>
</table>

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

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

First Floor

Second Floor
Memorial Hall Utilization

Second Floor

First Floor

SPACE UTILIZATION

<table>
<thead>
<tr>
<th>Lab</th>
<th>Classroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>100+</td>
<td></td>
</tr>
<tr>
<td>85-99%</td>
<td></td>
</tr>
<tr>
<td>60-84%</td>
<td></td>
</tr>
<tr>
<td>0-59%</td>
<td></td>
</tr>
</tbody>
</table>

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

M2401 Faculty Offices

M2401 Faculty Offices

M2401 Faculty Offices

Corridor adjacent to Faculty Offices

M2403 Faculty Offices

Corridor adjacent to M2403 Faculty Offices

Entry near 1401 Faculty Offices

Stairway
Science & Technology Hall

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

Building Condition Summary

Backlog
- HVAC Controls

Projects Completed Since Last CFP
- Roof Replacement

Issues
- Labs are overcrowded and are becoming outdated

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

Recommendations

Proposed Projects
- Renovation ST305/309
- Renovate Science & Technology Hall

Potential Future Use
- No change in use proposed

B3 Data Analysis
This building is not submetered.

Space Utilization Summary

<table>
<thead>
<tr>
<th>CLASSROOMS</th>
<th>LABS</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Rooms</td>
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<tr>
<td></td>
<td>10</td>
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<tr>
<td>Weekly room hrs available</td>
<td>32</td>
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<tr>
<td></td>
<td>320</td>
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<tr>
<td>Hrs used / week</td>
<td>15</td>
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<tr>
<td></td>
<td>225.1</td>
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<td>46.9%</td>
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<td>70.4%</td>
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<tr>
<td>Seat use %</td>
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</table>
Science & Technology Hall Utilization

First Floor

Lower Level
Science & Technology Hall

Science Lab

Science Lab

Science Lab

Science Lab

Science Lab

Mechanical Room

Facilities Office / Storage

Facilities Plan Room
Singley Hall

Current Use
Classrooms, labs, offices

Building Condition Summary

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

Projects Completed Since Last CFP
- Limited renovations included in 2018 G.O. Bonding project

Issues
- Limited restrooms

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

Recommendations

Proposed Projects
- None

Potential Future Use
- No change in use proposed

B3 Data Analysis
This building is not submetered.

Space Utilization Summary

<table>
<thead>
<tr>
<th>CLASSROOMS</th>
<th>LABS</th>
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</thead>
<tbody>
<tr>
<td># of Rooms</td>
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<td>Hrs used / week</td>
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<td>Hrs used %</td>
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<tr>
<td>Seat use %</td>
<td>Information not available.</td>
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</table>

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

February 20, 2023
Singley Hall Space Use

SPACE USE
- Classroom
- Classroom Support
- Lab
- Lab Support
- Office
- Restroom
- Gathering
- Student Support
- Building Support
- Circulation
- Vertical Circulation
Singley Hall Utilization

**SPACE UTILIZATION**

<table>
<thead>
<tr>
<th>Lab</th>
<th>Classroom</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="https://example.com/legend.png" alt="Color Legend" /></td>
<td><img src="https://example.com/legend.png" alt="Color Legend" /></td>
</tr>
</tbody>
</table>

100% 
85-99% 
60-84% 
0-59%

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

Corridor

SH105 Classroom

Corridor

SH104 Classroom

SH110 Tiered Classroom

Stair L

Corridor

SH202 Computer Lab

3: BUILDING CONDITIONS
SH210 Tiered Classroom

2nd Floor Corridor

SH206 Computer Lab

SH204 Computer Lab
Student Services

Current Use
Student support services, offices, conference rooms, administration

Building Condition Summary

Backlog
- HVAC Controls

Projects Completed Since Last CFP
- Creation of Student One Stop relocated some services

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

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

Recommendations

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

Potential Future Use
- No change in use proposed

B3 Data Analysis

This building is not submetered.

Space Utilization Summary

There are no classrooms or labs in this building.
Student Services

Building Corridor

Display area

Building Corridor

Entrance to TRIO, Disability Services

Computer Stations

Stair and ramp adjacent to Offices

Stair and adjacent ramp

Corridor
### Career and Technical Education Center at Heintz (CTECH)

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

#### Building Condition Summary

**Backlog**
- None

**Projects Completed Since Last CFP**
- None. The building construction was completed at the start of the last CFP process

**Issues**
- Spaces are heavily used by Rochester Public Schools.

**Technology & Equipment**
- No issues identified

#### Recommendations

**Proposed Projects**
- None

**Potential Future Use**
- No change in use proposed

#### B3 Data Analysis

<table>
<thead>
<tr>
<th></th>
<th>Reported</th>
<th>Adjusted</th>
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<td><strong>EUI</strong></td>
<td>99.11</td>
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<tr>
<td><strong>Baseline</strong></td>
<td>31.34*</td>
<td>69.60*</td>
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<tr>
<td><strong>Change from Baseline</strong></td>
<td>+67.77</td>
<td>+29.51</td>
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</table>

Data as of September 2021 in kBtu/SF.

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

### Space Utilization Summary
Not applicable. Building is used by Rochester Public Schools.

<table>
<thead>
<tr>
<th>Building Number</th>
<th>E26148C2016</th>
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<td>2016, Renovated:</td>
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<td><strong>Building Size (GSF)</strong></td>
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<td><strong>Number of Floors</strong></td>
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<td><strong>Current Replacement Value (000's)</strong></td>
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<td><strong>Backlog (000's)</strong></td>
<td>$0</td>
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<tr>
<td><strong>Facility Condition Index (FCI)</strong></td>
<td>0, Excellent</td>
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<tr>
<td><strong>5-year Renewal Forecast (000's)</strong></td>
<td>$302</td>
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<tr>
<td><strong>5-year FCI</strong></td>
<td>0.04, Excellent</td>
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<tr>
<td><strong>Roof Type</strong></td>
<td>Brick</td>
</tr>
<tr>
<td><strong>Building Exterior</strong></td>
<td>Brick</td>
</tr>
</tbody>
</table>
Career and Technical Education Center Space Use

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

First Floor

Second Floor

February 20, 2023
Career and Technical Education Center

Corridor

Health Sciences Lab

Common Area

Area outside of Culinary Kitchen

Main Entrance
Heintz Center 76 Rem. & Add.

Current Use
Classrooms, labs, offices, student support spaces

Building Condition Summary

Backlog
Electrical Equipment, HVAC Equipment

Projects Completed Since Last CFP
- None. Portions are slated for renovation as part of the 2024 G.O. Bonding project

Issues
- Dated systems and interiors

Technology & Equipment
- Dated in some areas.

Recommendations

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

Potential Future Use
- Re-purpose office spaces for the FAST program.

B3 Data Analysis
This building is not submetered.

Space Utilization Summary

<table>
<thead>
<tr>
<th>CLASSROOMS</th>
<th>LABS</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Rooms</td>
<td>1</td>
</tr>
<tr>
<td>Weekly room hrs available</td>
<td>32</td>
</tr>
<tr>
<td>Hrs used / week</td>
<td>20.5</td>
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<tr>
<td>Hrs used %</td>
<td>64.1%</td>
</tr>
<tr>
<td>Seat use %</td>
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</table>

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

February 20, 2023
Heintz Center 76 Rem. & Add. Space Use

First Floor

SPACE USE

- Classroom
- Classroom Support
- Lab
- Lab Support
- Office
- Restroom
- Gathering
- Student Support
- Building Support
- Circulation
- Vertical Circulation
Heintz Center 76 Rem. & Add. Utilization

SPACE UTILIZATION

<table>
<thead>
<tr>
<th>Lab</th>
<th>Classroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>100+</td>
<td></td>
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<tr>
<td>85-99%</td>
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</tr>
<tr>
<td>60-84%</td>
<td></td>
</tr>
<tr>
<td>0-59%</td>
<td></td>
</tr>
</tbody>
</table>

Note: percent based on a 32 hour week using Fall 2021 data
Heintz Center 76 Rem. & Add.

Commons Area

H1100 Tiered Classroom

Instructional Lab

Mechanical Room

Instructional Lab

Plotter Storage Room

Commons Area
Heintz Center Diesel Truck

Current Use
Career labs, general classrooms

Building Condition Summary

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

Projects Completed Since Last CFP
- None. This area is slated for renovation as part of the 2024 G.O. Bonding project

Issues
- Storage needed for the welding program

Technology & Equipment
- New equipment needed to support instruction for non-combustion engines

Recommendations

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

Potential Future Use
- No change in use proposed

B3 Data Analysis
This building is not submetered.

Space Utilization Summary

<table>
<thead>
<tr>
<th>CLASSROOMS</th>
<th>LABS</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Rooms</td>
<td>1</td>
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<tr>
<td>Weekly room hrs available</td>
<td>32</td>
</tr>
<tr>
<td>Hrs used / week</td>
<td>7.75</td>
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<tr>
<td>Hrs used %</td>
<td>24.2%</td>
</tr>
<tr>
<td>Seat use %</td>
<td>Information not available.</td>
</tr>
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</table>
Heintz Center Diesel Truck Space Use

First Floor

SPACE USE
- Classroom
- Classroom Support
- Lab
- Lab Support
- Office
- Restroom
- Gathering
- Student Support
- Building Support
- Circulation
- Vertical Circulation
Heintz Center Diesel Truck Utilization

First Floor

SPACE UTILIZATION

<table>
<thead>
<tr>
<th>Lab</th>
<th>Classroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>100+</td>
<td></td>
</tr>
<tr>
<td>85-99%</td>
<td></td>
</tr>
<tr>
<td>60-84%</td>
<td></td>
</tr>
<tr>
<td>0-59%</td>
<td></td>
</tr>
</tbody>
</table>

Note: percent based on a 32 hour week using Fall 2021 data
Heintz Center Diesel Truck

Hallway

Instruction Area inside Lab

Welding Area

Corridor

Career Lab

General Classroom
Heintz Center Horticulture

Current Use
Academic

Building Condition Summary
Backlog
Interior Finishes

Projects Completed Since Last CFP
- None

Issues
- Horticulture program has been discontinued

Technology & Equipment
- Equipment to support former horticulture program is still present.

Recommendations

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

Potential Future Use
- Law Enforcement and Public Safety program

B3 Data Analysis
This building is not submetered.

Space Utilization Summary

<table>
<thead>
<tr>
<th>CLASSROOMS</th>
<th>LABS</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Rooms</td>
<td>1</td>
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<tr>
<td>Weekly room hrs available</td>
<td>32</td>
</tr>
<tr>
<td>Hrs used / week</td>
<td>9.8</td>
</tr>
<tr>
<td>Hrs used %</td>
<td>30.7%</td>
</tr>
<tr>
<td>Seat use %</td>
<td>Information not available</td>
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</table>

Building Number: E26275T1302

Year Built: 2002
Building Size (GSF): 19,800
Number of Floors: 1
Current Replacement Value (000's): $11,390
Backlog (000's): $313
Facility Condition Index (FCI): 0.03, Excellent
5-year Renewal Forecast (000's): $3,451

5-year FCI: 0.3, Fair
Roof Type: Built-up Asphalt; Glass (greenhouse)

Building Exterior: Brick with greenhouse structure
Heintz Center Horticulture Space Use

First Floor

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

1/16" = 1'-0"
Heintz Center Horticulture Utilization

First Floor

SPACE UTILIZATION

<table>
<thead>
<tr>
<th>Lab</th>
<th>Classroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>100+</td>
<td></td>
</tr>
<tr>
<td>85-99%</td>
<td></td>
</tr>
<tr>
<td>60-84%</td>
<td></td>
</tr>
<tr>
<td>0-59%</td>
<td></td>
</tr>
</tbody>
</table>

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

Work Area

General Classroom / Horticulture Lab

Horticulture Storage

Horticulture Lab

Greenhouse

Greenhouse

Greenhouse

Greenhouse

Garage
Heintz Center Main Building

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

Building Condition Summary

Backlog
Electrical Equipment, Plumbing Rough-in, Building Exteriors

Projects Completed Since Last CFP
- None. Portions of this area are scheduled to be renovated as part of the 2022 G.O. Bonding project

Issues
- Dated systems and finishes

Technology & Equipment
- Generally adequate but should be on rotation for replacement

Recommendations

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

Potential Future Use
- No change in use proposed

B3 Data Analysis
This building is not submetered.

Space Utilization Summary

<table>
<thead>
<tr>
<th></th>
<th>CLASSROOMS</th>
<th>LABS</th>
</tr>
</thead>
<tbody>
<tr>
<td># of Rooms</td>
<td>12</td>
<td>9</td>
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<tr>
<td>Weekly room hrs available</td>
<td>384</td>
<td>288</td>
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<td>Hrs used / week</td>
<td>132.6</td>
<td>114.7</td>
</tr>
<tr>
<td>Hrs used %</td>
<td>34.5%</td>
<td>39.8%</td>
</tr>
<tr>
<td>Seat use %</td>
<td>Information not available.</td>
<td></td>
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<table>
<thead>
<tr>
<th></th>
<th>CLASSROOMS</th>
<th>LABS</th>
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<tbody>
<tr>
<td>Building Number</td>
<td>E26275T0169</td>
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<tr>
<td>Year Built</td>
<td>1969</td>
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<tr>
<td>Building Size (GSF)</td>
<td>78,234</td>
<td></td>
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<tr>
<td>Number of Floors</td>
<td>1</td>
<td></td>
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<tr>
<td>Current Replacement Value (000's)</td>
<td>$33,029</td>
<td></td>
</tr>
<tr>
<td>Backlog (000's)</td>
<td>$2,584</td>
<td></td>
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<tr>
<td>Facility Condition Index (FCI)</td>
<td>0.08, Good</td>
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<tr>
<td>5-year Renewal Forecast (000's)</td>
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<tr>
<td>5-year FCI</td>
<td>0.17, Fair</td>
<td></td>
</tr>
<tr>
<td>Roof Type</td>
<td>Built-up Asphalt</td>
<td></td>
</tr>
<tr>
<td>Building Exterior</td>
<td>Brick</td>
<td></td>
</tr>
</tbody>
</table>
Heintz Center Main Building

General Classroom

General Classroom

Information Desk

Hive Supply (Food Pantry)

Feature Wall

Lounge Area

Office Area

Corridor
Heintz Center Phase I Add.

Current Use
Classrooms, labs, community dental hygiene clinic, offices

Building Condition Summary

Backlog
Building Exteriors, Roofing, Electrical Equipment, Elevators

Projects Completed Since Last CFP
- None. Portions of this building are included in the scope of the 2022 G.O. Bonding project

Issues
- Dated systems and finishes

Technology & Equipment
- Adequate, but should be on rotation for replacement

Recommendations

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

Potential Future Use
- Convert unused office spaces to a STEM Simulation Center.

B3 Data Analysis
This building is not submetered.

Space Utilization Summary

<table>
<thead>
<tr>
<th></th>
<th>CLASSROOMS</th>
<th>LABS</th>
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<tbody>
<tr>
<td># of Rooms</td>
<td>3</td>
<td>4</td>
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<tr>
<td>Weekly room hrs available</td>
<td>96</td>
<td>128</td>
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<td>Hrs used / week</td>
<td>20.5</td>
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<td>Hrs used %</td>
<td>21.3%</td>
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<td>Seat use %</td>
<td>Information not available.</td>
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Building Number E26275T0886
Year Built 1986
Building Size (GSF) 70,000
Number of Floors 2
Current Replacement Value (000's) $30,247
Backlog (000's) $1,729
Facility Condition Index (FCI) 0.06, Good
5-year Renewal Forecast (000's) $7,772
5-year FCI 0.26, Fair
Roof Type Ballasted Single-ply
Building Exterior Brick
Heintz Center Phase I Add. Space Use

First Floor
Second Floor

SPAEC UTILIZATION

<table>
<thead>
<tr>
<th>Lab</th>
<th>Classroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>100+</td>
<td>85-99%</td>
</tr>
<tr>
<td>60-84%</td>
<td>0-59%</td>
</tr>
</tbody>
</table>

Note: percent based on a 32 hour week using Fall 2021 data
Heintz Center Phase I Add.

Feature Wall in Corridor

Carpentry Shop

Garage Space for Academic Program Use

Business and Workforce Education Suite

Typical Corridor

Former U of M Office Area

Artwork Suspended below Skylight

Former U of M Office Area
Dental Lab Equipment

First Floor Corridor

Dental Lab Workroom / Storage

Lactation Room
Heintz Center Workforce Add.

Current Use
Administration

Building Condition Summary

Backlog
- None.

Projects Completed Since Last CFP
- None

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

Technology & Equipment
- Adequate, but should be on rotation for replacement.

Recommendations

Proposed Projects
- None

Potential Future Use
- No change in use proposed

B3 Data Analysis

This building is not submetered.

Space Utilization Summary

There are no classrooms or labs in this building.

<table>
<thead>
<tr>
<th>Building Number</th>
<th>E26148C1714</th>
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</thead>
<tbody>
<tr>
<td>Year Built</td>
<td>2014, Renovated:</td>
</tr>
<tr>
<td>Building Size (GSF)</td>
<td>22,010</td>
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<tr>
<td>Number of Floors</td>
<td>1</td>
</tr>
<tr>
<td>Current Replacement Value (000's)</td>
<td>$9,292</td>
</tr>
<tr>
<td>Backlog (000's)</td>
<td>$0</td>
</tr>
<tr>
<td>Facility Condition Index (FCI)</td>
<td>0, Excellent</td>
</tr>
<tr>
<td>5-year Renewal Forecast (000's)</td>
<td>$1,823</td>
</tr>
<tr>
<td>5-year FCI</td>
<td>0.2, Fair</td>
</tr>
<tr>
<td>Roof Type</td>
<td>Brick</td>
</tr>
<tr>
<td>Building Exterior</td>
<td>Brick</td>
</tr>
</tbody>
</table>
Heintz Center Workforce Add. Space Use

First Floor

**SPACE USE**
- Classroom
- Classroom Support
- Lab
- Lab Support
- Office
- Restroom
- Gathering
- Student Support
- Building Support
- Circulation
- Vertical Circulation
Heintz Center Workforce Add.

View from CTECH

Main Entrance

Entry Lobby

Hallway Outside 1000 Suite

CareerForce Work Area

CareerForce Offices

Corridor within 1000 Suite

Meeting Room
Rochester Regional Stadium Dome

Current Use
Sports Facility

Building Condition Summary

Backlog
- None

Projects Completed Since Last CFP
- None

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

Technology & Equipment
- Adequate

Recommendations

Proposed Projects
- None

Potential Future Use
- No change in use proposed

B3 Data Analysis

<table>
<thead>
<tr>
<th></th>
<th>Reported</th>
<th>Adjusted</th>
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<tr>
<td>EUI</td>
<td>70.84</td>
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<tr>
<td>Baseline</td>
<td>11.78*</td>
<td>142.36</td>
</tr>
<tr>
<td>Change from Baseline</td>
<td>+59.06</td>
<td>-71.52</td>
</tr>
</tbody>
</table>

Data as of September 2021 in kBtu/SF.

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

Space Utilization Summary
There are no classrooms or labs in this building.

<table>
<thead>
<tr>
<th>Building Number</th>
<th>E26275T1203</th>
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</thead>
<tbody>
<tr>
<td>Year Built</td>
<td>2008</td>
</tr>
<tr>
<td>Building Size (GSF)</td>
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</tr>
<tr>
<td>Number of Floors</td>
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</tr>
<tr>
<td>Current Replacement Value (000's)</td>
<td>$3,105</td>
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<tr>
<td>Backlog (000's)</td>
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</tr>
<tr>
<td>Facility Condition Index (FCI)</td>
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</tr>
<tr>
<td>5-year Renewal Forecast (000's)</td>
<td>$1,941</td>
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<tr>
<td>5-year FCI</td>
<td>0.63, Crisis</td>
</tr>
<tr>
<td>Roof Type</td>
<td>Brick</td>
</tr>
<tr>
<td>Building Exterior</td>
<td>Brick</td>
</tr>
</tbody>
</table>
Rochester Regional Stadium Entry Building

Current Use
Sports Facility

Building Condition Summary

Backlog
- None.

Projects Completed Since Last CFP
- None

Issues
- None

Technology & Equipment
- Adequate

Recommendations

Proposed Projects
- None

Potential Future Use
- No change in use proposed

B3 Data Analysis
Refer to overall Rochester Regional Stadium Dome data.

Space Utilization Summary
There are no classrooms or labs in this building.
Rochester Regional Stadium Entry Building

Entry Lobby with Airlock for Dome

Women’s Toilet Room

Womens Toilet Room

Women’s Toilet Room

Entry Building
Rochester Regional Stadium Support Building

Current Use
Sports Facility Support including concessions, changing rooms

Building Condition Summary

Backlog
None

Projects Completed Since Last CFP
- None

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

Technology & Equipment
- Not Applicable.

Recommendations

Proposed Projects
- None

Potential Future Use
- No change in use proposed

B3 Data Analysis
Refer to overall Rochester Regional Stadium Dome data.

Space Utilization Summary
There are no classrooms or labs in this building.
Rochester Regional Stadium Support Building

Side Towards Field

Side Towards College Parkway SE

Concessions

Changing Room

Toilet Room adjacent to Changing Room

Area under Bleachers, outside of the Support Building

Rochester Community and Technical College Comprehensive Facilities Plan
Rochester Regional Sports Center

Current Use
Sports Facility

Building Condition Summary

Backlog
Interior Finishes

Projects Completed Since Last CFP
- Additional fitness equipment added to the second floor

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

Technology & Equipment
- Adequate, but should be on rotation from replacement

Recommendations

Proposed Projects
- Adequate, but should be on rotation for replacement

Potential Future Use
- No change in use proposed

B3 Data Analysis

EUI 49.32
Baseline 83.32
Change from Baseline -40.81
Data as of September 2021 in kBtu/SF

Space Utilization Summary

<table>
<thead>
<tr>
<th>CLASSROOMS</th>
<th>LABS</th>
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<tbody>
<tr>
<td># of Rooms</td>
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<tr>
<td>Weekly room hrs available</td>
<td>32</td>
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<td>Hrs used / week</td>
<td>8.4</td>
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<td>Hrs used %</td>
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<td>Seat use %</td>
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Building Number E26275T1202
Year Built 2002
Building Size (GSF) 115,220
Number of Floors 1
Current Replacement Value (000's) $49,786
Backlog (000's) $1,822
Facility Condition Index (FCI) 0.04, Excellent
5-year Renewal Forecast (000's) $11,002
5-year FCI 0.22, Fair
Roof Type Built-up Asphalt
Building Exterior Brick

February 20, 2023
Rochester Regional Sports Center Utilization

First Floor

3: BUILDING CONDITIONS
SPACE UTILIZATION

Lab  Classroom

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

Note: percent based on a 32 hour week using Fall 2021 data
Rochester Regional Sports Center

Main Entry

Fieldhouse

Second Floor Circulation

Weight Room

Classroom / Meeting Room

Multi-Purpose Fitness Room

Wrestling Room

Performance Court
Central Chiller Plant

Current Use
Physical Plant

Building Condition Summary

Backlog
- None

Projects Completed Since Last CFP
- Constructed since the last CFP was completed

Issues
- None

Technology & Equipment
- Good condition

Recommendations

Proposed Projects
- Chiller Plant Upgrades and Extension (HEAPR)

Potential Future Use
- No change in use proposed

B3 Data Analysis
This building is not submetered.

Space Utilization Summary
There are no classrooms or labs in this building.
Grounds Storage Garage

**Current Use**
Storage

**Building Condition Summary**

**Backlog**
- None.

**Projects Completed Since Last CFP**
- Constructed after the last CFP

**Issues**
- None

**Technology & Equipment**
- Not Applicable

**Recommendations**

**Proposed Projects**
- None

**Potential Future Use**
- No change in use proposed

**B3 Data Analysis**
This building is not submetered.

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<thead>
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<td>5-year FCI</td>
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<td>Roof Type</td>
<td>Metal</td>
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<tr>
<td>Building Exterior</td>
<td>Masonry, Precast</td>
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</table>

Building Exterior

Salt / Sand Storage - Used for General Storage

Interior Vehicle Storage

Interior Storage

Rochester Community and Technical College Comprehensive Facilities Plan
### Rochester Regional Stadium Garage

#### Current Use
- Storage

#### Building Condition Summary

**Backlog**
- None.

**Projects Completed Since Last CFP**
- None

**Issues**
- None.

**Technology & Equipment**
- Not Applicable

#### Recommendations

**Proposed Projects**
- None

**Potential Future Use**
- No change in use proposed

#### B3 Data Analysis

Refer to overall Rochester Regional Stadium Dome data.

#### Space Utilization Summary

There are no classrooms or labs in this building.

<table>
<thead>
<tr>
<th>Building Number</th>
<th>Year Built</th>
<th>Building Size (GSF)</th>
<th>Number of Floors</th>
<th>Current Replacement Value (000's)</th>
<th>Backlog (000's)</th>
<th>Facility Condition Index (FCI)</th>
<th>5-year Renewal Forecast (000's)</th>
<th>Roof Type</th>
<th>Building Exterior</th>
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<tr>
<td>E26275T2011</td>
<td>2008</td>
<td>563</td>
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<td>$274</td>
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<td>$6</td>
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<td>Concrete Block</td>
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<tr>
<td>Building Number</td>
<td>Year Built</td>
<td>Building Size (GSF)</td>
<td>Number of Floors</td>
<td>Current Replacement Value (000's)</td>
<td>Backlog (000's)</td>
<td>Facility Condition Index (FCI)</td>
<td>5-year Renewal Forecast (000's)</td>
<td>Roof Type</td>
<td>Building Exterior</td>
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<td>-----------------</td>
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<td>E26275T0101</td>
<td>2001</td>
<td>1,000</td>
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<td>$240</td>
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<td>$48</td>
<td>Asphalt Shingles</td>
<td>Siding</td>
</tr>
</tbody>
</table>
Storage Building 02

Current Use
Storage

Building Condition Summary

Backlog
- None.

Projects Completed Since Last CFP
- None

Issues
- None

Technology & Equipment
- Not Applicable

Recommendations

Proposed Projects
- None

Potential Future Use
- No change in use proposed

B3 Data Analysis
This building is not submetered.

<table>
<thead>
<tr>
<th>Building Number</th>
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<tbody>
<tr>
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<td>2001</td>
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<td>Building Size (GSF)</td>
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<tr>
<td>Number of Floors</td>
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</tr>
<tr>
<td>Current Replacement Value (000's)</td>
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<tr>
<td>Backlog (000's)</td>
<td>$0</td>
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<tr>
<td>Facility Condition Index (FCI)</td>
<td>0, Excellent</td>
</tr>
<tr>
<td>5-year Renewal Forecast (000's)</td>
<td>$48</td>
</tr>
<tr>
<td>5-year FCI</td>
<td>0.2, Fair</td>
</tr>
<tr>
<td>Roof Type</td>
<td>Asphalt Shingles</td>
</tr>
<tr>
<td>Building Exterior</td>
<td>Siding</td>
</tr>
</tbody>
</table>

Storage Building 04

Current Use
Storage

Building Condition Summary

Backlog
Building Exteriors

Projects Completed Since Last CFP
- None

Issues
- None

Technology & Equipment
- Not Applicable

Recommendations

Proposed Projects
- None

Potential Future Use
- No change in use proposed

B3 Data Analysis
This building is not submetered.

<table>
<thead>
<tr>
<th>Building Number</th>
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<tr>
<td>Year Built</td>
<td>1997</td>
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<td>Building Size (GSF)</td>
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<td>Number of Floors</td>
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<tr>
<td>Current Replacement Value (000's)</td>
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<td>Backlog (000's)</td>
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<td>0.1, Good</td>
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<tr>
<td>5-year Renewal Forecast (000's)</td>
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<tr>
<td>5-year FCI</td>
<td>0.18, Fair</td>
</tr>
<tr>
<td>Roof Type</td>
<td>Asphalt Shingles</td>
</tr>
<tr>
<td>Building Exterior</td>
<td>Siding</td>
</tr>
</tbody>
</table>
Storage Building 05

Current Use
Storage

Building Condition Summary
Backlog
- None

Projects Completed Since Last CFP
- None

Issues
- None

Technology & Equipment
- Not Applicable

Recommendations
Proposed Projects
- None

Potential Future Use
- No change in use proposed

B3 Data Analysis
This building is not submetered.

<table>
<thead>
<tr>
<th>Building Number</th>
<th>E26275T0990</th>
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<tbody>
<tr>
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<td>Building Size (GSF)</td>
<td>1,000</td>
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<tr>
<td>Number of Floors</td>
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<tr>
<td>Current Replacement Value (000's)</td>
<td>$153</td>
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<tr>
<td>Backlog (000's)</td>
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<tr>
<td>Facility Condition Index (FCI)</td>
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</tr>
<tr>
<td>5-year Renewal Forecast (000's)</td>
<td>$27</td>
</tr>
<tr>
<td>5-year FCI</td>
<td>0.18, Fair</td>
</tr>
<tr>
<td>Roof Type</td>
<td>Asphalt Shingles</td>
</tr>
<tr>
<td>Building Exterior</td>
<td>Siding</td>
</tr>
</tbody>
</table>

Storage Building 06

Current Use
Youth Baseball Storage

Building Condition Summary
Backlog
- None

Projects Completed Since Last CFP
- None

Issues
- None

Technology & Equipment
- Not Applicable

Recommendations
Proposed Projects
- None

Potential Future Use
- No change in use proposed

B3 Data Analysis
This building is not submetered.

<table>
<thead>
<tr>
<th>Building Number</th>
<th>E26275T1094</th>
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<tbody>
<tr>
<td>Year Built</td>
<td>1994</td>
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<td>Building Size (GSF)</td>
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<td>Number of Floors</td>
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<td>5-year Renewal Forecast (000's)</td>
<td>$41</td>
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<tr>
<td>5-year FCI</td>
<td>0.2, Fair</td>
</tr>
<tr>
<td>Roof Type</td>
<td>Metal Roofing</td>
</tr>
<tr>
<td>Building Exterior</td>
<td>Concrete Block</td>
</tr>
</tbody>
</table>
Storage Building 07

Current Use
Youth Football Storage

Building Condition Summary
Backlog
- None.

Projects Completed Since Last CFP
- None

Issues
- None

Technology & Equipment
- Not Applicable

Recommendations
Proposed Projects
- None

Potential Future Use
- No change in use proposed

B3 Data Analysis
This building is not submetered.

<table>
<thead>
<tr>
<th>Building Number</th>
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<tr>
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<td>Building Size (GSF)</td>
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<td>Backlog (000's)</td>
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<tr>
<td>5-year Renewal Forecast (000's)</td>
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<tr>
<td>5-year FCI</td>
<td>0.2, Fair</td>
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<tr>
<td>Roof Type</td>
<td>Metal Roofing</td>
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<tr>
<td>Building Exterior</td>
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Storage Building 08

Current Use
Storage

Building Condition Summary
Backlog
- None.

Projects Completed Since Last CFP
- None

Issues
- None

Technology & Equipment
- Not Applicable

Recommendations
Proposed Projects
- None

Potential Future Use
- No change in use proposed

B3 Data Analysis
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Storage Building 09

Current Use
Grounds Storage

Building Condition Summary
Backlog
- None.

Projects Completed Since Last CFP
- None

Issues
- None

Technology & Equipment
- Not Applicable

Recommendations
Proposed Projects
- None

Potential Future Use
- No change in use proposed

B3 Data Analysis
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Storage Building 10

Current Use
Youth Soccer Storage

Building Condition Summary
Backlog
- None.

Projects Completed Since Last CFP
- None

Issues
- None

Technology & Equipment
- Not Applicable

Recommendations
Proposed Projects
- None

Potential Future Use
- No change in use proposed

B3 Data Analysis
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### Storage Building 11

**Current Use**
Grounds Storage

**Building Condition Summary**

- **Backlog**
  - None.

- **Projects Completed Since Last CFP**
  - None

- **Issues**
  - None

- **Technology & Equipment**
  - Not Applicable

**Recommendations**

- **Proposed Projects**
  - None

- **Potential Future Use**
  - No change in use proposed

**B3 Data Analysis**
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### Storage Building 12

**Current Use**
Youth Fastpitch Softball Storage

**Building Condition Summary**

- **Backlog**
  - None.

- **Projects Completed Since Last CFP**
  - None

- **Issues**
  - None

- **Technology & Equipment**
  - Not Applicable

**Recommendations**

- **Proposed Projects**
  - None

- **Potential Future Use**
  - No change in use proposed

**B3 Data Analysis**
This building is not submetered.

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Storage Building Locations

KEY
1 Storage Building 01
2 Storage Building 02
3 Storage Building 04
4 Storage Building 05
5 Storage Building 06
7 Storage Building 07
8 Storage Building 08
9 Storage Building 09
10 Storage Building 10
11 Storage Building 11
12 Storage Building 12

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

Rochester Youth Football Storage Building

Storage garages north of College Parkway

Storage garage north of College Parkway

Storage garage north of College Parkway

Storage garage north of College Parkway

Storage garage north of College Parkway

Storage garages north of College Parkway
3.3 Auxiliary & Revenue Supported Programs

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

Recreation / Wellness Structures
Refer to the information found in this section on the Rochester Regional Stadium and Regional Sports Center.
4: Proposed Framework for Site Development
4.1 Strategies for Site Development

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

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

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

4.2 Proposed Site Projects

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

Short Term (0 - 5 Years)

G1: Renovation to Support Equity in Industry and Public Safety
Includes potential area for solar panels to support this project. Refer to Section 5 for project description.

S1: College Parkway Pedestrian Safety Improvements
Includes trails, crosswalks, and intersection improvements to fill critical gaps along College Parkway and includes securing and screening the maintenance yard and clarifying adjacent pedestrian connections by ballfields.
- Scope:
  - Add trail along College Parkway to connect with City trail system.
  - Work with City to add east-west crosswalks at the College Parkway and College Drive intersections.
  - Add wayfinding at roundabout intersections in conjunction with pedestrian intersection improvements.
  - Add fence and gates around maintenance yard/building.
  - Add landscape screening of maintenance yard from Highway 22/30th Ave and Collegeview Road.
  - Create a clear distinction between the trail to baseball fields and the service drive to maintenance yard.
- Estimated Cost: (to be confirmed during a preliminary design):
  - Construction (2022 Dollars): $540,000
  - Project (w/o Inflation): $705,000
### S2: Pedestrian Comfort and Safety Projects

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

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

- **Estimated Cost:**
  - Construction (2022 Dollars): $178,000
  - Project (w/o Inflation): $232,000

### S3: Regional Sports Center Site Improvements Phase 1

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

**Scope:**

- Evaluate gravel lot to determine parking capacity need.
- Redesign gravel lot in place of smaller lot with pervious pavement system and stormwater BMPs.
- Add ADA sidewalk connection adjacent to redesigned gravel lot to complete connections between the Main Building and the Regional Sports Center along the west side of Quad.
- Update parking lot lighting, connections, and associated landscaping.

- **Estimated Cost:** (to be confirmed during a preliminary design)
  - Construction (2022 Dollars): $1,220,000
  - Project (w/o Inflation): $1,586,000

### S4: Heintz/CTECH Circulation Improvements

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

- **Scope**
  - Create a clear pedestrian connection from City trail to CTECH/Heintz Center Main doors
  - Update CTECH South Parking lot surfacing and incorporate ADA accessible pathways and planted islands to facilitate pedestrian connection between City trail and building entrances.

- **Estimated Cost:** (to be confirmed during a preliminary design)
  - Construction (2022 Dollars): $465,000
  - Project (w/o Inflation): $600,000

### S5: Wayfinding and Circulation Improvements

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

- **Scope**
  - Continue current wayfinding project to exterior/parking lots
  - Add wayfinding signage to main building entry drive
  - Redesign how main building drive connects to service drive/loading dock area so it is less confusing for visitors.
  - Add signage and raised crosswalk/speed table connecting the north side of main building and the quad.
  - Coordinate with the City to update wayfinding signage on corner of 19th and 4th along with related pedestrian pathways to Heintz west lot as part of the City’s roundabout project slated for 2024.

- **Estimated Cost:** (to be confirmed during a preliminary design)
  - Construction (2022 Dollars): $704,000
  - Project (w/o Inflation): $915,500
S6: Sustainability Studies
Several studies or preliminary planning efforts will help determine next steps on a variety of issues related to the sustainability of the campus and strategic partnerships.

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

- **Estimated Cost:**
  - Project (2022 Dollars w/o Inflation): $250,000

Mid Term (6 - 12 Years)

S7: Campus Entry Improvements
Project includes a adding wayfinding and landscaping to the corner of the Highway 22/30th and Collegeview Road entry into campus.

- **Scope**
  - Add wayfinding/landmark at the corner of Highway 22/30th and Collegeview Road
  - Add landscaping to accent corner and buffer athletic fields

- **Estimated Cost:**
  - Project (2022 Dollars w/o Inflation): $250,000

S8: Regional Sports Center Site Improvements Phase 2
Reconfiguration of the drop-off and parking sequence at the Regional Sports Center will enhance the visitor experience and address circulation issues.

- **Scope**
  - Add a one-way drop off loop on the east side of the Regional Sports Center
  - Redesign north parking lot to accommodate drop-off loop
  - Expand native grasses/stormwater BMPs in conjunction with north parking lot redesign and along low-lying swales in front of Rochester Regional Sports Center and adjacent to College Parkway

- **Estimated Cost:**
  - Construction (2022 Dollars): $2,500,000
  - Project (w/o Inflation): $3,250,000

S9: Lighting and Wi-Fi
Campus lighting should be updated as projects progress, but a comprehensive replacement will be needed and can be combined with expanded Wi-Fi service.

- **Scope**
  - Update exterior lighting (building, parking lot, and pedestrian walkway lighting) as needed with LED technology and Wi-Fi capability to expand network across campus.

- **Estimated Cost:**
  - Construction (2022 Dollars): $850,000
  - Project (w/o Inflation): $1,105,000

S10: Wooded Area
Pending the outcomes of the study done during the short-term, the wooded area can be activated using a variety of recreational trails.

- **Scope**
  - Add trails (single-track mountain bike and/or soft surface hiking trails) within wooded area to activate the space.
- Estimated Cost: (to be confirmed during a preliminary design)
  • Construction (2022 Dollars): $200,000
  • Project (w/o Inflation): $260,000

S11: ADA Improvements

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

- Scope
  • Address any ADA ramps identified as requiring an upgrade in the short-term evaluation.
  • Improve pedestrian connections adjacent to ADA parking stalls in east lot.
  • Improve crosswalk connections from east lot to main building doors.

- Estimated Cost: (to be confirmed during ADA ramp evaluation)
  • Construction (2022 Dollars): $460,000
  • Project (w/o Inflation): $600,000

Long Term (13+ Years)

S12: East Parking Lot Improvements and Pedestrian Connections

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

- Scope
  • Redesign east parking lot to improve traffic flow and sightlines.
  • Refresh planted islands and integrate stormwater management.
  • Add sidewalk/trail connection from 30th Ave along main building entry access.

- Estimated Cost: (to be confirmed during a preliminary design)
  • Construction (2022 Dollars): $845,000
  • Project (w/o Inflation): $1,000,000

S13: West Parking Lot Improvements and Pedestrian Connections

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

- Scope
  • Add planted islands in the west parking lot to improve pedestrian experience and circulation.

- Estimated Cost: (to be confirmed during a preliminary design)
  • Construction (2022 Dollars): $265,000
  • Project (w/o Inflation): $350,000

S14: Outdoor Gathering and Educational Areas

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

- Scope
  • Add gathering area between Heintz center and CTECH building.
  • Add access point to ponds for educational/outdoor classroom use that can withstand seasonal fluctuations.

- Estimated Cost: (to be confirmed during a preliminary design)
  • Construction (2022 Dollars): $600,000
  • Project (w/o Inflation): $800,000
Site Development Short Term (0 - 5 Years)

KEY

- Campus Boundary
- 2' Contour
- Parking Lot
- Transportation Related Project
- Recreation Related Project
- Natural Resources Related Project
- Capital Bonding Related Project
- Potential Area for Solar panels
- College Parkway
- Pedestrian Safety Improvements
- Pedestrian Comfort and Safety Projects
- Regional Sports Center Improvements Ph1
- Heintz/CTECH Building
- Circulation Improvements
- Wayfinding
- Sustainability Studies

Aerial & parcel data provided by Olmsted County. Topographic data provided by the Minnesota DNR. Campus facility & infrastructure data provided by RCTC.
Site Development Mid Term (6 - 12 Years)
Site Development Long Term (13+ Years)
5: Proposed Framework for Building Development
5.1 Strategies for Building Development

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

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

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

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

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

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

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

C1: Student Collaboration Area
Convert an underutilized, second floor classroom in Heintz Center to a study and collaboration lounge to support students in the Dental Assistant and Dental Hygiene programs.

C2: Dental Instructional Lab Expansion
Due to high demand, expand the instructional lab space dedicated to the dental hygiene and dental assistant programs in the Heintz Center. Consider simulation to expand the educational opportunities.
Funding is anticipated to be sourced from leveraged equipment, Perkins, general fund balance and donors / sponsorships

C3: Student Services Flex Space
Provide an area in Heintz Center for the delivery of student services, via visiting staff or virtual meetings between Heintz Center and the Main Campus.

C4: Renovate Former Student Services
Renovate the former Student Services area in the Main Building.

C5: Renovate ST305/309
Renovate ST305, ST309 and supporting areas in the Main Building. While full renovation of the building is a proposed capital project, these spaces are in critical need of updating.

C6: Interior Wayfinding and Signage Improvements (Phase 3)
The campus has made significant progress in addressing wayfinding challenges through improved room and wayfinding signage and maps. This effort should continue on the Main Campus by completing Phase 3 of the project.

C7: Additional Testing Rooms (disability services)
Provide additional private testing rooms for students that require accommodations such as extended time, writer / scribe, reader, or a room with fewer distractions.

C8: East Hall Student Resource Renovation & PTECH
Renovate select areas of East Hall to relocate Hive Supply (food shelf) near a primary entrance and convert underutilized classrooms into Zoom rooms to support online learning.
Renovate spaces to support the PTECH program. Depending on the success of the ongoing partnership and its potential expansion, East Hall may want to be solely dedicated to PTECH. Since this transformation likely wouldn’t receive funding through Minnesota State’s bonding efforts, it is included as a campus funded project.

C9: Learning Commons
Co-locate the Learning Center and Library for a centralized location for academic support. Project to include reconfiguring the large computer lab to reflect usage.

C10: College Center Renovations
Renovate College Center to provide additional Student Life amenities and a re-imagined food service concept to reduce operational costs. While this could be a revenue fund project, at the time of the comprehensive plan, students were not in favor of increased fees to pay for the renovations.

C11: Fieldhouse Floor Replacement
Replace the fieldhouse floor in the Regional Sports Center.

C12: Reuse Former Bookstore Space
Renovate the former bookstore space for reuse. Future use is to be determined.
5.3 Proposed HEAPR Projects

Short Term (0 - 5 Years)

H1: Coffman Hall Roof Replacement
Replace roof on Coffman Hall, changing from a ballasted membrane to a Minnesota State compliant built-up roof system.

H2: Chiller Plant Upgrades and Extension
This project is the 2nd phase of the central chiller plant improvements and will improve the overall efficiency, occupant comfort, and indoor air quality to the building areas currently served by the Science and Technology Hall chillers. The project will expand the capacity of the existing chiller plant by adding chillers 2 and 3 as originally anticipated in the design.

H3: Heintz Center HVAC Improvements, Ph III
Project includes the 3rd and final phase of replacing the Heintz Center HVAC system and connection to the central chiller plant. This phase will replace the HVAC systems including AHU-12, serving the Heintz Center Commons Area and 1300 Suite.

H4: Skylight Replacement
Replace skylights in the Heintz Center. While these were original part of a predesign for 2022 capital funding, there were excluded in the 2024 predesign due to budget concerns.

H5: Main Campus Building Exterior Envelope Repairs
Project includes replacement of damaged or missing exterior bricks, mortar and control joint repair, PVC flashing replacement, and interior painting. Interior painting will likely require lead testing. A predesign for this work has been completed.

H6: Main Campus Building Exterior Window and Door Replacement
Replace failing exterior windows and doors that are in critical condition to mitigate water and air intrusion. A predesign has been completed for this project.

H7: Heintz Center Roof Replacement 1976 Addition
Roof replacement and improved insulation in the 1976 Addition to address water infiltration and damage in the “H-Wing” and Student Comments.

H8: Heintz Center Exterior Envelope Repairs
Replacement of damaged or missing bricks, replacement of missing mortar joints, resealing of control joints. Project to provide tuckpointing and flashing throughout.

H9: Rochester Regional Sports Center Water Heater Replacement
This project replaces the natural gas-fired water heaters with new systems producing domestic hot water from the steam served to the building by the Olmsted County Waste-to-Energy Facility.

H10: Student Services Roof Replacement
Roof replacement and improved insulation in the Student Services area to address damage and water infiltration. A Schematic Design report was completed in 2020 for this project.

H11: Goddard Library Roof Replacement
Roof replacement and improved insulation in the Goddard Library area to address damage and water infiltration. A Schematic Design report was completed in 2020 for this project.

H12: College Center Roof Replacement
Roof replacement and improved insulation in the College Center area to address damage and water infiltration. A Schematic Design report was completed in 2020 for this project.
H13: Art Hall Roof Replacement
Roof replacement and improved insulation in the Art Hall to address damage and water infiltration. A Schematic Design report was completed in 2020 for this project.

H14: Phase I and II Domestic Water Piping Replacement
This project replaces the domestic hot and cold water piping systems (and fixtures) with copper piping or other code / Minnesota State approved, economically viable materials. Conceptual planning was completed in 2012.

H15: Phase III and IV Domestic Water Piping Replacement
This project replaces the domestic hot and cold water piping systems (and fixtures) with copper piping or other code / Minnesota State approved, economically viable materials.

H16: College Center Second Floor Toilet Room Renovations and Accessibility Upgrades
The second floor toilet room in the College Center is the last toilet room that requires updating on campus. This project will update the toilet room to match current standards.

H17: Heintz Center Lighting Upgrades
The project replaces existing fluorescent downlights with more efficient 2x2 LED light fixtures in the majority of public areas. This could also be explored as a campus funded project.

H18: Art Hall AHU Replacement and Heating System Conversion
Replace AHU-1 and AHU-2 with new VAV Units. Associated energy management systems will be upgraded to direct digital controls and integrated into the existing campus Building Automation System.

H19: College Center AHU Replacement and Heating System Conversion
Replace AHU CC-1 through CC-6 with new VAV units. Associated energy management systems will be upgraded to direct digital controls and integrated into the existing campus Building Automation System.

H20: Phase III Central Chilled Plant Upgrades and System Extension to Rochester Regional Sports Center
Expansion of the Central Chiller Plant system capacity to includes a new 500 ton chiller and cooling tower, pumps, and buried distribution legs. Conceptual Planning was completed in 2012.

H21: East Hall Entrance Vestibule Remodel
Expand the existing vestibule area by 400 sq ft to accommodate use as an entrance air-lock and holding / waiting area for students and faculty. Replace the all glass envelope for energy performance.
5.4 Proposed Capital Projects

**Short Term (0 - 5 Years)**

**G1: Renovation to Support Equity in Industry and Public Safety**

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

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

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

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

**G3: Improve Access to Student Services**

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

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

Square Footage (to be confirmed via a predesign):
- Renovation: 16,000 GSF
- Renewal: 0

Costs (to be confirmed via a predesign):
- Construction (2022 Dollars): $3,200,000
- Project (w/o Inflation): $4,160,000

**Mid Term (6 - 12 Years)**

**G2: Revitalize Science and Technology Hall**

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

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

Square Footage (to be confirmed via a predesign):
- Renovation: 25,300 GSF
- Renewal: 7,300 GSF

Costs (to be confirmed via a predesign):
- Construction (2022 Dollars): $7,060,000
- Project (w/o Inflation): $9,175,000

**Long Term (13+ Years)**

**G4: Fine Arts Renovations**

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

Scope: Renovate the following areas:
- First floor, College Center and Hill Theater
- Second floor, College Center and Hill Theater

Square Footage (to be confirmed via a predesign):
- Renovation: 16,300 GSF
- Renewal: 14,500 GSF

Costs (to be confirmed via a predesign):
- Construction (2022 Dollars): $7,060,000
- Project (w/o Inflation): $9,175,000
5: Building Development

5G: Simulation Center

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

Scope: Renovate underutilized areas of the Heintz Center

Square Footage (to be confirmed via a predesign):
- Renovation: 21,000 GSF
- Renewal: 6,500 GSF

Costs (to be confirmed via a predesign):
- Construction (2022 Dollars): $5,700,000
- Project (w/o Inflation): $7,400,000
Building Development: Heintz Center Short Term

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

Not pictured
- Various HEAPR Projects

Floor 1

Floor 2
Building Development: Heintz Center Short Term
G1: Renovation to Support Equity in Industry and Public Safety

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

February 20, 2023
Building Development: Heintz Center Long Term

KEY

STEM Simulation Center

Not Pictured

Various HEAPR Projects
Building Development: Main Building Mid and Long Term

**KEY**

**Mid Term**
- Revitalize Science and Technology Hall
- Improve Access to Student Services
- East Hall Student Resource Renovation & PTECH

**Long Term**
- Fine Arts Renovations

Floor 1
Building Development: Main Building Mid and Long Term

**KEY**

**Mid Term**
- Renovate Science and Technology Hall
- East Hall, Student Resource Renovation & PTECH
- Learning Commons

**Long Term**
- Fine Arts Renovations
Building Development: Main Building Mid and Long Term

**MID TERM**
- Renovate Science and Technology Hall
- Learning Commons

**LONG TERM**
- College Center Renovations

Floor 3

Floor 4
### 6.1 Proposed Projects Matrix

<table>
<thead>
<tr>
<th>Rank</th>
<th>Project Name</th>
<th>EST Area (GSF)</th>
<th>Demo</th>
<th>renovation</th>
<th>renewal</th>
<th>Project Cost (in $'000’s)</th>
<th>Schedule</th>
<th>Funding Source</th>
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<td><strong>Main Campus</strong></td>
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<tr>
<td>G2</td>
<td>Revitalize Science and Technology Hall</td>
<td>25,300</td>
<td>7,300</td>
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<td>$10,468</td>
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<td>G3</td>
<td>Improve Access to Student Services</td>
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<td>$9,175</td>
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<tr>
<td>C4</td>
<td>Renovate Former Student Services</td>
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<td>Renovate ST305/309</td>
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<td>C6</td>
<td>Interior Wayfinding and Signage Improvements (Phase 3)</td>
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<td>Additional Testing Rooms</td>
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<td>C8</td>
<td>East Hall Student Resources &amp; PTECH</td>
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<td>Learning Commons</td>
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<td>C10</td>
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<td>Reuse Former Bookstore Space</td>
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<td>H1</td>
<td>Coffman Hall Roof Replacement</td>
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<td>Ph II Chiller Plant Upgrades and Extension</td>
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<td>Exterior Envelope Repairs</td>
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<td>Goddard Library Roof Replacement</td>
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<td>Art Hall Roof Replacement</td>
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<thead>
<tr>
<th>RANK</th>
<th>PROJECT NAME</th>
<th>EST AREA (GSF)</th>
<th>SCHEDULE</th>
<th>FUNDING SOURCE</th>
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<tbody>
<tr>
<td>H14</td>
<td>Phase I and II Domestic Water Piping Replacement</td>
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<td>East Hall Entrance Vestibule Remodel and Small Addition</td>
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**Heintz Center**

<table>
<thead>
<tr>
<th>PROJECT NAME</th>
<th>EST AREA (GSF)</th>
<th>SCHEDULE</th>
<th>FUNDING SOURCE</th>
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<tbody>
<tr>
<td>G1 Renovation to Support Equity in Industry and Public Safety</td>
<td>38,850 14,100</td>
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<tr>
<td>G5 STEM Simulation Center</td>
<td>21,000 6,500</td>
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<tr>
<td>C1 Student Collaboration Area</td>
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<td>C2 Dental Instruction Lab Expansion</td>
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<td>C3 Student Services Flex Space</td>
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<td>H3 HVAC Improvements Phase III</td>
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<td>H7 Roof Replacement 1976 Addition</td>
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<td>H17 Lighting Upgrades</td>
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**Regional Sports Center**

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<thead>
<tr>
<th>PROJECT NAME</th>
<th>EST AREA (GSF)</th>
<th>SCHEDULE</th>
<th>FUNDING SOURCE</th>
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<tbody>
<tr>
<td>C11 Fieldhouse Floor Replacement</td>
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<td>H9 Water Heater Replacement</td>
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<td>H20 Phase III Central Chilled Plant Upgrades and System Extension</td>
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<th>EST AREA (GSF)</th>
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<th>FUNDING SOURCE</th>
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<tr>
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<td>DEMO</td>
<td>RENOVATION</td>
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<td>S1</td>
<td>College Parkway Pedestrian Safety Improvements</td>
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<td>S2</td>
<td>Pedestrian Comfort and Safety Projects</td>
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<td>S3</td>
<td>Regional Sports Center Site Improvements Phase 1</td>
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<td>S4</td>
<td>Heintz/CTECH Circulation Improvements</td>
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<td>S5</td>
<td>Wayfinding and Circulation Improvements</td>
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<td>Sustainability Studies</td>
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<td>Campus Entry Improvements</td>
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<td>Lighting and Wi-Fi</td>
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<td>East Parking Lot Improvements and Pedestrian Connections</td>
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<td>West Parking Lot Improvements and Pedestrian Connections</td>
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<td>S14</td>
<td>Outdoor Gathering and Educational Areas</td>
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6.2 Proposed Projects Impact

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

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