Black Hawk College

District-Wide Facilities Master Plan

August 2021

Black Hawk College

Table of Contents

The 2021 District-Wide Facilities Master Plan for Black Hawk College summarizes the master planning process, findings, and resulting recommendations for short-term and long-term growth and development of the College's two primary campuses located in Moline, Illinois *(Quad Cities Campus)* and Galva, Illinois *(East Campus)* as well as its satellite facilities.

The planning process was undertaken to support the College's mission and vision, along with its ongoing strategic planning process, and is based on a detailed analysis of existing conditions, goals and objectives, and programmatic needs throughout the Black Hawk College community. Upon approval, this document is intended to serve as a guide for the community's investment, protection, and utilization of its valuable land and building resources as they are developed over time.

It is important to note that the Facilities Master Plan truly represents a "snapshot in time" and accounts for the College's current thoughts on how to best respond to potential future issues as they arise. With this in mind, the Facilities Master Plan must always be viewed as a "living document" that will inherently change over time as the institution's needs, challenges, and growth patterns change.

The District-Wide Facilities Master Plan for Black Hawk College was prepared with the assistance and input from numerous stakeholders throughout the College community. The planning team consisted of the following groups of individuals:

- Steering Committee
- Focus Groups
- Administrative Work Group
- Board of Trustees

The Steering Committee was made up of a cross-section through the College community and included representatives from the College administration. The primary function of this group was to provide holistic input and feedback to the planning team throughout the planning process, taking into considering the needs identified by the Focus Groups. The Steering Committee acted as the ultimate guiding force throughout the process, ultimately making planning recommendations for review and approval by the Board of Trustees.

The Steering Committee included the following individuals:

Tim Wynes, J.D.	President
Steve Frommelt	Vice President for Finance and Administration
Dr. Amy Maxeiner	Vice President for Instruction & Student Services
Bob McChurch	Quad Cities Campus Facilities Superintendent
Kathy Malcolm	Exec. Dir. for Planning and Instit. Effectiveness
Ray Jacobs	East Campus Director of Operations
Ryan White	Co-Chief Information Officer
Shawn Cisna	Chief of Police

In addition to the Steering Committee, the planning team wishes to express its gratitude to the numerous members of the College's faculty, staff, students, and community-at-large for their participation in focus group meetings as they provided the planning team with invaluable information regarding their specific areas/programs throughout the College.

Following is a list of Focus Groups that participated in the Focus Group meeting sessions. Each Focus Group meeting was held for both the Quad Cities Campus and the East Campus combined, in a district-wide format. The Focus Groups which are specific to East Campus programs are listed with an *(East Campus)* designation.

- Math / Speech
- Nursing / Health Careers
- Art / Music
- Business / Computer Science
- Humanities and Languages / English
- Library / TRIO / Tutoring
- Social Sciences / Psychology and Sociology
- Engineering Technology / Manufactoring / Welding
- Equine *(East Campus)*
- Agriculture *(East Campus)*
- Auto *(East Campus)*
- Ag Mechanics *(East Campus)*
- Criminal Justice
- Early Childhood
- International Studies / ESL
- Athletics / Pool
- Fitness Center
- District-Wide Services
- Finance / Financial Aid
- Bursar
- Administration
- Accounting / Bursar
- Advising
- Counseling
- Facilities / Grounds
- Campus Police
- Enrollment Services / Career Services
- Campus Services
- Bookstore
- Human Resources / Payroll
- Information Technology Services
- Marketing & Public Relations
- Planning & Institutional Effectiveness
- Purchasing
- Community / Foundation / Board
- Independent Learning Center
- Student Services / Student Government Association

Finally, the Administrative Work Group was responsible for working with the planning team to develop the planning process and logistics plan, and to ensure that the process and overall schedule was followed by the planning team.

The Administrative Work Group included the following individuals:

Tim Wynes, J.D.	President
Steve Frommelt	Vice President for Finance & Administration
Dr. Amy Maxeiner	Vice President for Instruction & Student Services

To assist in the development of the Facilities Master Plan, the College engaged Demonica Kemper Architects.

Executive Summary

The Facilities Master Plan document is a critical review of the existing facilities and land use for Black Hawk College, and includes a plan of prioritized projects that respond to the challenges facing the College as it functions in a dynamic environment.

Purpose

The purpose of the Facilities Master Plan is to provide a rational and orderly plan to address existing concerns, provide for current needs, and accommodate future needs throughout the Black Hawk College District. In order to accomplish its mission and its strategic plan over time, the College will likely require additional facilities and improvements/ upgrades to its existing physical resources.

The Facilities Master Plan must align with and support the College's mission, objectives, and core values. In addition, as the College continues to develop and evaluate its Strategic Plan, the Facilities Master Plan must be aligned with the initiatives set forth in the Strategic Plan.

The Planning Process

The master planning process was organized into three distinct phases as follows:

Phase 1 - Inventory & Assessment
Phase 2 - Concept Development & Prioritization
Phase 3 - Master Plan Development

The Facilities Master Plan was completed in accordance with the following timeline:

Phase 1 – Inventory & Assessment

The Inventory & Assessment Phase included the evaluation and documentation of existing physical conditions and space use throughout the Black Hawk College facilities as well as an in-depth understanding of programmatic needs and critical issues to be addressed as part of the planning process. The evaluation of existing conditions was conducted through a series of site visits throughout the various College facilities as well as a thorough review of existing facility related documentation provided by the College. The programmatic needs and critical issues were identified through a series of focus group meetings and interviews with numerous stakeholder groups throughout the College community. Once gathered and evaluated, this information was reviewed with the Steering Committee and ultimately formed the basis upon which the master planning concepts were developed.

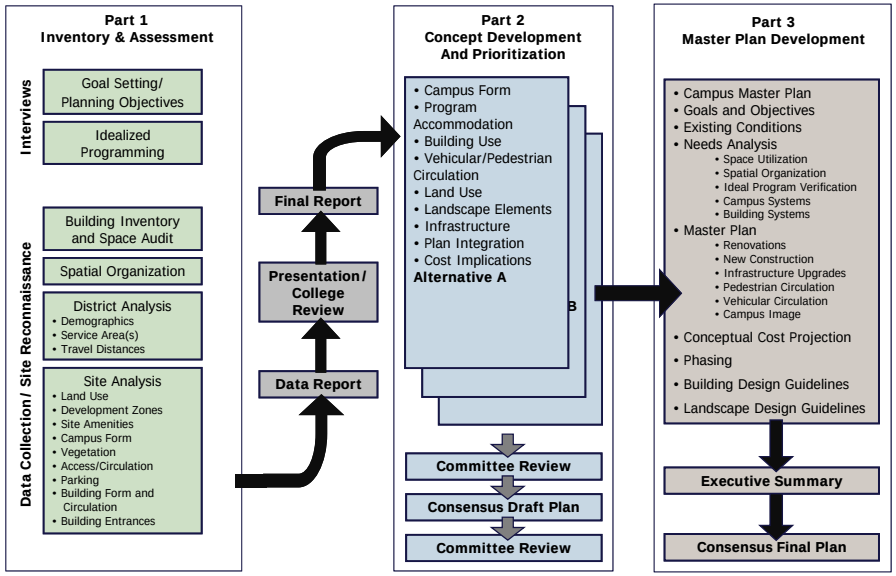
Phase 2 - Concept Development and Prioritization

Based on information derived during the Inventory and Assessment Phase, various concept alternatives were developed to address the concerns and issues that exist at each campus. Each alternative was tested against the planning objectives and the identified program needs to ensure that they met the needs of the College, and were reviewed in detail with the Steering Committee. This phase of the process was highly iterative, and interaction with the Steering Committee occurred primarily during a series of workshop sessions. Between the workshop sessions, the planning team documented, generated, and developed concepts and ideas for review at subsequent workshop sessions.

At the completion of this phase, a consensus plan was agreed upon, reviewed by the Steering Committee, and ultimately served as the initial draft of the Facilities Master Plan.

Phase 3 – The Master Plan

The consensus plan underwent additional development through various stages of testing and refinement. Simultaneously, a prioritization plan along with cost estimates for each of the major projects identified in the master plan were developed and reviewed with the Steering Committee and Board of Trustees for consensus. Ultimately, a final draft of the plan was prepared to clearly define the rationale and process for the planning effort.



College History

Black Hawk College began as Moline Community College in 1946 in Moline High School to accommodate World War II veterans seeking higher education. The College was organized into three divisions:

- Moline Cooperative Extension of the University of Illinois
- Terminal Course Division for career training
- Adult Education Division for personal enrichment

In 1961, Moline Community College became Black Hawk College, the first county-wide junior College in Illinois. The College expanded as neighboring school districts petitioned to join the College district, and in 1965, with the passage of *"The Illinois Public Junior College Act,"* Black Hawk College became part of the state's system of higher education, committed to offering traditional liberal arts courses, occupational courses, and adult education courses at its campus in Moline.

At the request of citizens in Kewanee, the College expanded its operations to communities in the southeastern portion of the district. Instruction was delivered at the Kewanee National Guard Armory and at Kewanee High School beginning in 1967, and instruction began at the present site of the East Campus in 1971. The East Campus was operationally separate from the Quad Cities Campus from 1971-1989, and at the request of the College, the North Central Association (NCA) approved unification of the campuses in 1986. Subsequently, in 1989, the Illinois Community College Board *(ICCB)* recognized Black Hawk College as one College with two campuses. The two campuses continue to be united, with each offering a full complement of courses and curricula.

Black Hawk College currently operates within Illinois Community College District #503, an area encompassing approximately 2,200 square miles in nine counties within northwestern Illinois. The College offers 31 degrees and 47 occupational certificate programs and serves over 8,000 credit and non-credit students.

Mission and Vision Statements

As the planning process began, it was important to be cognizant of the ideals under which the College operates. The Mission Statement and Vision Statement for the institution best summarize these ideals.

Black Hawk College's ***Mission Statement*** is as follows:

"Inspire students. Develop talent. Strengthen communities."

Black Hawk College's ***Vision Statement*** is as follows:

"Prepare learners to live and work in diverse global communities through the relentless pursuit of student success, innovation and educational excellence."

Strategic Plan

In addition to supporting the College's mission, objectives, and core values, the Facilities Master Plan must align with and support the College's Strategic Plan. As the Strategic Plan continues to be developed by the College and evolve over time, the Facilities Master Plan must also include the flexibility to adapt to and align with developments of the Strategic Plan.

The Master Plan

The Facilities Master Plan illustrates the preferred direction for facilities growth and upgrades throughout the District. It identifies the intent of building organization, spatial organization, vehicular circulation and parking, pedestrian circulation, landscaping, and infrastructure needs as the facilities are developed.

In addition to the development of new facilities at both campuses, numerous adjustments have been proposed to existing facilities in order to improve the experience of the campuses and create efficiencies for students and the College community as a whole.

Implementation Plan

During the development of the Facilities Master Plan it was important to identify possible costs associated with each potential project in order for the College to understand the resources that will be required to implement the work. These costs also assisted in the overall prioritization of the work to ensure that the implementation plan was feasible.

It is important to note that the work as identified is not all intended to occur simultaneously. In fact, as the Master Plan develops on an ongoing basis, some of the items identified in this plan may drop off the list of priorities as the College's priorities evolve. At the same time, other concepts and ideas may be moved forward.

The project cost opinions listed on the following pages are estimates as of August, 2021, and do not carry escalated costs to reflect inflation beyond that date.

Specific projects on the following pages are color coded to identify projects that are related to one another from an operational / construction sequencing standpoint.

Quad Cities Campus - Implementation Plan

Priority A Projects		Estimated Cost
A-1	Building 3 Renovation	$34,810,000
A-2	Building 2 Renovation	$16,010,000
A-3	Parking Lot 3 Expansion	$1,705,000
A-4	Softball Field Relocation	$2,240,000
A-5	Baseball Field Upgrades	$4,960,000
A-6	District-Wide IT Infrastructure Upgrades	$5,000,000
Total Priority A		***$64,725,000***

Priority B Projects		Estimated Cost
B-1	New CTE Building *(High Bay & Industrial Labs)*	$34,215,000
B-2	Building 2 & STB CTE Lab Upgrades	$3,320,000
B-3	New Furniture Storage Building *(Prefabricated Building Structure)*	$945,000
B-4	New Facilities Storage / HCCTP Building *(Prefabricated Building Structure)*	$1,595,000
Total Priority B		***$40,075,000***

Priority C Projects		Estimated Cost
C-1	Building 4 Renovation	$10,485,000
C-2	Building 1 - Music & Conference Center Addition	$9,235,000
C-3	New Diesel / Large Truck Technology Building *(Potential addition to new CTE Building)*	$7,900,000
C-4	New Indoor Turf Fieldhouse *(Prefabricated Building Structure)*	$9,350,000
C-5	New Art Annex: Ceramics Lab Building *(Prefabricated Building Structure)*	$1,360,000
C-6	New Cross Campus Pathway	$1,000,000
Total Priority C		***$39,330,000***

*Color coded to identify projects that are related to one another from an operational / construction sequencing standpoint.

Alternative Options to Priority A-1 *(Building 3 Upgrades)*	**Estimated Cost**
Demolish and Replace Building 3 with a New Building *(Same Programs Included in Renovation Option)*	$56,940,000
Demolish and Replace Building 3 with a New Academic Building and a Separate New Athletics / Fitness Center	$59,115,000

Alternative Options to Priorities A-4 & A-5 *(Ball Field Upgrades)*	**Estimated Cost**
Softball Field Relocation: Seed, Irrigation, Lighting, Support Facilities *(In lieu of Artificial Turf)*	$945,000
Baseball Field Upgrades: Seed, Irrigation, Lighting, Support Facilities *(In lieu of Artificial Turf)*	$2,360,000
Safety Improvements Only at Existing Softball Field	$300,000
Safety Improvements Only at Existing Baseball Field	$500,000

East Campus - Implementation Plan

Priority A Projects		Estimated Cost
A-1	New Student Center	$19,770,000
A-2	Renovate Buildings A & B	$5,900,000
A-3	Demolish Temporary Buildings / Removal of Center Drive / Complete Ring Road / New Parking Lot	$2,595,000
A-4	New Automotive & Ag Mechanics Building	$11,060,000
Total Priority A		***$39,325,000***

Priority B Projects		Estimated Cost
B-1	Replace Switchgear	$180,000
B-2	Facilities Garage Addition & Renovation *(Building B)*	$1,220,000
B-3	New Service Drive *(Connect Buildings B & C to Ring Road)*	$590,000
B-4	Vet Sciences Additions & Site Upgrades *(Birthing Lab, Offices, Animal Ward Yard Upgrades, Generator)*	$1,425,000
B-5	Trailer Parking Area Upgrades	$325,000
B-6	New Turnout: Double Size of Existing	$205,000
B-7	Upgrade Landscaping *(At Black Hawk Road Entrances & Throughout Campus)*	$235,000
B-8	New Conference Center	$8,990,000
B-9	New Event / Multipurpose Center	$11,650,000
Total Priority B		***$24,820,000***

*Color coded to identify projects that are related to one another from an operational / construction sequencing standpoint.

Alternative Options to Priority A-4 (26,500 sf Auto / Ag. Mech. Building)	Estimated Cost
New 72,000 sf Auto / Ag Mech. Building *(Based on Focus Group Requests in lieu of Steering Committee Recommendation)*	$28,755,000

Alternative Options to Priority B-8 (New Conference Center)	Estimated Cost
Renovate Building C into a Conference Center in lieu of a New / Larger Conference Center Facility	$2,460,000

Legend

RENOVATION | NEW CONSTRUCTION | SITE DEVELOPMENT | NEW PARKING

Building 4 Renovation
- Student Activities (Level 1)
- Vet Services / Counseling
- Dining / Food Service
- Upgrade Balconies
- Art Expansion (Level 2)

Building 3 Renovation
- Athletics / Fitness
- Campus Police
- (7) Natural Science Labs
- (4) Health Sciences Labs
- (3) Classrooms
- Offices
- New Entry

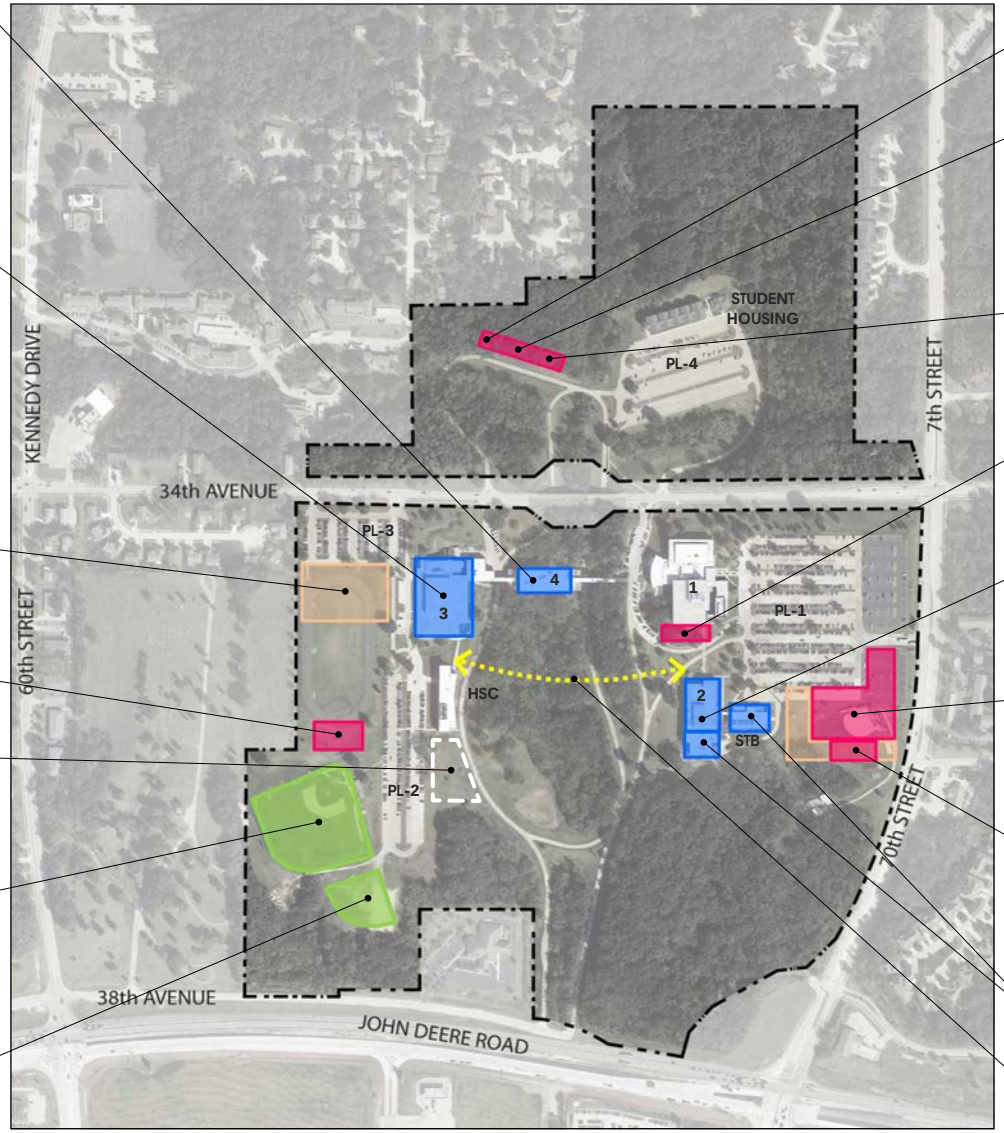
Parking Lot 3 Expansion
- Increase from 150 to 320 Spaces (170 Additional)

New FieldHouse
- 85'x 200' Indoor Turf (Soccer)

Future Building Site

Baseball Field Upgrades
- Synthetic Turf
- Support Facilities & Lighting
- Concessions Facility

Softball Field Relocate
- Synthetic Turf
- Support Facilities & Lighting



New Storage Building
- Furniture Storage

New Facilities / HCCTP Building
- Facilities Vehicle Storage
- HCCTP Storage & Classroom

New Art Annex
- Ceramics Lab / Kiln

Building 1 Addition
- Music Relocation / Expansion
- Conference Center

Building 2 Renovation
- (20) Enlarged Classrooms
- Offices
- New Entry

New CTE Building
- CTE Labs (High Bay & Industrial)
- Outdoor Yard Space
- Classrooms
- Offices

Diesel / Large Truck - CTE
- (4) Semi Truck Bays
- Potential Future Addition to CTE Facility

Building 2 & STB CTE Renovations
- CTE Labs

Cross Campus Pathway
- Exterior Pathway, Bridge & Lighting

Black Hawk College

Legend

- NEW CONSTRUCTION
- RENOVATION
- NEW PARKING
- SITE DEVELOPMENT
- EXISTING RING ROAD
- NEW RING ROAD
- REMOVED ROADWAY

Building A & B Renovation
- Enlarge Classrooms
- Library Upgrades
- Dining Upgrades
- Campus Services Consolidation

Building C Renovation
- Convert to Multipurpose Space (Part of New Student Center)

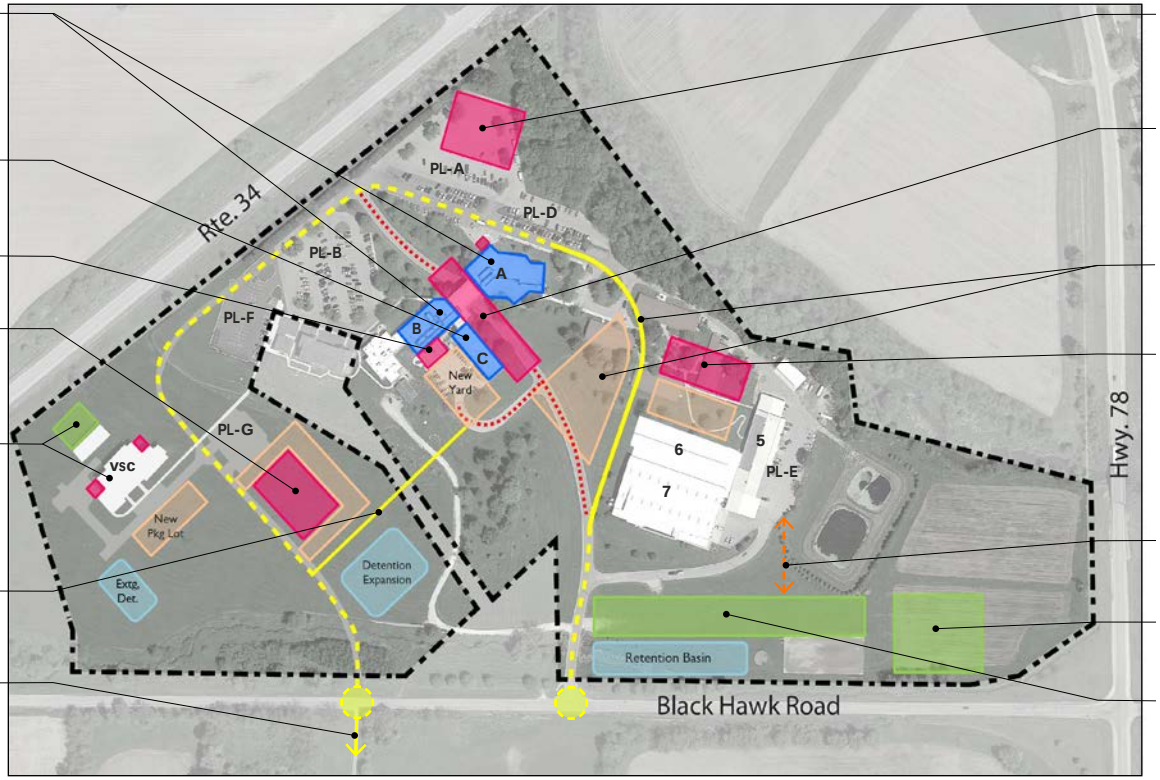
Building B Addition ($1.2M)
- Expanded Facilities Garage

New Auto & Ag Mechanics Bldg.
- (10) Auto Bays / Alignment / Dyno / (3) Ag Bays
- Outdoor Yard & New Pkng Lot

VSC Additions / Renovations
- Birthing Center Addition
- Animal Ward Yard Upgrades
- Offices
- Generator

New Service Drive & Yard
- Expanded receiving yard

Connection to optional larger Auto/Ag Mechanics Facility located at future property acquisition



New Multipurpose Center
- Large Event Center
- Multipurpose / Graduation Venue (1500 seats)

New Student Center
- New Entrance / Welcome Center
- Student Services / Fitness / Dining
- (4) Computer Labs
- Police

New Parking Lot / Compete Ring Rd
- Demo Temporary Buildings 1,2,3,4
- Remove Center Drive

New Conference Center
- 300 Seat Banquet Hall
- Conference Rooms
- Parking Lot

Horse Trail/Pathway

New / Expanded Turnout

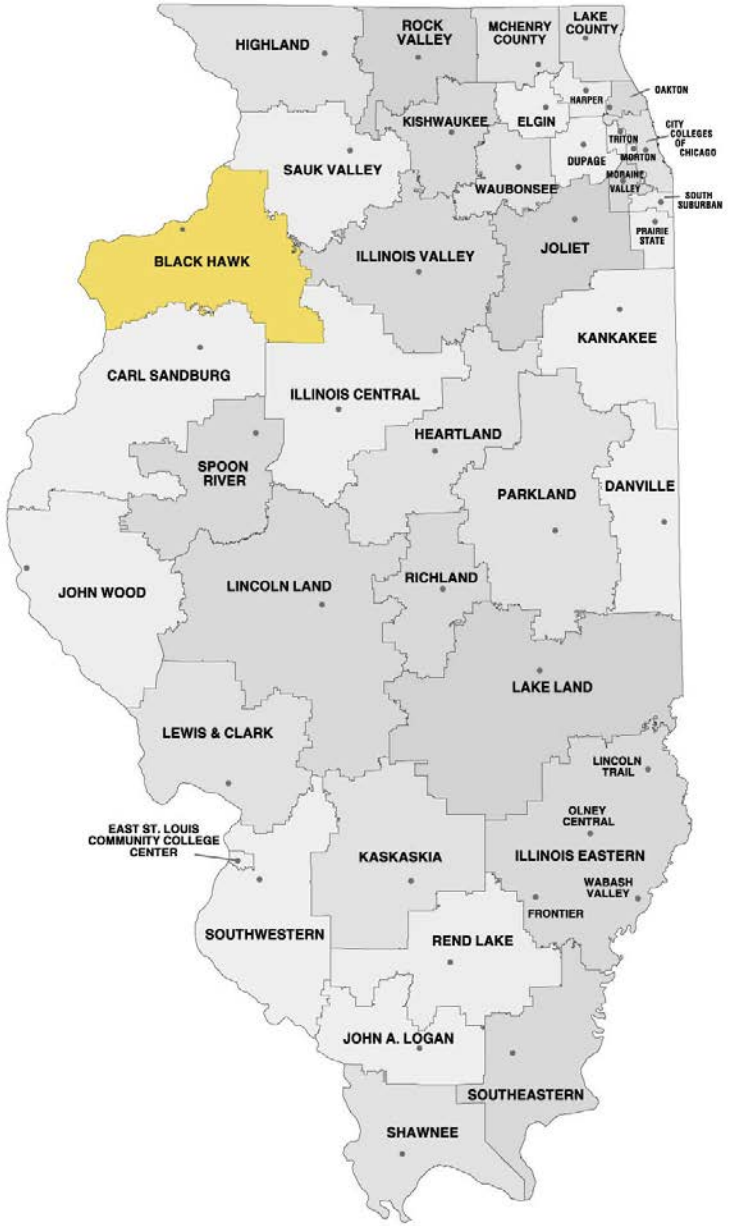
Trailer Parking
- Reinforced Turf

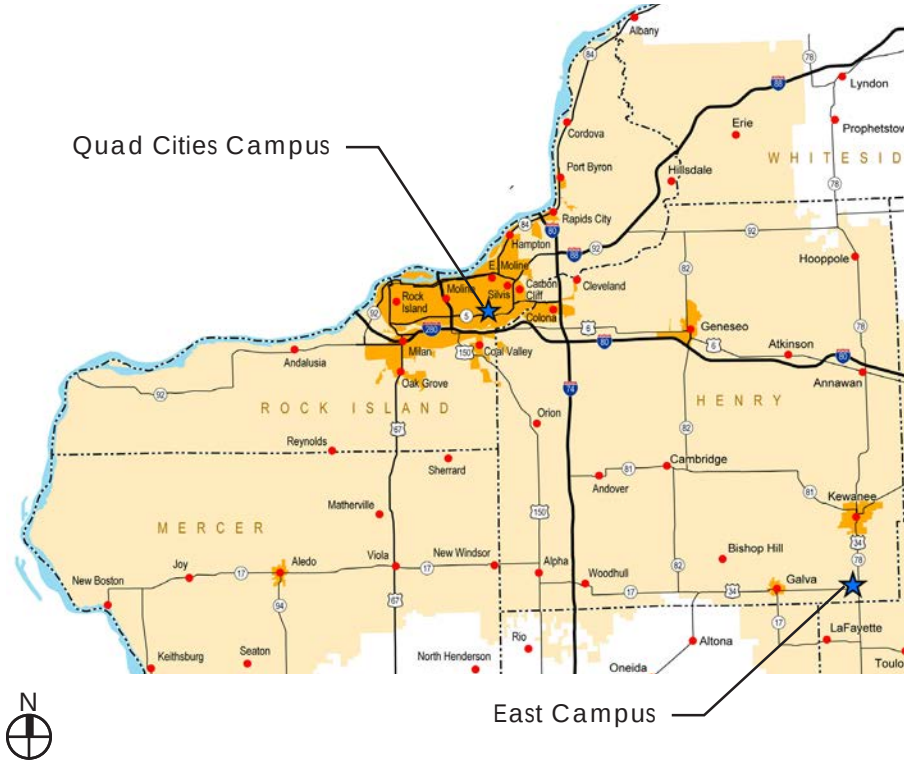
Existing Conditions

A series of investigations and analyses of the existing conditions for each campus location were undertaken to serve as a basis for the Facilities Master Planning process. These investigations provided the context and framework from which the planning options were developed, and were organized into the following components:

- The College District
- Campus Locations
- Site Adjacencies
- Vehicular Circulation
- Parking
- Pedestrian Circulation
- Athletic Fields
- Building Organization
- Natural Areas / Landscaping
- Campus Infrastructure

Analysis drawings were created to graphically document the existing conditions of the above items, and each drawing contains specific information that influenced how the overall plan was developed.





Black Hawk College District No. 503 is one of Illinois' 39 Community College districts and encompasses 2,200 square miles in the northwest portion of the state. The District includes nine (9) counties *(Bureau, Henderson, Henry, Stark, Whiteside, Knox, Marshall, Mercer, and Rock Island)* and serves over 300,000 residents.

In an effort to better serve its residents, the College has developed two primary campus locations; the Quad Cities Campus, located in Moline, Illinois and the East Campus, located in Galva, Illinois.

Additionally, each campus location has one or more outreach centers associated with it as follows:

Quad Cities Campus
- Outreach Center, East Moline, Illinois
- Adult Learning Center, Rock Island, Illinois
- Industrial Training Lab Extension Center, Moline, Illinois

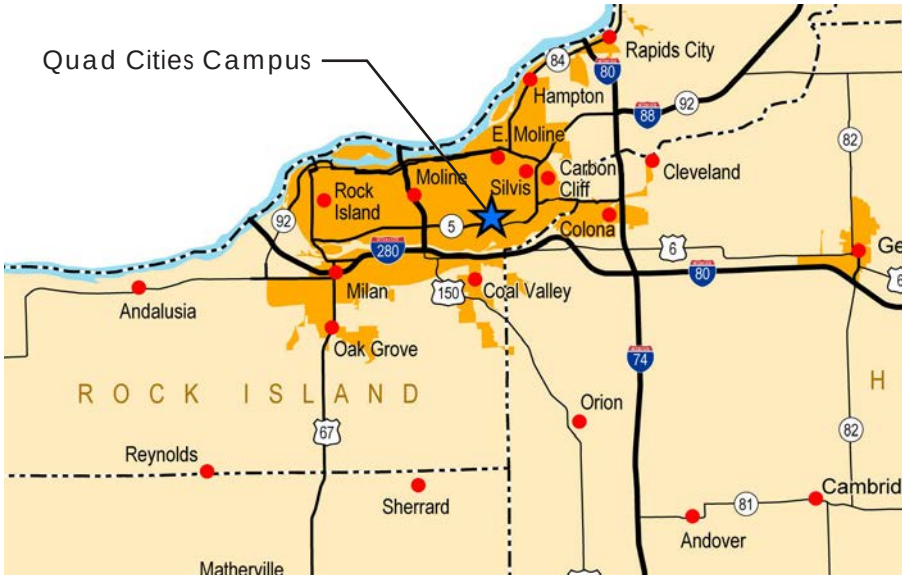
East Campus
- Community Education Center, Kewanee, Illinois
- Welding & Skilled Trades Center, Kewanee, Illinois

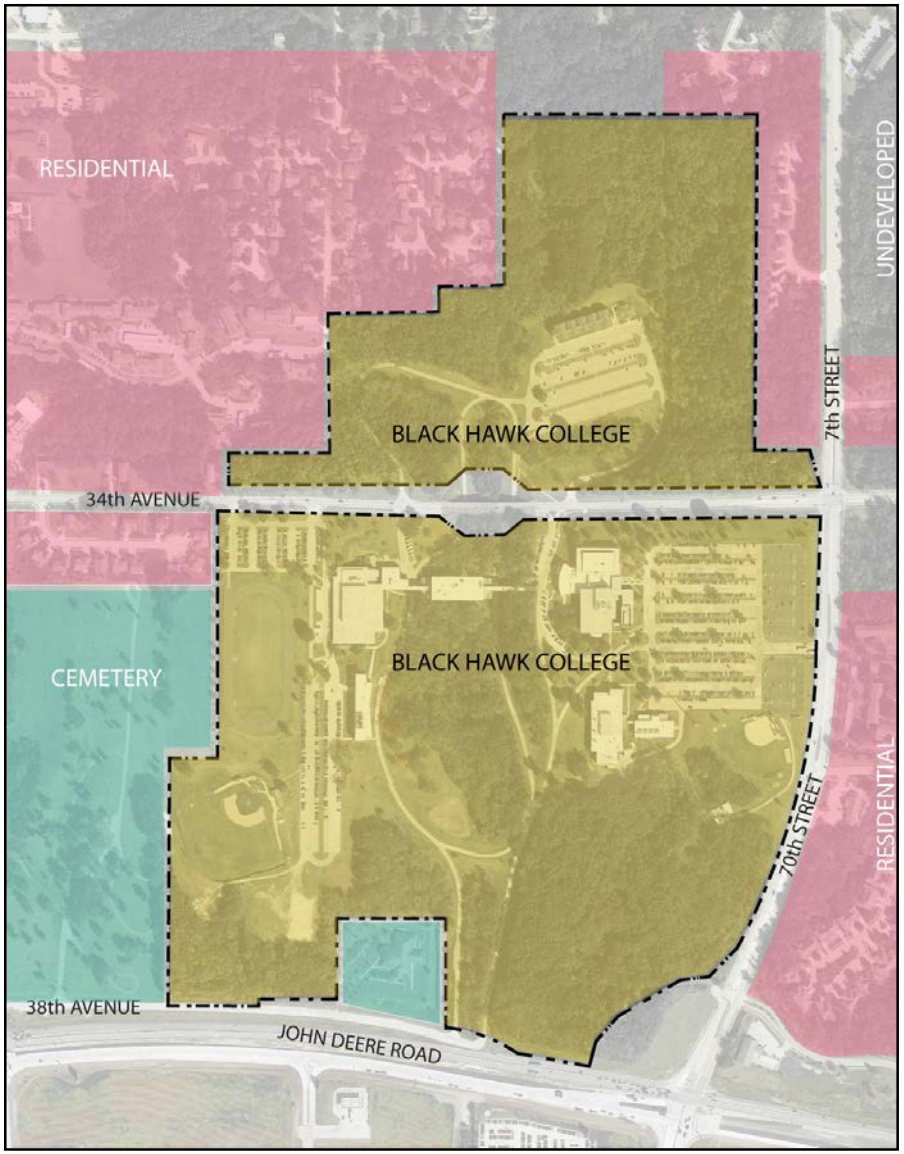
Bordering the District boundaries are Sauk Valley Community College to the north, Carl Sandburg Community College to the south and Illinois Valley Community College and Illinois Central College to the east.

Existing Conditions

Quad Cities Campus

The Quad Cities Campus is located at 6600 34th Avenue in Moline, Illinois, and is situated on approximately 161 acres of property in the northwest portion of the District. The campus serves as the location for the College's District Office. The College's Quad Cities Campus and East Campus serve 8,000 credit and non-credit students on an annual basis. The Quad Cities Campus also serves as the location for the College's District Office.





The Quad Cities Campus is bisected by 34th Avenue running in the east-west direction, thus creating north and south sectors of the campus.

The north sector is bounded by residential areas along the west and east and an undeveloped area along its northern edge.

The south sector is bounded by a residential area at its northwest corner with cemetery property along the rest of its western edge. 38th Avenue, or Coal Town Road, runs along the south border with a portion of property carved out and dedicated to a local mortuary. 70th Street borders the campus's eastern edge with residential property east of this area.

Due to the proximity of the campus to the adjoining residential areas, it is important to be cognizant of the impact that any future development on campus may have on its surrounding neighbors. It is also important to understand opportunities for potential property acquisition adjacent to the campus should the need arise in the future.

The Quad Cities Campus can currently be accessed from the surrounding neighborhood via 34th Avenue to the north, 70th Street to the east, or 38th Avenue to the south.

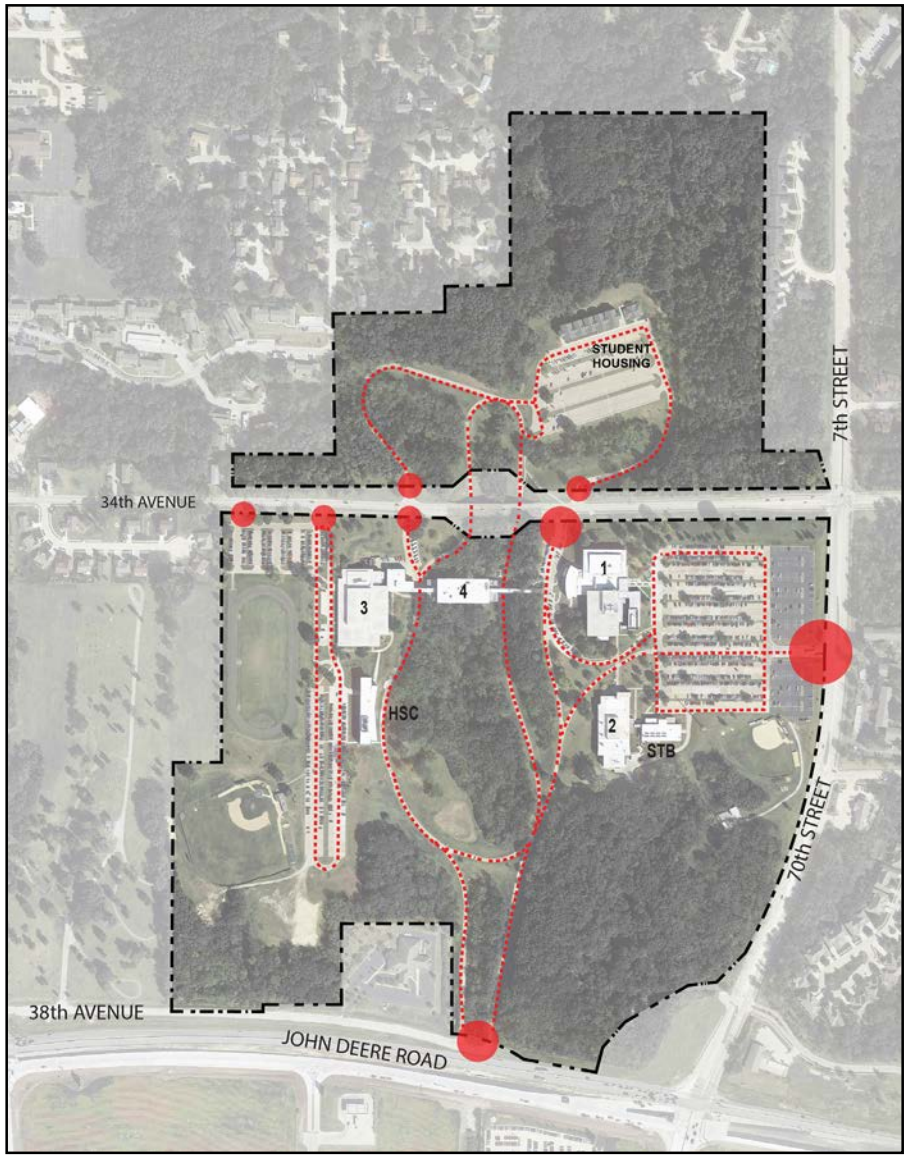
The primary vehicular entrance to the campus is located off 70th Street, and feeds directly into Parking Lot 1, located to the east of Building 1. Building 1 contains the primary building entry for the campus.

A vehicular entrance off of 34th Avenue provides access to the small parking lots serving the western entries at Building 1. A one-way access drive around the south side of Building 1 also connects this entrance to the west side of Parking Lot 1.

Additional vehicular entrances to the campus off of 34th Avenue have been created to access Parking Lots 2 and 3 on the west side of the campus, and an exit only drive exists onto 34th Avenue adjacent to the Receiving Area at Building 3.

A vehicular entrance and exit to/from campus also exists along 38th Avenue at the south end of the campus. This access point connects to a one-way vehicular circulation system that traverses through the center of the campus around the ravine. This roadway also connects the south sector of campus to the north sector under 34th Avenue, creating a separation between municipal traffic and campus traffic.

Delivery vehicles currently access the Receiving Area adjacent to Building 3 by entering campus via 38th Avenue, traversing the one-way access road along the west edge of the ravine under the Building 4 bridge, then backing into the loading dock.



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Vehicular parking for the Quad Cities Campus is accommodated through the use of surface lots located throughout the campus.

As indicated above, Parking Lot 1 is the largest parking lot, and therefore, the most heavily utilized parking lot on campus and is located on the east side of the campus. This lot accommodates approximately 1,189 vehicles and can be accessed via 70th Street as well as the internal circulation system between Buildings 1 and 2. Because of the volume of vehicles housed within this lot, it was stated that two exits are required from this area to accommodate numerous vehicles exiting simultaneously during peak times throughout the day.

On the west side of the campus, Parking Lot 3 accommodates approximately 152 vehicles and is accessed via 34th Avenue. This lot primarily serves the west side of the campus and is the primary lot for visitors coming to events and functions within Building 3. Similar to the relationship between Parking Lot 1 and Building 1, the image of the entry sequence between Parking Lot 3 and Building 3 is an important factor.

Parking Lot 2 accommodates approximately 302 vehicles and is a linear parking lot extending in a north-south direction. This lot primarily serves the Health Sciences Center and is accessed by a drive running between Building 3 and Parking Lot 3. Because of its proximity to the baseball field, Parking Lot 2 is also the primary parking area for games and events held at this location.

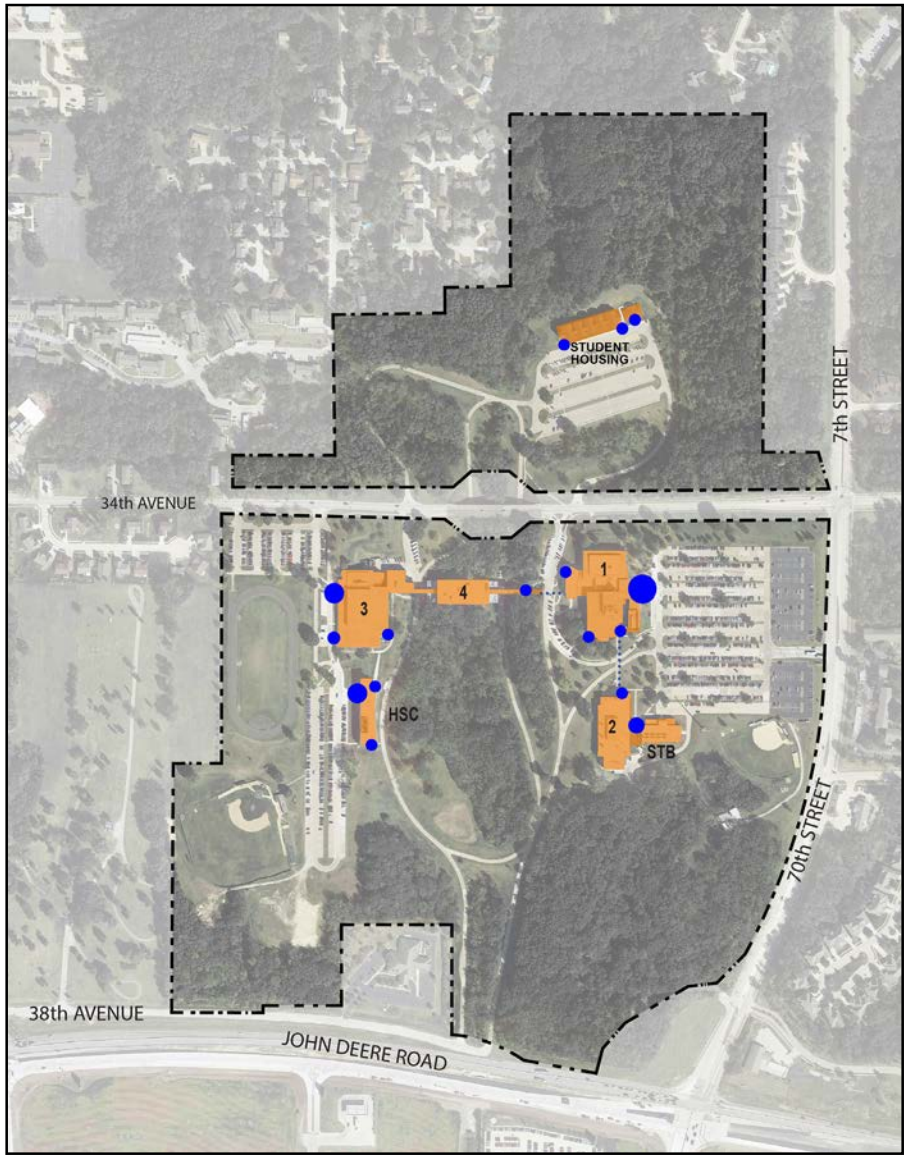
West of the Student Services entrance at Building 1, there are also two small parking lots. The Administrative Lot which is reserved primarily for the College's administrative staff, while the Visitor's Lot which is reserved for short-term parking for students and community members needing to conduct business at the College. The combined capacity for these two lots is approximately 48 vehicles.

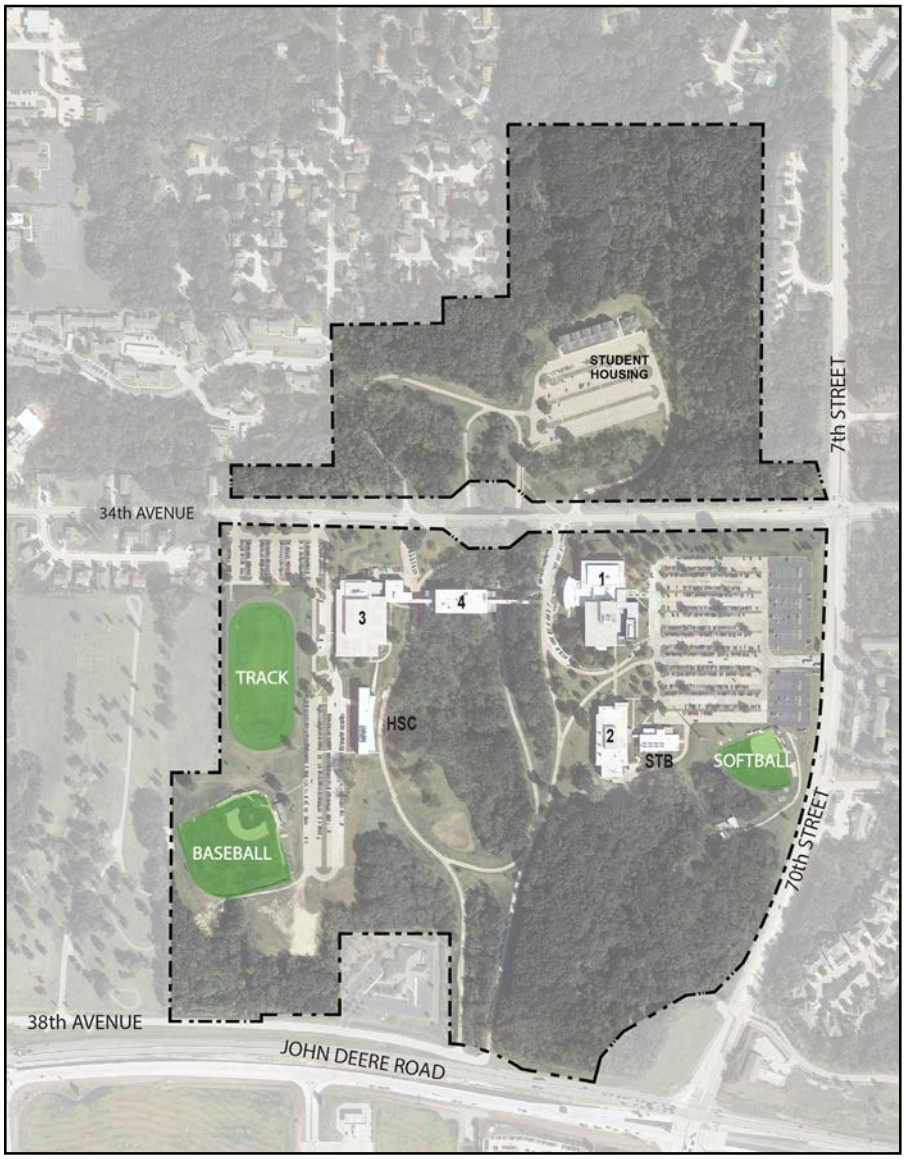
Lastly, Parking Lot 4 is located north of 34th Avenue and accommodates approximately 303 vehicles. This lot primarily serves the Student Housing Development located on the north side of the campus.

The existing ravine that bisects the campus in the north-south direction creates a unique pedestrian circulation pattern on campus. Because of this natural divide, the exterior pedestrian circulation is currently limited to walkways extending from Parking Lot 1 to Building 1, Building 2, and the Sustainable Technologies Building, as well as between those buildings on the east side of the campus. On the west side, there are paths extending between Parking Lot 3 and Building 3, as well as between Parking Lot , and the Health Sciences Center. There are also paths that extend between Building 3 and the Health Sciences Center. There are no exterior walking paths that connect the east side of the campus with the west side of campus; however, there is a stairway that extends from the visitor's parking lot in front of the Building 1 western entrance down to an access point into the connecting link leading to Building 4 and eventually down to the internal vehicular circulation system. There is also a pedestrian walkway system that connects Parking Lot 4 up a set of exterior stairs across 34th Avenue toward the west entrance to Building 1. An alternative route from Parking Lot 4 is provided underneath 34th Avenue leading to the exterior stair up to the Building 4 connecting link.

In order to avoid potential conflicts with vehicular circulation between Building 1 and Building 2, as well as between Building 1 and Building 4, internal tunnels are provided for pedestrians. In addition to avoiding potential traffic conflicts, these tunnels also allow students, faculty, and staff to stay indoors when going from building to building, especially during inclement weather.

The primary building entrance into the campus is located along the east side of Building 1, adjacent to Parking Lot 1. This primary entrance has been recently relocated from the west side of Building 1, as part of a building addition, to provide a more welcoming experience for the large volume of students, faculty and staff that utilize Parking Lot 1.





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The existing athletic fields at the Quad Cities Campus include a running track, a baseball field, and a softball field.

The running track is no longer utilized by the College for competition, and due to ongoing maintenance costs, the track is no longer suitable for competitive sports without a major upgrade.

The competition baseball and softball fields are utilized by the College to support the athletic programs on campus. Both fields are in need of upgrades for increased foul ball protection as well as for general field quality and support facilities improvements. It was stated during the planning process that it would be beneficial to relocate the softball field adjacent to the baseball field in order to create efficiencies with support facilities, maintenance, etc. This potential location, adjacent to the baseball field has been previously mass-graded during the HSC project to accept a future softball field relocation.

The Quad Cities Campus currently houses seven *(7)* major facilities totaling approximately 483,380 square feet in area. Building 1, Building 2, and the Sustainable Technologies Building *(STB)* are located on the east side of the ravine while Building 3 and the Health Sciences Center *(HSC)* are located on the west side. Building 4 is connected to Building 1 on the east and Building 3 on the west via connecting links and serves as the bridge connecting the east and west sides of the campus. As a result, Building 4 is located in the heart of the campus with tremendous views up and down the ravine.

Program spaces throughout the campus buildings were analyzed within each of the existing facilities in order to identify the following information:

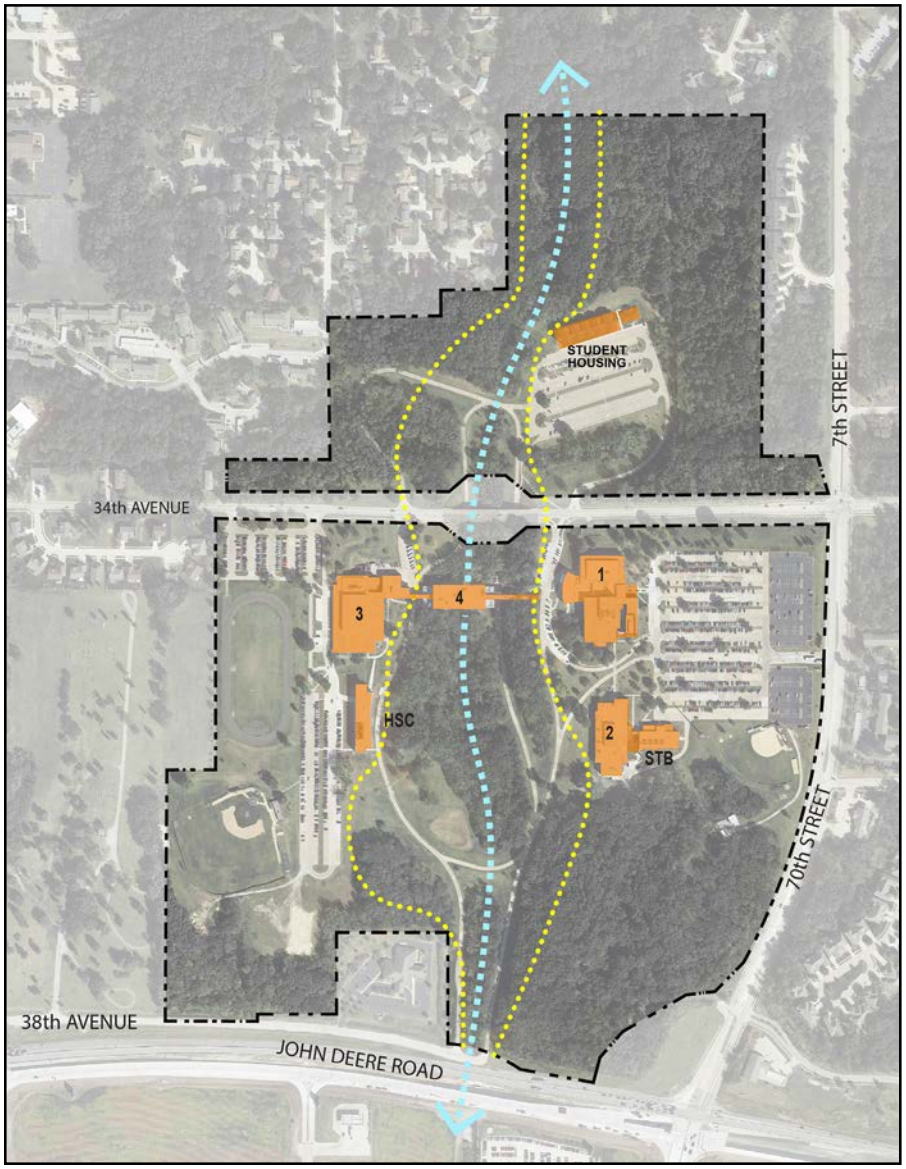
- Locations of spaces and functions on campus
- Adjacencies between various functions on campus
- Programmatic fragmentation within functional components

Areas of concern have been addressed as these issues were reviewed and discussed throughout the planning process.

Following is a summary of the existing facilities at the Quad Cities Campus that house the primary programmatic functions for the College.

In addition to these primary facilities on campus, there are also numerous storage containers distributed throughout the property to accommodate general storage needs for the College.

BUILDING	YEAR BUILT	LEVELS	GROSS SQ.FT.
Building 1 • Student Success Center • Library • Student Services / Enrollment • Administration / Board Room • Business Offices / Finance / HR / PIE • Auditorium • Classrooms / Computer Labs • Faculty Offices • Foundation Offices	1970	4	153,500
Building 2 • Industrial Technology Labs • Science Labs • Dean's Office • Tiered Lecture Hall • Classrooms • Faculty Offices	1970	2	60,410
Building 3 • Fitness Space • Athletics Space • Pool • Health Sciences Labs • Facilities Space • Ceramics Lab • Marketing Offices • Campus Police Offices • Classrooms • Faculty Offices • Information Technology & Support	1971	3	119,921
Building 4 • Art Labs • Music Labs • Student Activities / Lounge Space • Foodservice • Conference Space • Dean's Office • Veteran Services	1971	2	31,280



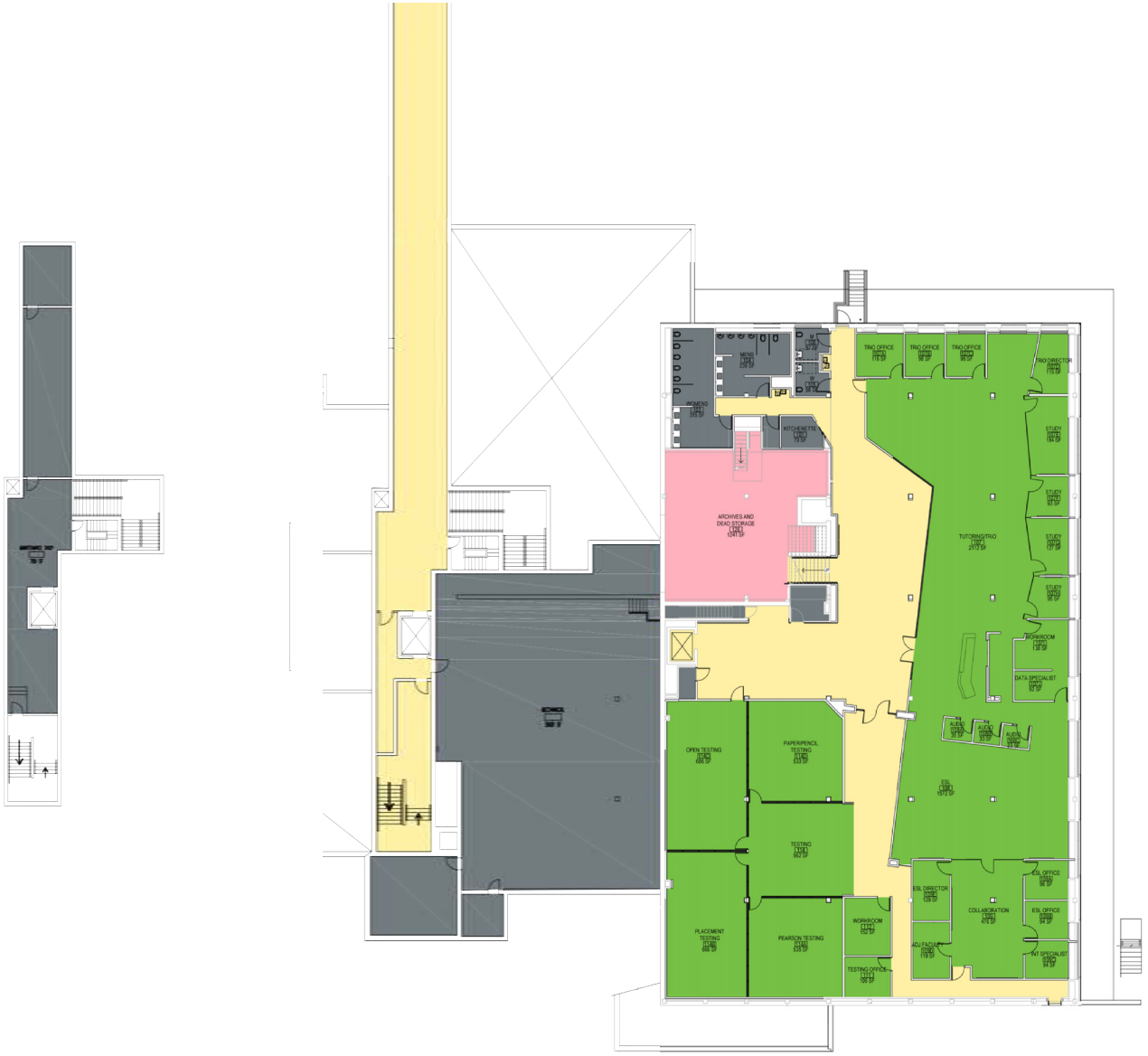
N

BUILDING	YEAR BUILT	LEVELS	GROSS SQ.FT.
Sustainable Technologies Building *(STB)*	2012	1	13,000
• Industrial Technologies Labs			
• Classrooms			
• Faculty Offices			
Health Sciences Center *(HSC)*	2015	4	46,319
• Classrooms & Labs			
• Tiered Lecture Hall			
• Faculty Offices			
• Student Lounge Space			
Student Housing *(Owned by Developer)*	2015	3	58,950
• (120) Beds			

Building 1 - Existing First Floor Plan

SPACE LEGEND

- STUDENT SERVICES
- LIBRARY
- FACILITIES / SUPPORT
- CIRCULATION



Black Hawk College

SPACE LEGEND

- LIBRARY
- ADMINISTRATION
- STUDENT SERVICES
- CAMPUS POLICE
- FACILITIES / SUPPORT
- CIRCULATION

Building 1 - Existing Third Floor Plan

SPACE LEGEND

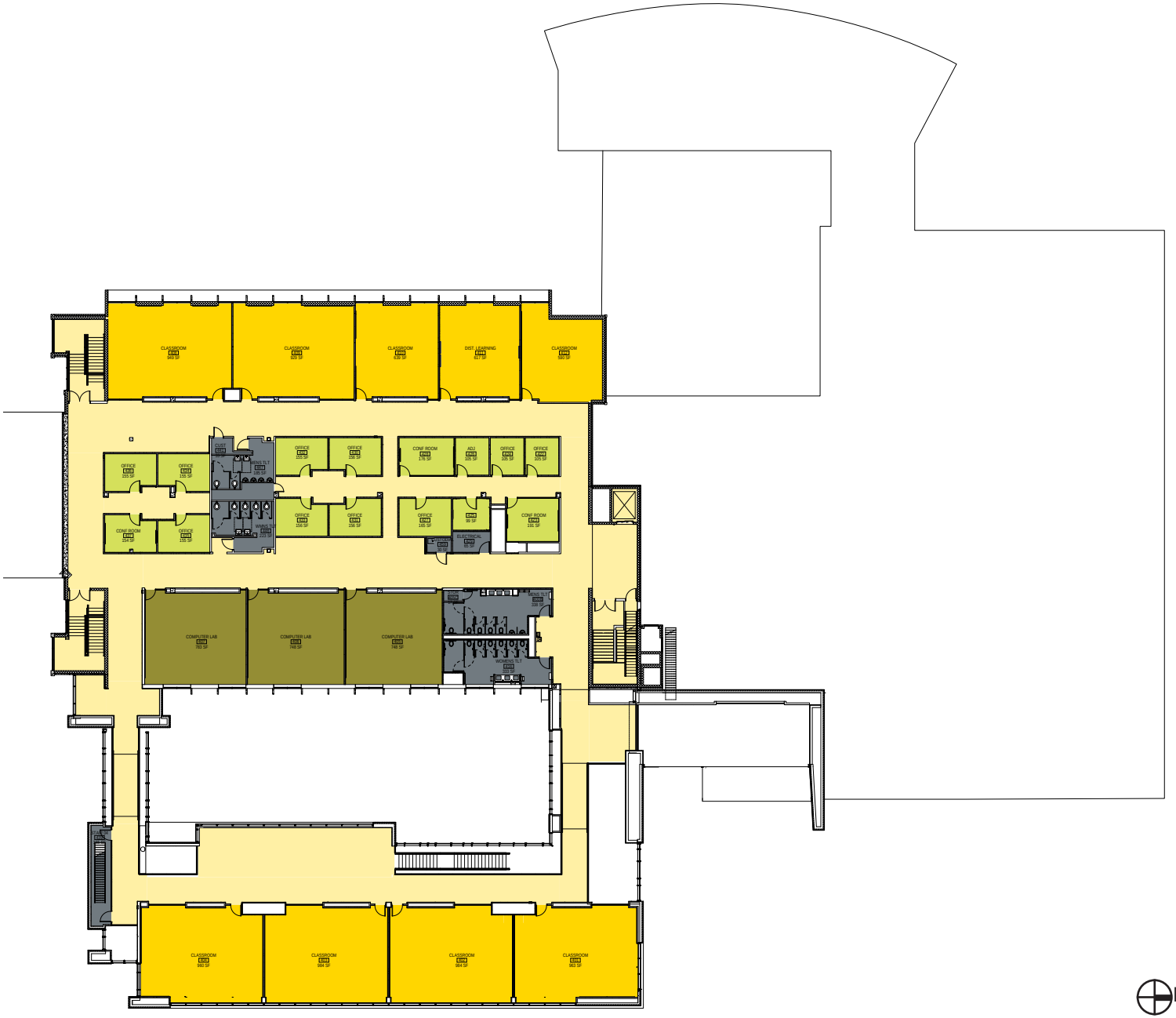
- GENERAL CLASSROOM
- ADMINISTRATION
- STUDENT SERVICES
- COMPUTER LAB
- FACULTY OFFICE / SUPPORT
- CONFERENCE / MEETING
- FACILITIES / SUPPORT
- CIRCULATION

N

Black Hawk College

SPACE LEGEND

- GENERAL CLASSROOM
- FACULTY OFFICE / SUPPORT
- COMPUTER LAB
- FACULTY OFFICE / SUPPORT
- FACULTY OFFICE / SUPPORT



Building 2 - Existing First Floor Plan

SPACE LEGEND

- INDUSTRIAL TECHNOLOGY
- GENERAL CLASSROOM
- HEALTH SCIENCES
- CRIMINAL JUSTICE
- FACULTY OFFICE / SUPPORT
- STUDENT SERVICES
- COMPUTER LAB
- VACANT
- FACILITIES / SUPPORT
- CIRCULATION

N

Black Hawk College

SPACE LEGEND

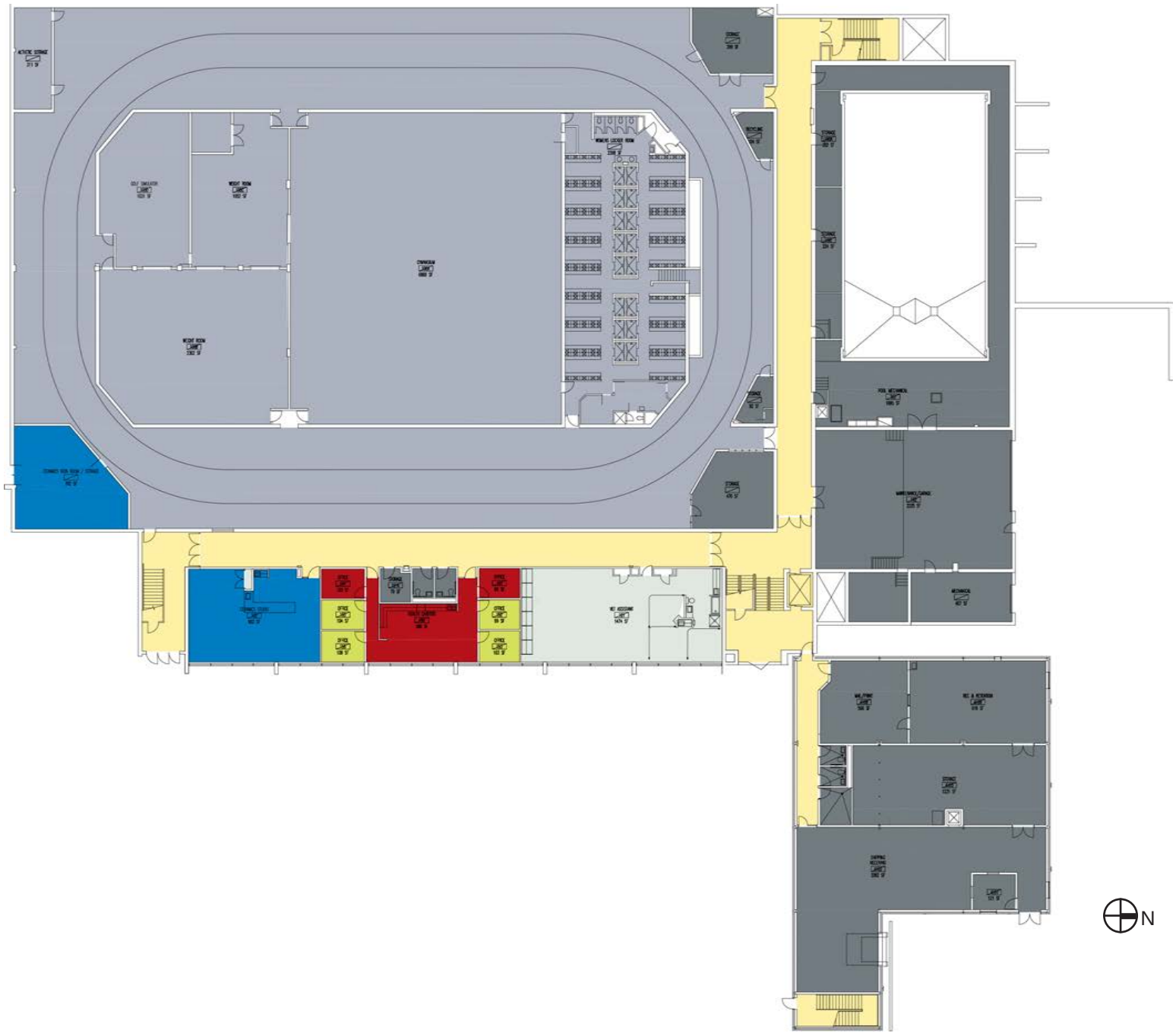
- HEALTH SCIENCES
- GENERAL CLASSROOM
- FACULTY OFFICE / SUPPORT
- STUDENT SERVICES
- VACANT
- FACILITIES / SUPPORT
- CIRCULATION

N

Building 3 - Existing First Floor Plan

SPACE LEGEND

- ATHLETICS / FITNESS
- ART
- FACULTY OFFICE / SUPPORT
- VACANT
- FACILITIES / SUPPORT
- CIRCULATION



N

Black Hawk College

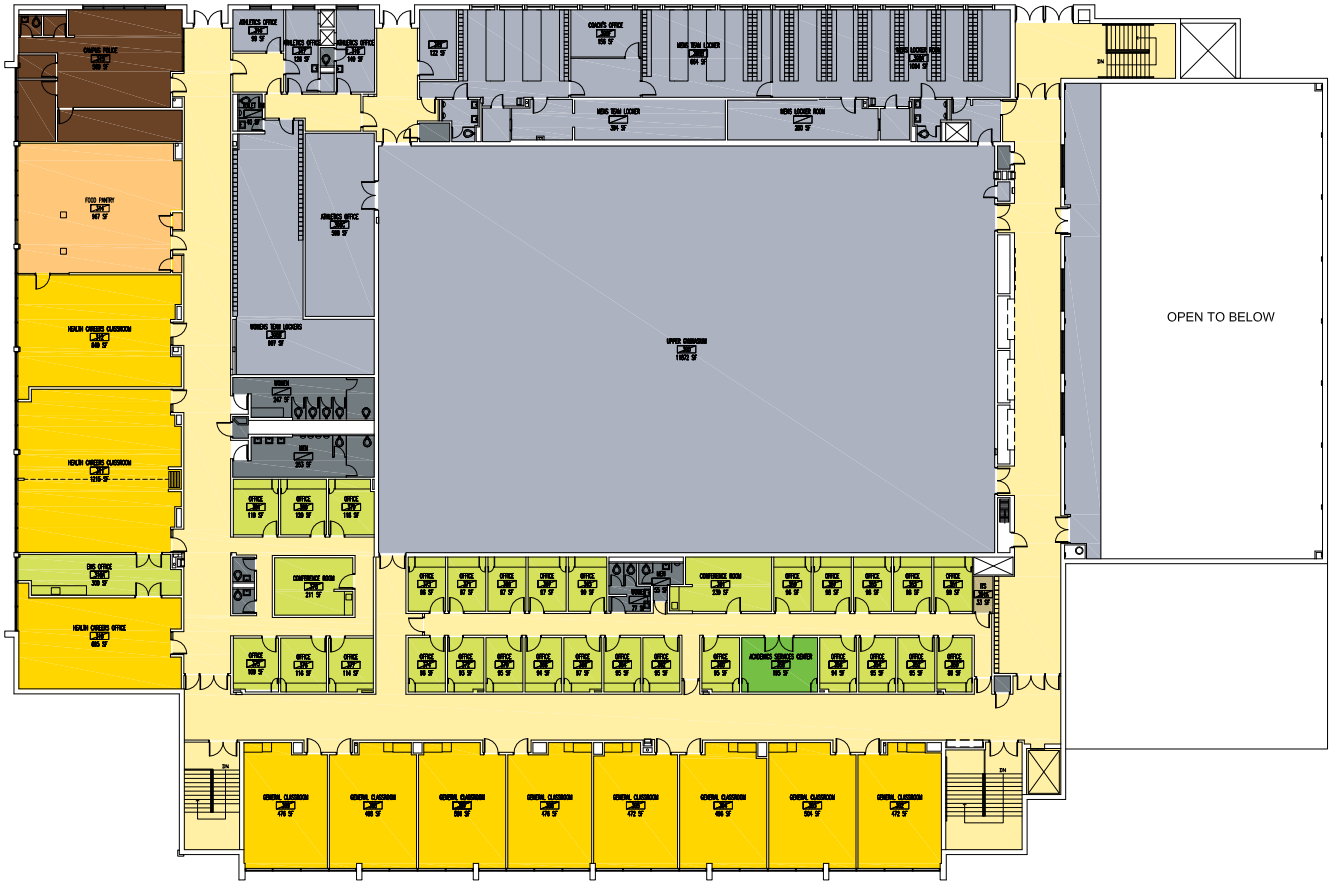
SPACE LEGEND

- FITNESS / ATHLETICS
- ITS
- MARKETING & PUBLIC RELATIONS
- GENERAL CLASSROOM
- COMPUTER LAB
- HEALTH SCIENCES
- FACILITIES / SUPPORT
- CIRCULATION

Building 3 - Existing Third Floor Plan

SPACE LEGEND

- FITNESS / ATHLETICS
- GENERAL CLASSROOM
- FACULTY OFFICE / SUPPORT
- CAMPUS POLICE
- STUDENT SERVICES
- ADMINISTRATION
- FACILITIES / SUPPORT
- CIRCULATION

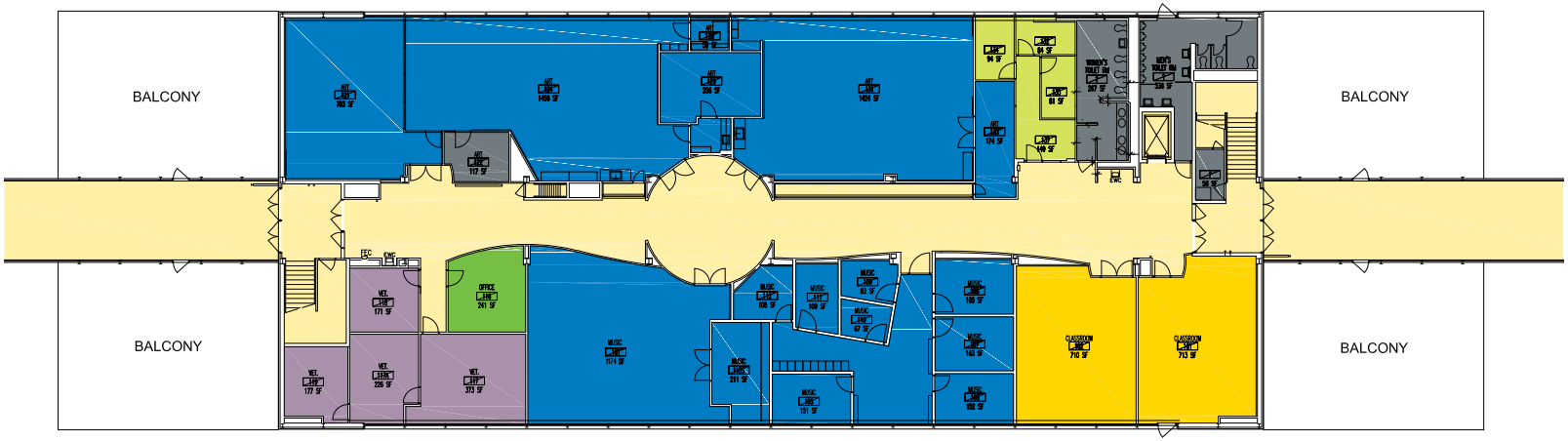


N

Black Hawk College

SPACE LEGEND

- ART
- STUDENT ACTIVITIES
- GENERAL CLASSROOM
- FACULTY OFFICE / SUPPORT
- STUDENT SERVICES
- FACILITIES / SUPPORT
- CIRCULATION



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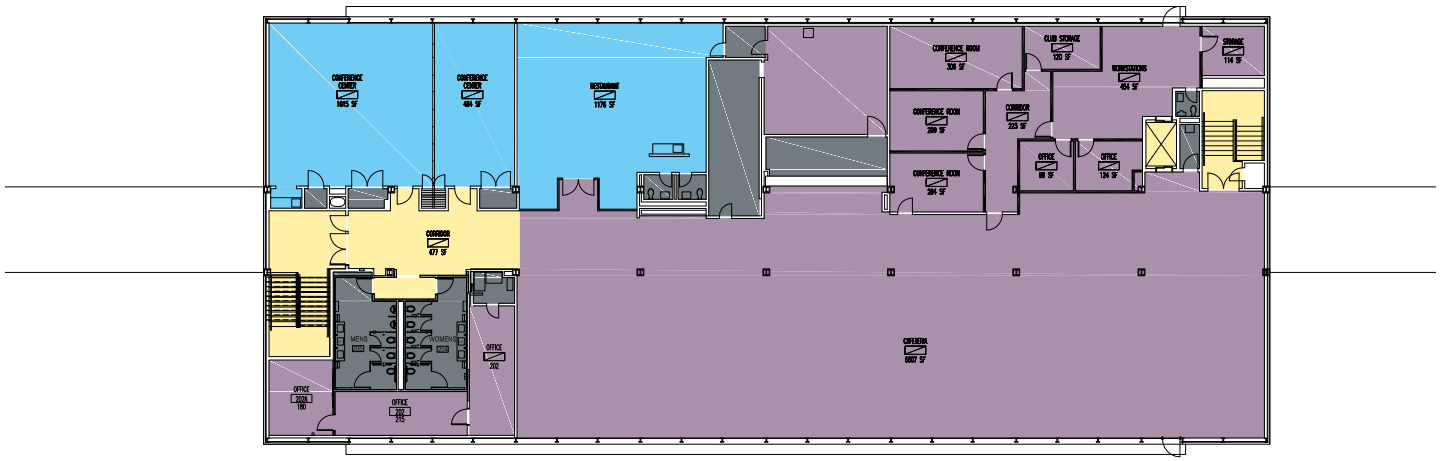
Building 4 - Existing Second Floor Plan

SPACE LEGEND

- STUDENT ACTIVITIES
- CONFERENCE / MEETING
- FACILITIES / SUPPORT
- CIRCULATION



N

Black Hawk College

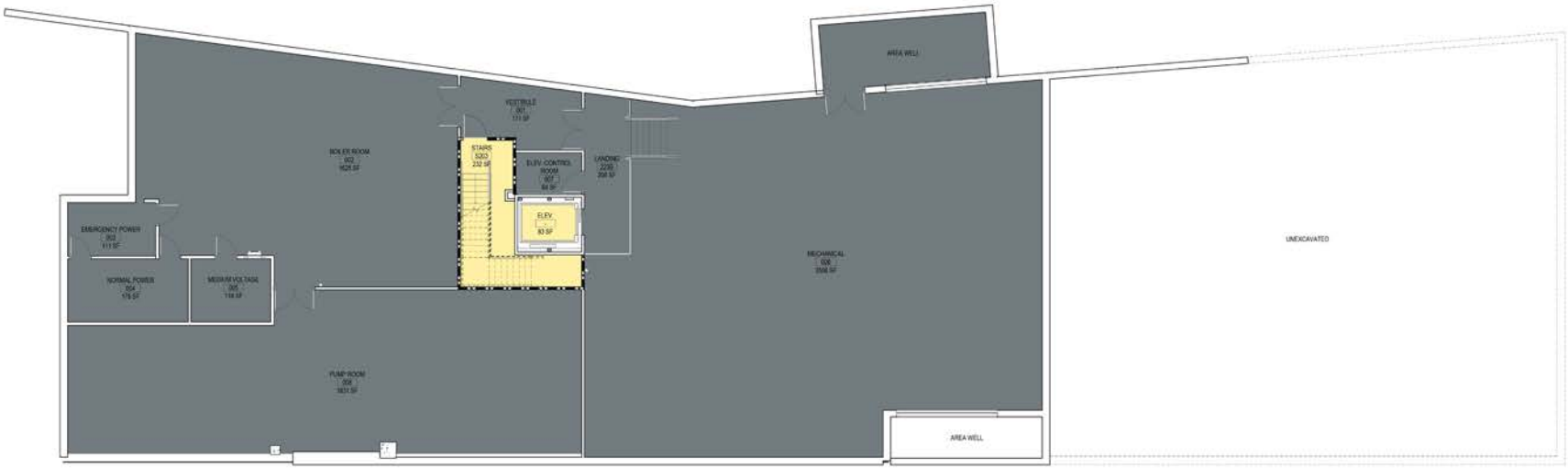
SPACE LEGEND

- INDUSTRIAL TECHNOLOGY
- GENERAL CLASSROOM
- ITS
- FACULTY OFFICE / SUPPORT
- STUDENT ACTIVITIES
- FACILITIES / SUPPORT
- CIRCULATION

Health Sciences Center *(HSC)* - Existing First Floor Plan

SPACE LEGEND

- FACILITIES / SUPPORT
- CIRCULATION



N

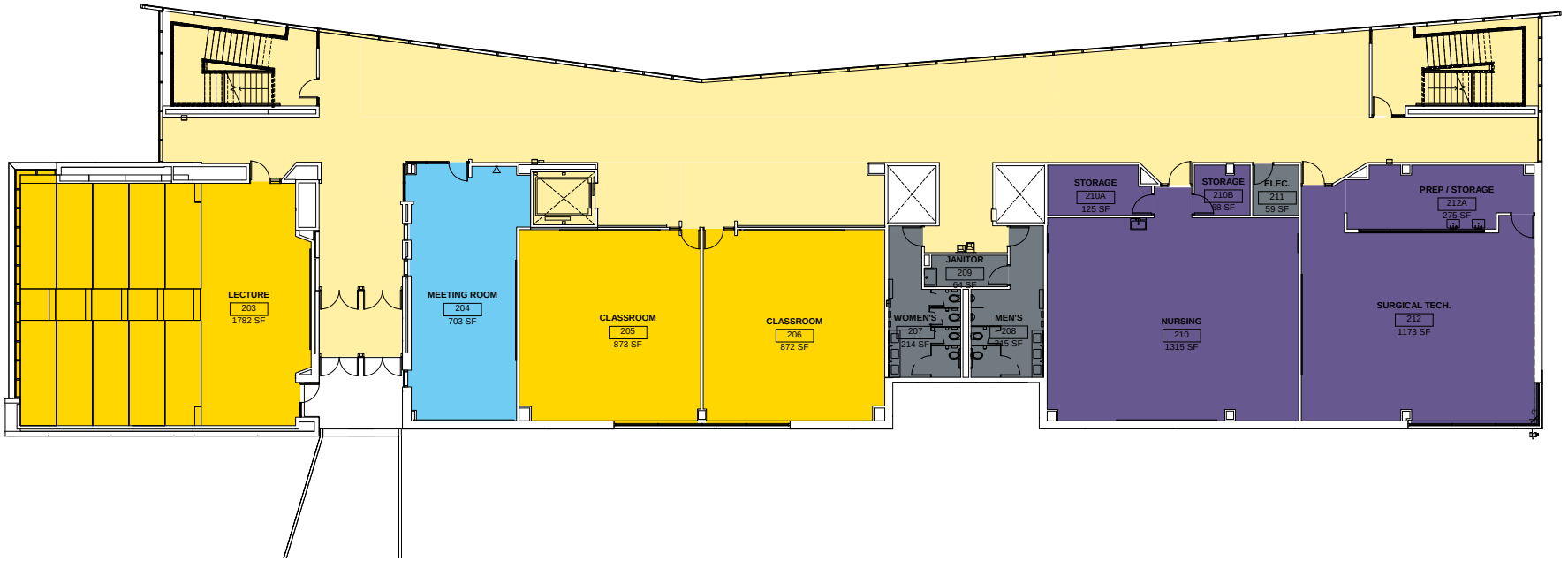
SPACE LEGEND

- HEALTH SCIENCES
- FACULTY OFFICE / SUPPORT
- FACILITIES / SUPPORT
- CIRCULATION

Health Sciences Center *(HSC)* - Existing Third Floor Plan

SPACE LEGEND

- HEALTH SCIENCES
- GENERAL CLASSROOM
- CONFERENCE / MEETING
- FACILITIES / SUPPORT
- CIRCULATION

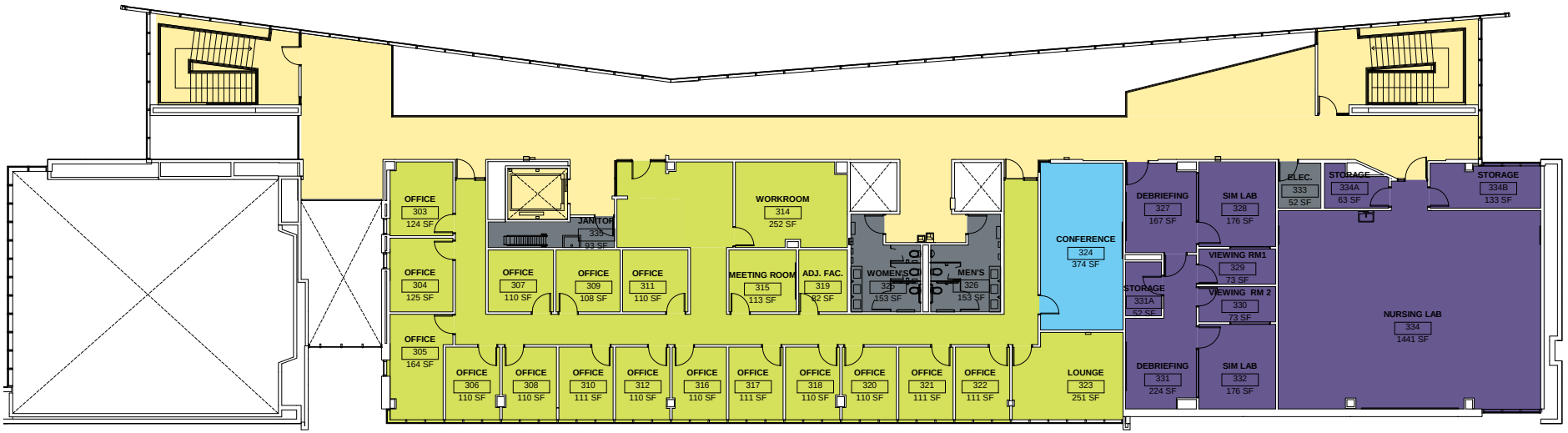


N

Black Hawk College

SPACE LEGEND

- FACULTY OFFICE / SUPPORT
- HEALTH SCIENCES
- CONFERENCE / MEETING
- FACILITIES / SUPPORT
- CIRCULATION



N

In addition to the above facilities on the Quad Cities Campus, the following outreach facilities exist as well:

BUILDING	YEAR BUILT	LEVELS	GROSS SF.
Outreach Center • Adult Basic Education • High School Equivalency • English as a Second Language • Optional/Alternative Education • Professional and Continuing Education • Business Training • Volunteer Literacy	1991	4	28,921
Industrial Training • Lab Extension Center • Welding	2010	1	3,386
Adult Learning Center • Adult Basic Education • High School Equivalency • English As a Second Language • Optional/Alternative Education • Professional and Continuing Education • Business Training • Volunteer Literacy	2014	1	14,400

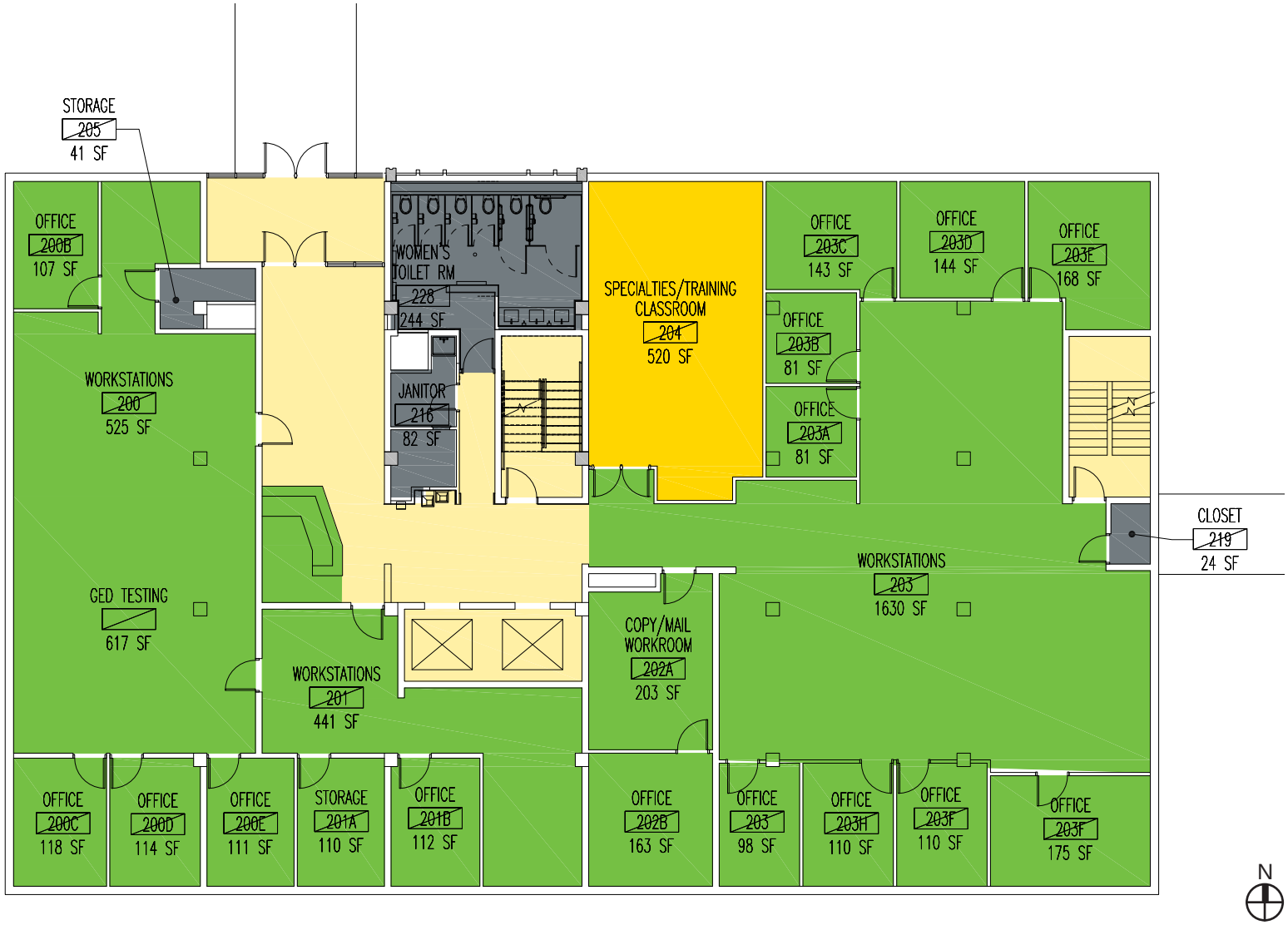

Parking
188 spaces
OUTREACH CENTER
KENNEDY DRIVE
42nd AVENUE
AVENUE OF THE CITIES
N

SPACE LEGEND

- GENERAL CLASSROOM
- STUDENT SERVICES
- STUDENT ACTIVITIES
- ITS
- FACILITIES / SUPPORT
- CIRCULATION

SPACE LEGEND

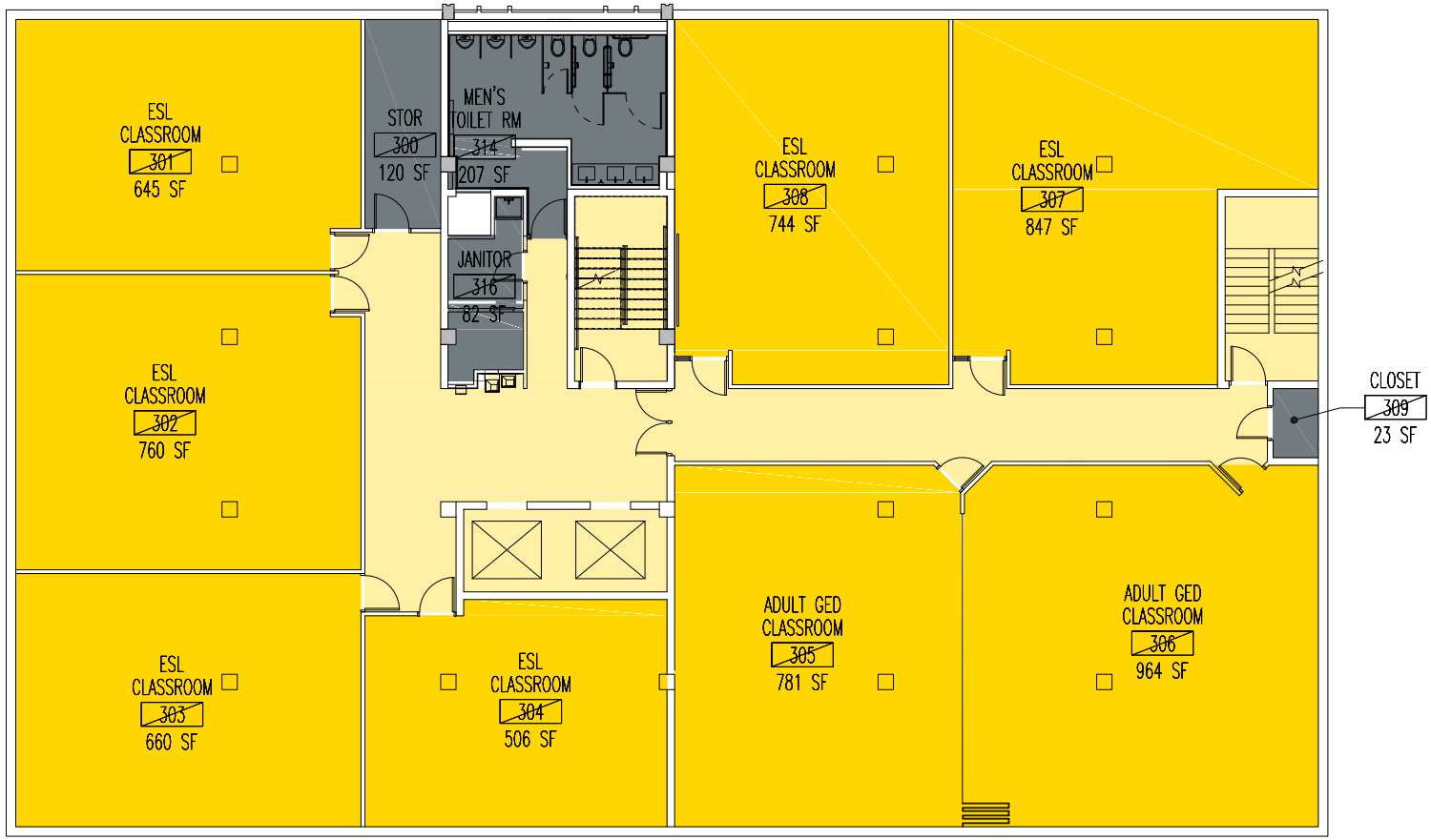
- STUDENT SERVICES
- GENERAL CLASSROOM
- FACILITIES / SUPPORT
- CIRCULATION



Outreach Center - Existing Third Floor Plan

SPACE LEGEND

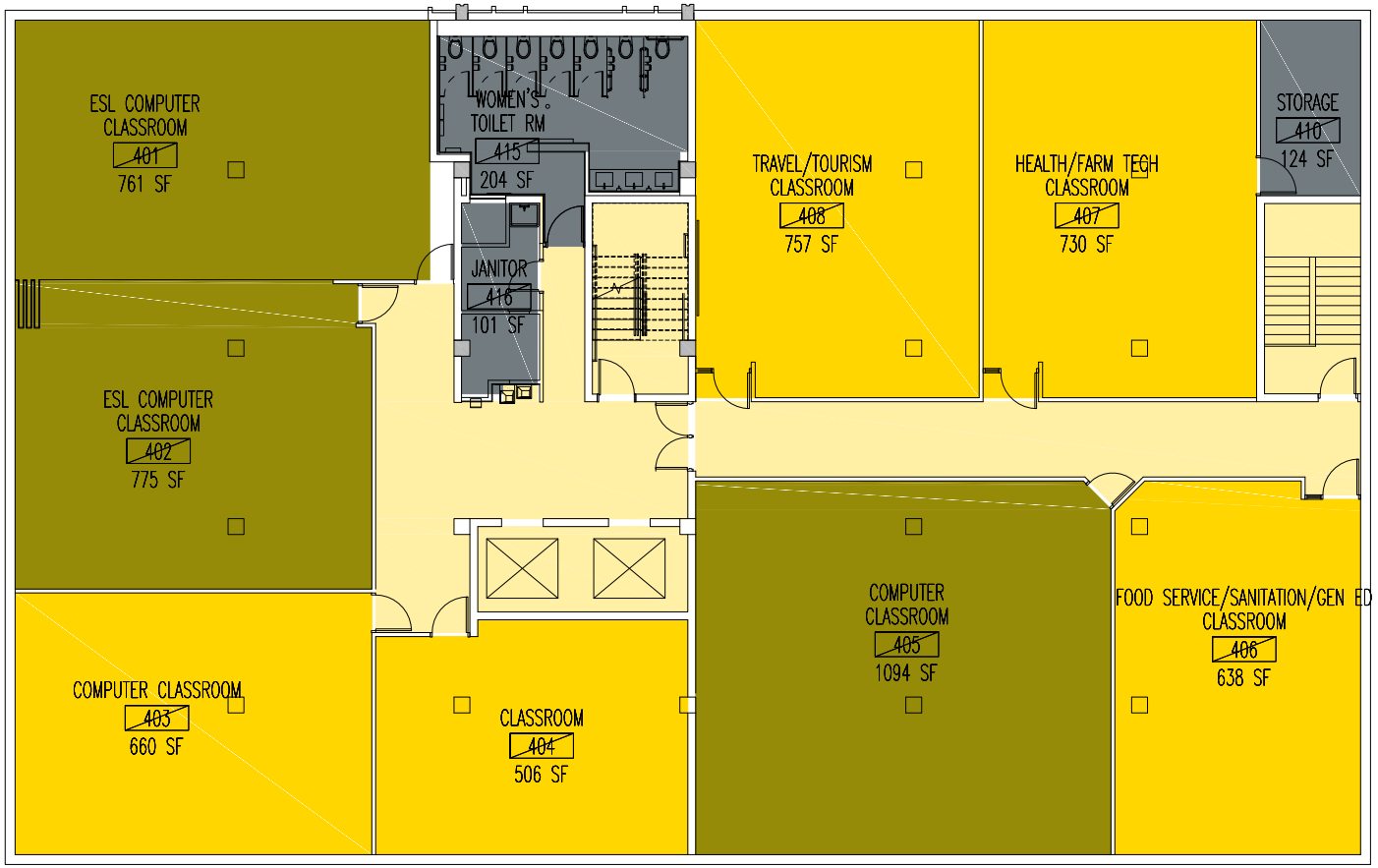
- GENERAL CLASSROOM
- FACILITIES / SUPPORT
- CIRCULATION



Black Hawk College

SPACE LEGEND

- COMPUTER LAB
- GENERAL CLASSROOM
- FACILITIES / SUPPORT
- CIRCULATION



N

Black Hawk College

SPACE LEGEND

- INDUSTRIAL TECHNOLOGY
- GENERAL CLASSROOM
- FACULTY OFFICE / SUPPORT
- FACILITIES / SUPPORT
- CIRCULATION

N

Black Hawk College

SPACE LEGEND

- GENERAL CLASSROOM
- FACULTY OFFICE / SUPPORT
- FACILITIES / SUPPORT
- CIRCULATION

N

The Quad Cities Campus is characterized by dramatic ridge/ravine topography and significant stands of mature vegetation, especially stands of oak and maples *(Image 01)*. The ravine runs in a north/ south direction with the topography ascending to the east and west. The highest elevations are in the southeast and northeast corners of the campus. Against this background, there are several areas that have been re-graded or cleared for College building and circulation/ parking needs. The graded areas are often benched and covered with turf grass. The resulting image is one of dense wooded highlands and lowlands with intermittent grassy panels for buildings and circulation *(Image 02)*. On the north side of campus, several of the original access roads were cut into the topography and vegetation in a very pleasing manner *(Image 03)*.

The water quality of the stream at the bottom of the ravine appears to be typical of urban runoff conditions. Silted water, eroded banks, and dense understory brush create an ecosystem somewhat vulnerable to further degradation if proper management is not undertaken *(Image 04)*.

As is common for institutional landscapes, there is considerable area given to Campus Image Landscape. This is the area between buildings and along highly trafficked areas such as parking lots, sidewalks, and campus entries. The plantings in these areas are characterized by mowed grass punctuated by shade trees, ornamental trees, and a few evergreen trees. Planting beds of perennials or annuals and demonstration gardens comprise a small proportion of this space and are concentrated near building entries and around campus identification signs.

In some instances – the north parking lot and the west parking lot are two examples – rain gardens have been constructed to reduce storm water runoff, improve water quality, and provide wildlife habitat *(Image 05)*. Other small demonstration gardens have been constructed around Buildings 2 and 3. The building materials for these gardens have been of the "do it yourself" (e.g. concrete block retaining walls) variety and do not convey a strong institutional presence or a consistent image *(Images 06 & 07)*. In the future, special landscape areas and gardens should be made accessible to pedestrians rather than relegated to little-seen or used parts of the campus *(Image 08)*.

The Health Sciences Center incorporates a landscaped bioswale (Image 09) that extends the length of the building, which collects and filters storm water runoff from the adjacent sloping terrain.


image 01


image 02


image 03


image 04

image 05


image 06


image 07


image 08


image 09

EXISTING SITE / CIVIL INFRASTRUCTURE

Storm

Each building utilizes its own independent storm sewer network, in general, draining to the ravine through the center of campus.

Localized stormwater detention for additions to Building 1 are located on the southwest corner of the main entrance and 34th Avenue. Stormwater for the Health Sciences Center *(HSC)* routes away from the building towards the southeast to a detention area before discharging to the ravine through the center of campus.

Sanitary

The main sanitary trunk servicing the campus is an 18" clay pipe running down the ravine behind Building 3. A 12" clay pipe discharges areas west of the ravine and ties into the 18" main line at the southeast corner of Building 3. Building 1, on the east side of the ravine, has sanitary discharge to the north to an 18" clay pipe running east and west along the south curb of 34th Avenue. Building 2 and the Sustainable Technologies Building discharge sanitary sewerage to the south west where it ties into the 18" clay pipe running along the ravine.

An 8" sanitary main leaves the Health Sciences Center *(HSC)* towards the northeast and connects into the existing sanitary main east of Building 3.

Water

The main campus feed is a 12" main, owned by the City of Moline, running east to west along the south side of 34th Avenue. An 8" line extending south from 34th Avenue behind Building 1 serves Building 1, Building 2, and the Sustainable Technologies Building. A 6" spur feeding two fire hydrants to the west of Building 1 along the existing parking area is fed from the 8" main southeast of Building 1. A 6" spur southwest of Building 2 feeds a hydrant along the east side of Pyesa Street east of Building 2, a 6" line encompasses the Sustainable Technologies Building and ties back into the 8" main on the southwest corner of the building. A 4" line extending east from the Sustainable Technologies Building provides water for the existing softball field. The 8" line turns west at the southeast corner of Building 2, and continues this path until it comes to Pyesa Street where it turns south and continues to 38th Avenue where it ties back into an existing 12" City of Moline owned main.

East of Building 3, another 8" line extends south from the 12" City of Moline owned main along the south side of 34th Avenue. This 8" line turns west at the southeast corner of Building 3 and is reduced to a 6" line until it crosses Neopope S, where it turns south and continues between the parking lot at the end of Neopope S and the track and terminates with service to the existing baseball field. This line supplies water for Building 3, the baseball field, and multiple hydrants along Neopope S.

A 6" water service tees off the existing water main southeast of Building 3 and routes into the north side of the Health Sciences Center *(HSC)*.

Gas

Two gas mains serve the campus. A gas main along the west curb line of 70th Street on the east side of campus provides service to a tee that runs under the existing parking lot north of the Pyesa W entrance and is distributed to the Sustainable Technologies Building and Building 2 east of Building 1. A second gas main feeds Building 3 from its location along the north curb of 34th Avenue. This main continues south and feeds the Health Sciences Center *(HSC)*.

Fiber Optic

Fiber optic technology service is provided from main feeds along the south curb of 34th Avenue and along the east curb of 70th Street.

From the east curb of 70th Street, the FOC bores under the roadway to the west, entering the campus south of the existing softball field where it feeds the campus transmission tower. From here, this line runs northwest to the Sustainable Technologies Building. From the Sustainable Technologies Building it travels west to supply data service to Building 2. The fiber optic feed from 34th avenue runs south into campus along Pyesa South into Building 1.

Telephone

Telephone service is provided to the campus from main lines running along the north curb of 34th Avenue.

EXISTING BUILDING INFRASTRUCTURE

Central Heating Plant

The existing heating plant for the Quad Cities Campus is located in the Lower Level Mechanical Room in Building 1. The heating plant consists of *(7)* seven equally sized, high efficiency, Thermal Solutions, noncondensing boilers piped in a primary / secondary configuration. Each boiler has a dedicated constant volume pump to provide minimum boiler flow. The heating water system contains two secondary *(distribution)* heating water loops with variable speed pumps controlled by a variable frequency drive *(VFD)*. One loop serves the Student Services addition *(completed in 2013*). The additional loop serves the remainder of campus. Specifically, the heating plant provides heating water to the original Quad Cities Campus buildings *(Building 1*, *Building 2*, *Building 3*, *Building 4)* to serve each building's air handling units *(AHU's)*, terminal air boxes *(TAB)*, and terminal heat transfer units *(baseboard radiation, cabinet heaters, etc.).* Two additional secondary *(distribution)* heating water pumps with variable frequency drives serve the newest east addition to Building 1.

Chiller Plants

The Quad Cities Campus consists of two independent chiller plants. The first chiller *(CH-1)* is located in the Lower Level Mechanical Room in Building 1 and is a 720 ton Trane centrifugal water-cooled chiller. The associated cooling tower is located on the roof of Building 1. Chiller CH-1 serves the AHU's associated with Building 1 and Building 2. The chilled water system has a dedicated pump serving Building 2 and a dedicated pump serving Building 1. Both pumps now have variable frequency drives and a bypass line has been added to allow the chilled water flow to vary based on load for energy savings.

The second chiller *(CH-2)* is located adjacent to Building 3 inside an exterior metal enclosure adjacent to the loading dock and is a 720 ton Daikin magnetic bearing centrifugal water-cooled chiller. The associated cooling tower is located north of Building 3, adjacent to the loading dock. Chiller CH-2 serves the AHU's associated with Building 3 and Building 4.

HVAC

Below is a summary of each Buildings' HVAC system:

BUILDING 1

AHU-110 is a multi-zone unit that serves the library and offices north of the main entry lobby. The AHU has been refurbished with new coils and fans inside the original 1967 casing and incorporates a chilled water coil for cooling and pumped outdoor air preheat and hot water coil for heating. The heating water coils are served by the central boiler plant located in Building 1. The chilled water coil is served by a chiller and cooling tower located in Building 1. The AHU is located in the Lower Level Mechanical Room in Building 1. The existing ductwork and HVAC infrastructure incorporates a hot-deck, cold-deck system with dual-duct terminal air boxes for each zone. All existing controls were upgraded to electronic DDC as part of the Testing & Tutoring Center renovations.

AHU-120 is a multi-zone unit that serves the student services addition, bookstore and main entry upper lobby. The AHU was installed in 2012 and incorporates a chilled water coil for cooling and pumped hot water coil for heating. The heating water coil is served by the central boiler plant located in Building 1. The chilled water coil is served by a chiller and cooling tower located in Building 1. The AHU is located on the Mezzanine Level of the Building 1 mechanical room. The existing ductwork and HVAC infrastructure incorporates variable volume terminal air boxes with reheat for each zone. All controls are electronic DDC.

AHU-200 is a multi-zone unit that serves the area of Building 1 south of the Student Services addition *(classrooms, offices, etc.)*. The AHU is original to the building *(1967)* but the internal components (coils and fans) were refurbished in 2018 as part of the Building 1 addition project. It incorporates a chilled water coil for cooling and pumped hot water coil for heating. The heating water coil is served by the central boiler plant located in Building 1. The chilled water coil is served by a chiller and cooling tower located in Building 1. The AHU is located in a penthouse on Building 1. The existing ductwork and HVAC infrastructure incorporates a hot-deck, cold-deck system with dual-duct terminal air

boxes for each zone. All existing controls were upgraded to electronic DDC as part of the 2018 Building 1 addition project.

AHU-130 is a variable air volume unit that serves the east addition of Building 1. The AHU was installed as part of the 2018 Building 1 addition project and incorporates a total enthalpy energy recovery wheel. It utilizes a pumped hot water coil served from the Building 1 central boiler plant and a d/x cooling coil. The unit is located on the roof of the Building 1 Addition. All controls are electronic DDC.

BUILDING 2

AHU-400 is a custom, built-up multi-zone unit that serves Building 2. The penthouse acts as the exterior enclosure for the AHU and is divided into each portion of the AHU. More specifically, the mechanical penthouse is the AHU. The penthouse/AHU was recently replaced with new fanwall equipment and incorporates a chilled water coil for cooling and pumped hot water coil for heating. The heating water coil is served by the central boiler plant located in Building 1. The chilled water coil is served by a chiller and cooling tower located in Building 1. The existing ductwork and HVAC infrastructure incorporates a hot-deck, cold-deck system with dual-duct terminal air boxes for each zone.

BUILDING 3

AHU-3 is an outdoor, single-zone unit that serves the natatorium located in Building 3. The AHU was replaced in 2013 and incorporates an auxiliary hot water heating coil, DX cooling coil *(with integral condensing units)*, a glycol reheat coil and energy recovery loop *(between exhaust and outdoor air)* for energy savings. The heating water coil is served by the central boiler plant located in Building 1. The AHU is located on the roof of Building 3 above the pool area.

AHU-500 is a multi-zone unit that serves the offices, classrooms, and the general corridors on the First, Second, and Third Floors. The AHU is original to the building *(1967)* and incorporates a chilled water coil for cooling and pumped hot water coil for heating. The heating water coil is served by the central boiler plant located in Building 1. The chilled water coil is served by a chiller and cooling tower dedicated to Building 3. The AHU is located in the main mechanical room on the Second Level. The existing ductwork and HVAC infrastructure incorporates a hot-deck, cold-deck system with dual-duct terminal air boxes for each zone. All existing controls are pneumatic.

AHU-510 is a single-zone unit that serves the large gymnasium. The AHU was replaced in 2020 and incorporates a chilled water coil for cooling and pumped hot water coil for heating. The heating water coil is served by the central boiler plant located in Building 1. The chilled water coil is served by a chiller and cooling tower dedicated to Building 3. The AHU is located in the main mechanical room on the Second Level. All controls are electronic DDC.

AHU-521 is a single-zone unit that serves the small gymnasium, weight room, and old wrestling room on the First Floor. The AHU was replaced in 2020 and incorporates pumped hot water coil for heating. A cooling coil and associated piping was also added as part of the unit replacement project. The heating water coil is served by the central boiler plant located in Building 1. The cooling coil is served by the chiller and cooling tower dedicated to Building 3. The AHU is located in the main mechanical room on the Second Level.

AHU-570 is a multi-zone unit that serves the men's and women's pool locker rooms. The AHU is original to the building *(1967)* and incorporates a hot water coil for heating. The AHU is located in the east mechanical room on the Second Level. The AHU is a recirculation type AHU which draws return air from the track area and supplies it to the locker rooms; all air supplied to the locker rooms is exhausted through a dedicated exhaust fan. The AHU heating water coil is served by the central boiler plant located in Building 1. AHU-5 does not incorporate a cooling coil and does not provide any means of cooling the locker rooms. Zone control to each locker room is achieved using duct-mounted heating coils.

AHU-557 is a multi-zone unit that serves two men's locker rooms. The AHU is original to the building *(1967)* and does not incorporate a heating coil. The AHU is located in the west mechanical room on the Second Level. The AHU is a recirculation type AHU which draws return air from the track area and supplies it to the locker rooms; all air supplied to the locker rooms is exhausted through a dedicated

exhaust fan. AHU-6 does not incorporate a cooling coil and does not provide any means of cooling the locker rooms. Zone control to each locker room is achieved using duct-mounted heating coils.

AHU-527 is a single-zone unit that serves the women's main locker room. The AHU was replaced in 2020 and incorporates a pumped hot water coil for heating. A cooling coil and associated piping was also added as part of the unit replacement project. The AHU is located in the main mechanical room on the Second Level. The AHU is a recirculation type AHU which draws return air from the track area and supplies it to the locker rooms; all air supplied to the locker rooms is exhausted through a dedicated exhaust fan. The AHU heating water coil is served by the central boiler plant located in Building 1. The cooling coil is served by the chiller and cooling tower dedicated to Building 3.

BUILDING 4

The AHU is original to the building *(1967)* and incorporates a chilled water coil for cooling and pumped hot water coil for heating. The heating water coil is served by the central boiler plant located in Building 1. The chilled water coil is served by a chiller and cooling tower located in Building 3. The AHU is located in a Lower Level Mechanical Room in Building 4. The existing ductwork and HVAC infrastructure incorporates variable volume terminal air boxes with reheat for each zone. All controls are pneumatic.

SUSTAINABLE TECHNOLOGIES BUILDING

The Sustainable Technologies Building is a stand-alone building that utilizes a ground-source geothermal loop. Zone heating and cooling is provided through ducted terminal heat pumps located within each zone. The heat pumps utilize the group-source condenser water loop. Building dehumidification and ventilation air is provided by a dedicated outdoor air unit *(DOAU)* located on grade, west of the STB. The DOAU incorporates an energy recovery wheel and utilizes a gas-fired burner for heating and DX for cooling.

HEALTH SCIENCES CENTER

Two multi-zone AHU's, located in the Lower Level / Basement Mechanical Room, serve the Health Sciences Center and also incorporate an energy recovery system for increased efficiency and energy savings. The independent energy recovery unit, incorporating a total energy enthalpy wheel, provides the two AHU's with outdoor air during their normal operating modes. All general building exhaust air is routed through the energy recovery unit. A plenum return system is utilized throughout the building with return air ductwork extending from the AHU's to a point in the ceiling plenum where uniform airflow can be established. Supply air is fully ducted from the AHU's to individual zones.

A centralized modular water to water heat pump system is used to simultaneously provide supply heating and cooling water to the facility. A water source loop is served by a hot water condensing boiler located in the Lower Level / Basement Mechanical Room with natural gas as its fuel source. The boiler is provided with a primary heating water pump to ensure minimum water flow through the boiler. The glycol source loop is served by an outdoor fluid cooler. The loop consists of 30% propylene glycol concentration for freeze protection, and eliminates the need to drain the fluid cooler during winter months. The source system water loop utilizes two pumps located in the Lower Level / Basement Mechanical Room.

CAMPUS-WIDE INFRASTRUCTURE

Electrical Service and Distribution

The existing electrical utility service for the Quad Cities Campus is fed from two different utility poles fed from the same utility substation. The utility poles are located in parking lot 4 on the north side of 34th avenue. Two independent sets of service entrance conductors come from these poles and are routed through a manhole system located outside of Building 1. The feeds then enter the building and are distributed to the six buildings in a loop using specialized medium voltage switchgear located in Buildings 1, 2, 3, and the HSC. The medium voltage gear in Building 1 is located in the main electrical room adjacent to the boiler room. The medium voltage gear in Building 2 is located in an

outdoor vault directly adjacent to the building. The medium voltage gear in Building 3 is also located in an outdoor vault directly adjacent to the building. Building 4 is fed from Building 3 and does not have any standalone gear. The medium voltage gear in the HSC is located in an electrical room in the basement.

The medium voltage utility loop is open between Buildings 1 and 2, which can be closed in the event one of the utility sources is down. The conductors between Buildings 1 and 2 were recently replaced and are run in a cable tray above the ceiling in the tunnel that links the buildings. The conductors between Buildings 1 and 3 are original and are run underground between the buildings. The conductors between Building 3 and the HSC are routed above the ceiling in Building 3 and underground to the basement of the HSC. The capacity of the loop is currently sufficient for the campus. All of the equipment, transformers, cabling, and distribution gear downstream of the two utility meters are the property of the College.

Each building on campus is currently fed from an outdoor pad mounted transformer, which is fed from the medium voltage utility loop. Conductors are routed from the medium voltage gear out to the transformer, and then back into the building to the main 480V building switchgear. From there, power is distributed to the building at 277/480 for equipment, elevators, and lighting, and then transformed down to 120/208 for general power and receptacles.

Emergency Power

Emergency power for the Quad Cities Campus consists of an outdoor generator at Building 2 and an outdoor generator in Building 3. The outdoor generator at Building 2 serves a distribution system that covers Building 2, the STB, and Building 1. The system currently serves elevators, emergency lighting, and miscellaneous equipment throughout the buildings. The generator in Building 3 currently serves emergency lighting, HVAC equipment, and other miscellaneous equipment throughout Building 3, Building 4, and the HSC. This outdoor generator was recently installed.

Fire Alarm and Mass Notification

The entire Quad Cities Campus is covered by a networked fire alarm and mass notification system. The system consists of a fully addressable fire alarm system with voice based notification, and a mass notification system consisting of independent visual and audio notification, textural visual displays, and a roof mounted outdoor voice notification system that covers the entire campus. The system is expandable with network communication over fiber between the buildings.

Technology

The Quad Cities Campus is served via a single point of entrance from local service providers. The Sustainable Technologies Building is the location of the main campus server room and point of demarcation for service provider cabling, telephone and network systems.

Each building on campus is connected via single mode optical fiber. Telecommunications rooms within each building are connected multimode fibers. Recent projects have upgraded the fiber to 50 microns to support 10 gig-a-bit bandwidth. Several existing telecommunication's room have 62.5 multimode fibers.

Within each building the horizontal cabling infrastructure consists of category 5, 5e and 6 cables. Recent projects have utilized category 6 cabling. Cable television is installed in a few areas of each building. Wireless network access points have been installed throughout the campus to provide wireless connectivity to staff and students.

The existing access control system is manufactured by S2. All staff have proximity cards to activate the card readers if applicable.

Video surveillance cameras are installed in several areas on campus. Camera coverage is being looked at for each new project. Milestone is the video surveillance software manufacturer.

Emergency phones are located within the buildings. These devices are wall phones that are used for emergencies but are not designated as emergency phones.

Audio/Video systems are located within each classroom. The system is designed by the College with installation provided by a contractor. Currently there is no overhead paging system within the buildings or campus-wide for notification.

All telephone and network systems are specified and installed by the College.

Quad Cities Campus Outreach Facilities *(Owned by Black Hawk College)*

OUTREACH CENTER

Central Heating Plant
The existing heating plant for the Outreach Center is located in the Lower Level Mechanical Room. The heating plant consists of two high-efficiency, Thermal Solutions non-condensing boilers piped in a constant volume primary configuration. One boiler and two pumps were replaced in 2012 and a second boiler was installed in 2018.

Chiller Plant
The existing chiller plant for the Outreach Center is located in the Lower Level Mechanical Room. The chiller plant consists of one 80-Ton air-cooled condensing unit located on grade, west of the mechanical room, and one evaporator is remotely mounted in the Lower Level Mechanical Room. The system contains one chilled water distribution pump piped in a constant volume primary configuration. The chiller, evaporator, and pump were installed in 2012. A buffer tank was added in 2018 to increase chiller run time and limit short cycling.

Mechanical HVAC
Three air handling units *(AHU)* serve the building, one in the Roof Level Penthouse and two in the Lower Level Mechanical Room. All three units were replaced in 2018 and are variable volume, dual-deck units with hot water heating coils, and chilled water cooling coils and dual duct VAV boxes. Restroom exhaust is handled by one downblast centrifugal fan.

Utility Service and Distribution
The Outreach Center is currently fed from a 480-volt, 3-phase service from the local utility company. There is a newer pad mounted utility transformer located adjacent to the building installed in 2018.

The existing main distribution equipment was recently replaced in 2018 and consists of a 480-volt distribution panel, step-down transformer, and 208-volt distribution panel. Power distribution is provided by branch panels located throughout the building.

Emergency Power
There are currently no emergency power systems for the facility. All emergency egress lighting is battery powered.

Fire Alarm and Mass Notification
The facility has a new addressable fire alarm system that was installed in 2018.

Technology
This facility is served via a single point of entrance from local service providers.

The existing janitor's closets are doubling as technology closets on each floor. Certain office areas have standalone equipment as well. While outdated, the existing technology infrastructure appears to be sufficient for the current occupants.

There are currently no security systems installed in the Outreach Center. While not a code requirement, consideration should be made to provide security and access control for the building.

There is a doorbell system installed at each of the two main entrances that allows a button to be pushed outside at each door which sounds a bell installed near the janitor's closet on each floor. This system is used in the event an occupant becomes locked out of the building while other occupants are still inside. This system would not be necessary if an access control system is installed.

INDUSTRIAL TRAINING LAB EXTENSION CENTER

Central Heating and Cooling Plants
The ITLEC Building does not include a central heating or central cooling plant.

Mechanical HVAC
The Classroom area is served by a residential type furnace located in a storage room. The furnace is a packaged, single zone, constant volume unit that utilizes gas heating and DX cooling. The associated condensing unit is located on grade at the west side of the building. The furnace does not appear to incorporate relief and exhaust louvers and dampers to provide outdoor air to the space. The building is served by one general exhaust fan.

The welding area is currently served by several ceiling-hung, gas-fire unit heaters. The welding area does not have cooling. The welding area contains a Lincoln Electric welding exhaust system distributed to each welding station.

Utility Service and Distribution
The utility system for the ITLEC consists of a 480V service from a pole mounted transformer, rated at 600A. The distribution system accommodates the welding equipment. The system appears to be expandable and not at capacity.

Emergency Power
There are currently no emergency power systems for the facility. All emergency egress lighting is battery powered.

Fire Alarm and Mass Notification
The facility has a standalone fire alarm system that is not tied into any other Black Hawk College facilities. There is no mass notification system present at the facility.

Technology
This facility is served via a single point of entrance from local service providers. There are no technology closets, just a wall mounted rack at the back of the main classroom.

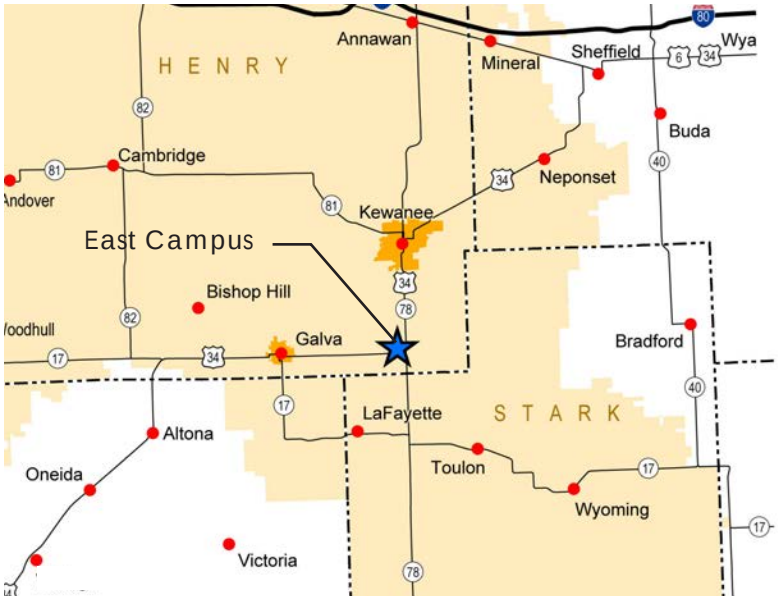
The horizontal cabling infrastructure consists of primarily Category 5 cables.

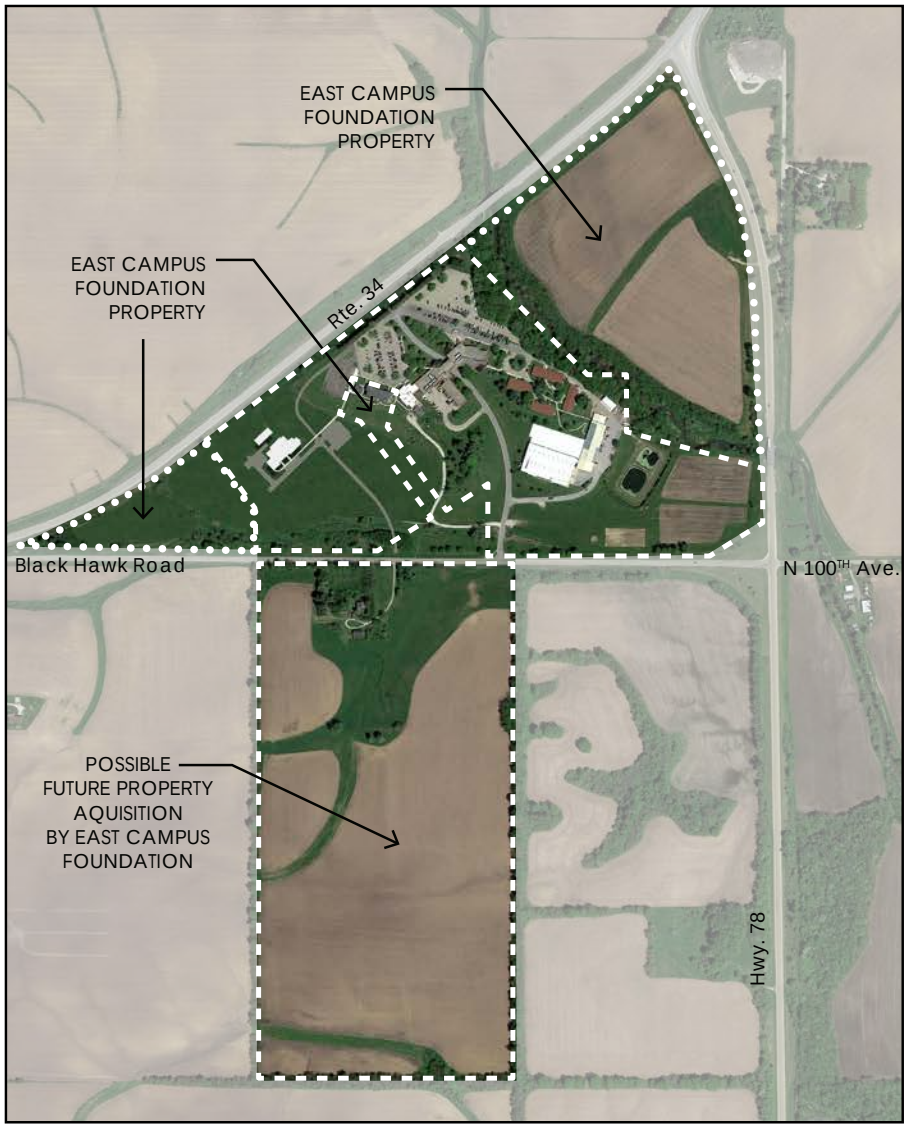
There does not appear to be any wireless connectivity available for staff and students at this facility.

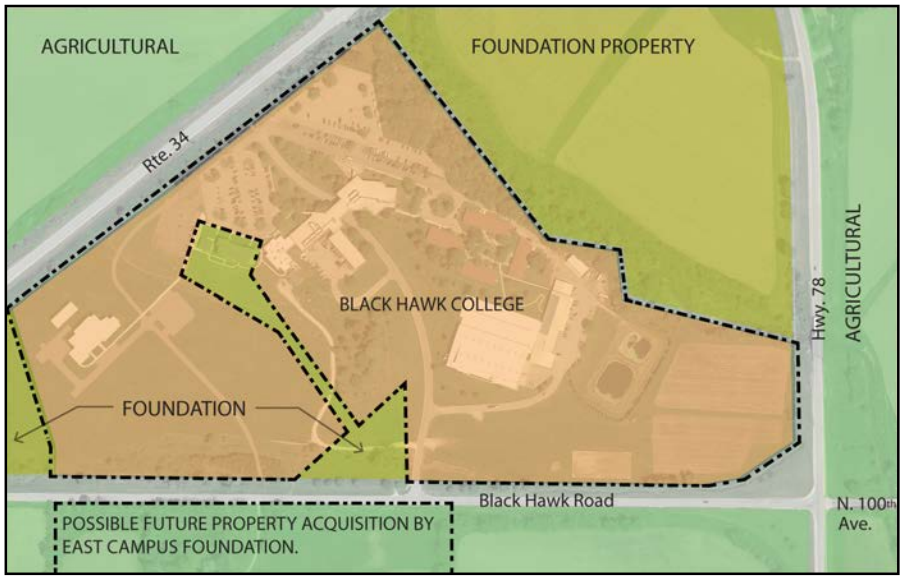
Existing Conditions

East Campus

The East Campus is located at 26230 Black Hawk Road in Galva, Illinois, and is situated on approximately 102 acres of property in the southeast portion of the District. The campus is five miles south of Kewanee, where its Outreach Facility is located. The College's East Campus and Quad Cities Campus serve 8,000 credit and non-credit students on an annual basis.







The East Campus is completely surrounded by agricultural fields. It sits within a triangular piece of property bounded by Route 34 along its northwest edge, Highway 78 along its east edge, and 100th Avenue, or Black Hawk Road along its south edge. The northeast and southwest portions of the triangular property are currently owned by the Black Hawk College East Campus Foundation and are currently dedicated to agricultural fields. The Foundation also owns the property in the center of the campus where the existing student housing is situated.

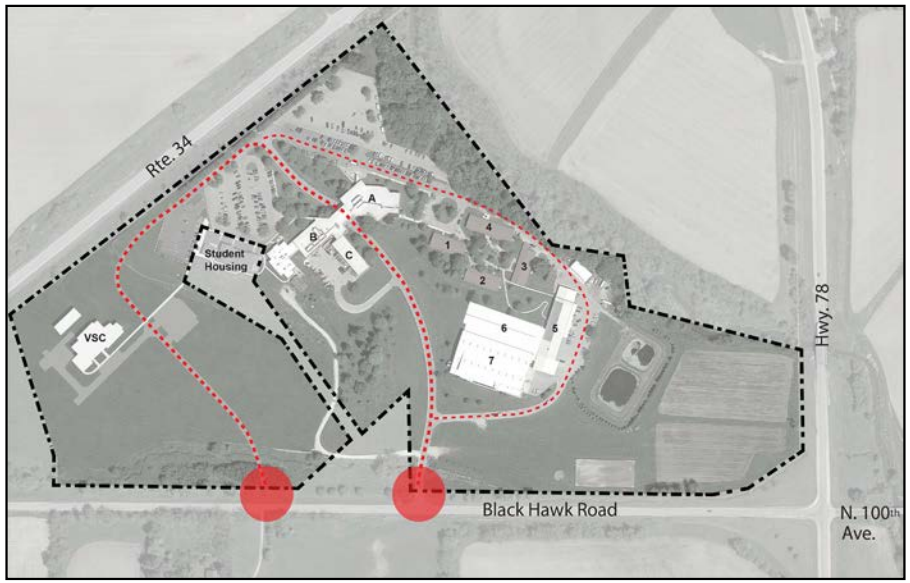
In addition to the campus property, there is a parcel of property south of Black Hawk Road that may become available to the East Campus Foundation in the future.

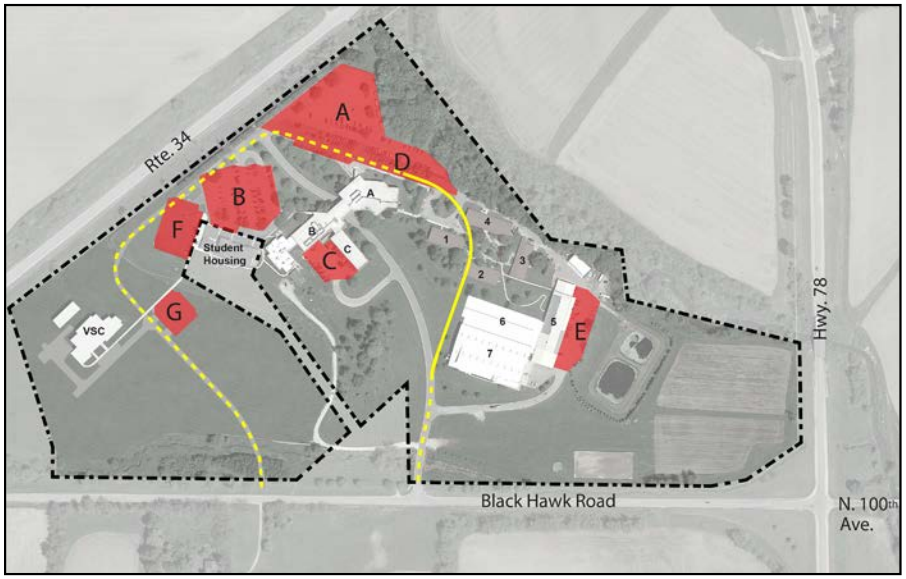
There are two points of access and egress to/from the East Campus along Black Hawk Road. The eastern entrance connects to the primary access drive and continues forward through the heart of the campus under the bridge that connects Buildings A and B. The drive then comes to a "tee" intersection, between Parking Lots A and B, where vehicles must either turn right or left to access general parking. If a right turn is made, vehicles can continue eastward around the campus facilities and re-connect with the entrance drive adjacent to the main entrance. Prior to going under the bridge between Buildings A and B, there is a service drive that turns off of the entrance drive toward the service area between Buildings B and C. This service area serves the campus's Receiving Area, trash pick-up, and access for the vehicles for the Ag/Auto Mechanics Lab.

The western entrance / exit from Black Hawk Road was constructed in conjunction with the western portion of the Ring Road that serves the Vet Sciences Center. This portion of Ring Road extends to the northeast and connects to the "tee" intersection between Parking Lots A and B.

It was discussed with the focus groups and the Steering Committee that the development of the Ring Road will significantly improve traffic flow on campus. It was also noted that the following vehicular circulation concerns will continue to exist until the full completion of the Ring Road. These concerns include:

- Vehicles and pedestrians are in potential conflict under the bridge
- The "front door" currently located on the north side of Building A is not visible when vehicles enter the campus.
- Access into the service area is difficult for large vehicles due to the tight configuration of the service drive





Vehicular parking for the East Campus is accommodated through the use of surface lots located throughout the campus. The primary parking lots are Parking Lot A and Parking Lot B located at the north end of the campus. Together, these lots accommodate approximately 328 vehicles.

Parking Lot A accesses the campus buildings at the north tip of Building A, while Parking Lot B accesses the buildings through two entrances leading into Building B. Parking Lot B also serves as the parking lot for the student housing development.

Parking Lot D accommodates approximately 69 vehicles and extends from the southeast edge of Parking Lot A. This lot serves as the visitor's parking lot for the campus as well as general parking needs for students, faculty, and staff.

Parking Lot E is located immediately east of the stables in Building 5. This lot accommodates approximately 45 vehicles and primarily serves the stables and the arena. The lack of parking adjacent to the arena was cited numerous times by the planning committees as a challenge for the campus when there are events being held in the arena. Currently, vehicles are forced to park in the grassy area directly east of the main entrance drive along Black Hawk Road. Although, this area seems to accommodate an adequate number of vehicles during events, its use for parking is weather dependent.

Students that bring horse trailers to the campus for the equine program generally park in the grassy area to the south of the Arena. Although the organic / soft surface is necessary for livestock unloading, this surface becomes muddy and problematic for vehicles / trailers to maneuver and park on when it rains.

Parking Lot F, located adjacent to Parking Lot B, serves the Student Housing facility *(Prairie Pointe Apartments)*.

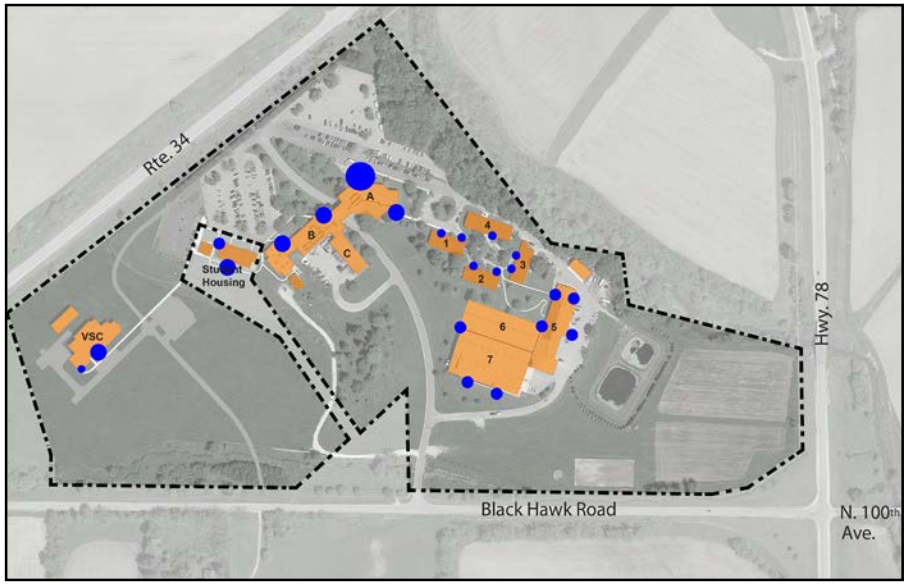
Parking Lot G has a capacity of 56 parking spaces and serves the Vet Sciences Center, which was constructed in conjunction with the portion of Ring Road located on the west side of the campus.

Although the East Campus is set within a scenic rural backdrop, the existing building organization and parking configuration does not support the need for an extensive exterior pedestrian circulation system.

In addition to the walkways that lead from the parking lots to the building entrances, there is a primary walkway that leads from the east end of Building A to the "temporary" building cluster with a paved courtyard in the center. From here, there are walkways leading to the stables in Buildings 5 and 6.

While the 'front door" to the arena in Building 7 is located on the south face of the building, it is important to note that there is no walkway system leading to this entrance from the rest of the campus or from the temporary grassy parking area to the south.

It is also important to note that the main entrance to Building A was pointed out as an undesirable entry sequence for the "front door" to the campus. In order to access the doors, one must go down a ramp or stair located on the exterior of the building. Once inside the building, you are then forced to go either up or down a half a story to get to your desired floor level. While this area is currently handicap accessible through the use of a ramp and an elevator, it is not as inviting as it should be for a main entrance.



The East Campus currently houses fourteen *(14)* facilities totaling approximately 205,710 square feet in area. Buildings A, B, and C are constructed of brick masonry and are connected internally. These buildings are generally viewed as the core of the campus facilities. Organized in a courtyard configuration, Buildings 1, 2, 3, and 4 are the original buildings on campus and were originally constructed as "temporary" buildings. Over forty years after their original construction, however, they still remain and should not be considered a long-term solution for the campus's ongoing programs.

Buildings 5, 6, and 7 are physically connected and are dedicated primarily to the equine program on campus. Building 7 houses the Arena and is the largest single building on the campus. Located adjacent to the existing campus entrance, this cluster of buildings is the first image encountered by students, faculty, staff, and community members coming to the campus. Distinctively different from the buildings located at the campus core, Buildings 5, 6, and 7 portray a clearly agricultural image.

A new Vet Sciences Center was recently constructed to the southwest of Buildings A, B, and C.

As previously indicated, the student housing development located at the center of campus is actually owned and operated by the East Campus Foundation; however, students attending the East Campus live in them.

Generally speaking, the orientation of Buildings 1 through 7 and the student housing development are oriented in a consistent manner with respect to each other. Buildings A, B, and C, however, are oriented differently and follow the contours of the land. The new Vet Sciences Center is oriented to align with Buildings A, B and C.

Program spaces throughout the campus buildings were analyzed within each of the existing facilities in order to identify the following information:

- Locations of spaces and functions on campus
- Adjacencies between various functions on campus
- Programmatic fragmentation within functional components

Areas of concern have been addressed as these issues were reviewed and discussed throughout the planning process.

Following is a summary of the existing facilities on the main campus that house the primary programmatic functions for the College:

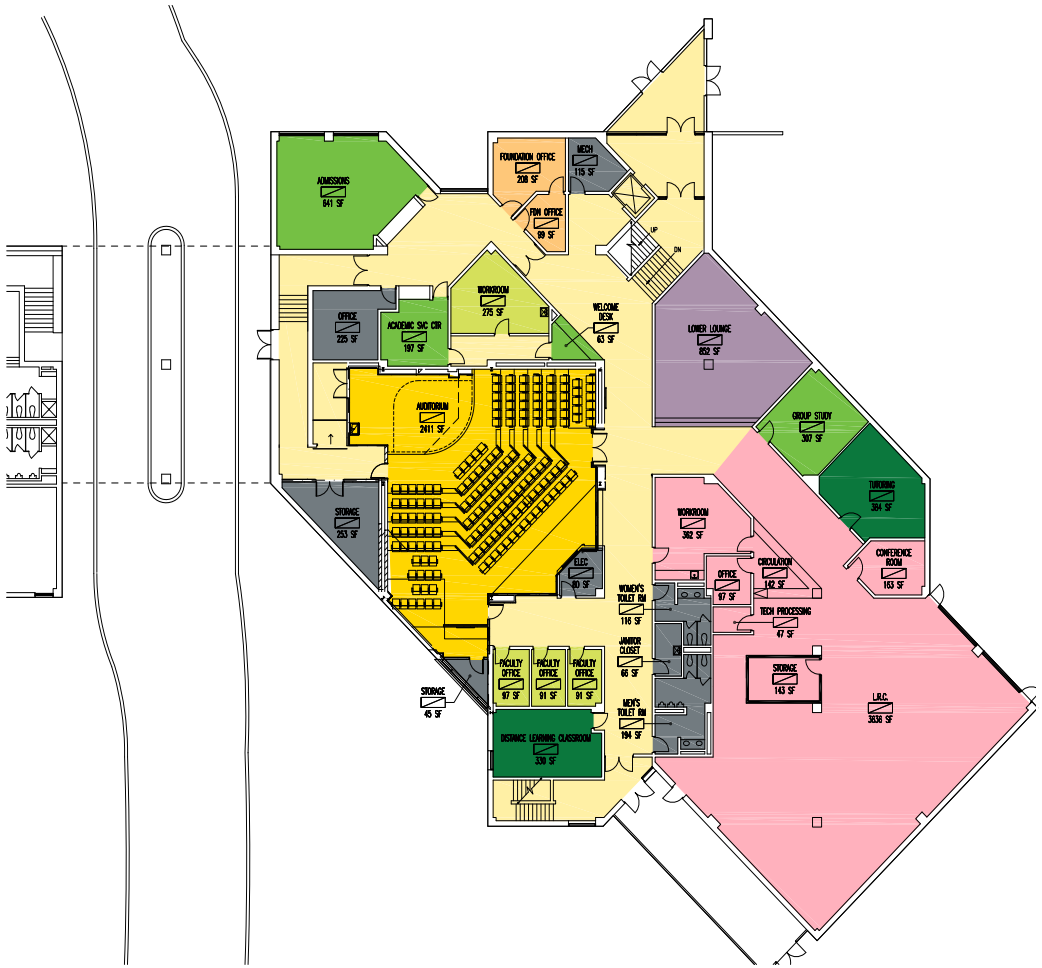
BUILDING	YEAR BUILT	LEVELS	GROSS SQ. FT.
Building A • Student Services • Library • Auditorium • Foundation Office • Administrative Offices • Bookstore • Student Activities / Lounge Space • Classrooms • Faculty Offices	1979	2	32,669
Building B • Classrooms • Science Labs • Faculty Offices • Facilities Space	1979	2	29,845
Building C • Ag/Auto Mechanics Lab	1979	2	8,619
Building 1 • Police Department • Fitness Center	1970	1	5,188

BUILDING	YEAR BUILT	LEVELS	GROSS SQ. FT.
Building 2 • Computer Labs • IT Office Space • Faculty Offices	1970	1	6,401
Building 3 • Vacant • Misc. Student Club Storage	1970	1	5,577
Building 4 • Vacant	1970	1	6,234
Building 5 • Horse Stables • Warm-up Arena • Classroom	1980	1	12,514
Building 6 • Horse Stables	2019	1	25,600
Building 7 • Arena	2006	1	38,704
Greenhouse	1997	1	1,536
Storage Building	2010	1	2,304
Student Housing • *(Owned by EC Foundation)* • *(83) Beds*	2005	3	11,619
Vet Sciences Center	2016	1	18,900

Building A - Existing First Floor Plan

SPACE LEGEND

- LIBRARY
- GENERAL CLASSROOM
- STUDENT SERVICES
- STUDENT ACTIVITIES
- FACULTY OFFICE / SUPPORT
- ADMINISTRATION
- FACILITIES / SUPPORT
- CIRCULATION



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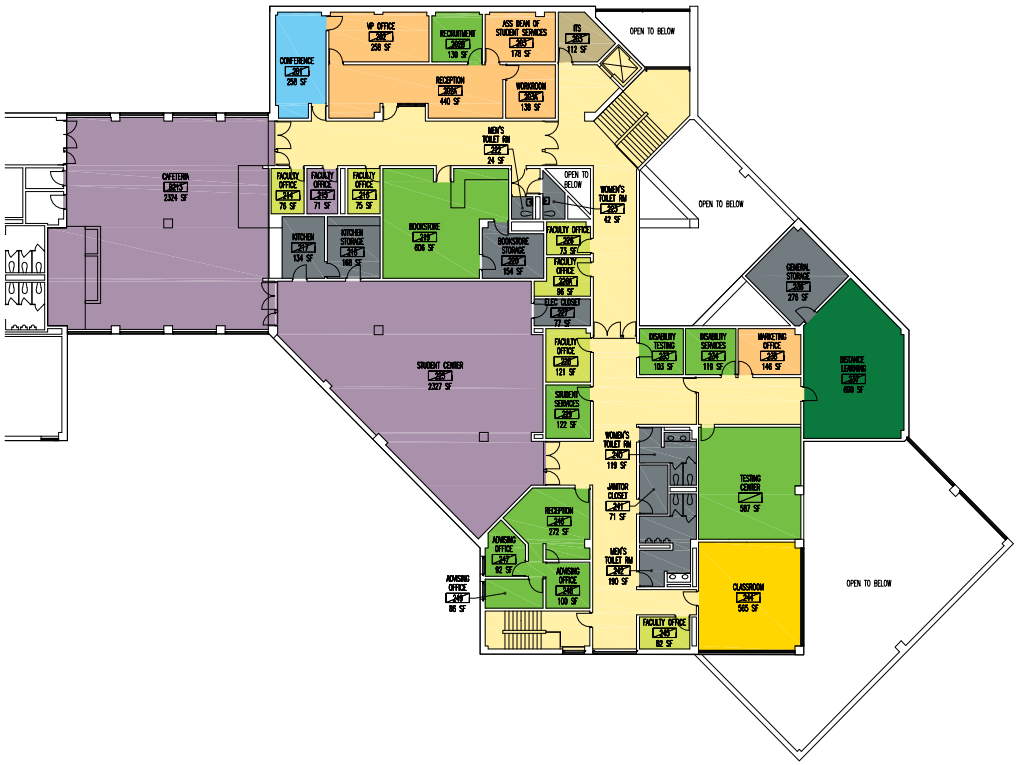
Black Hawk College

SPACE LEGEND

- STUDENT ACTIVITIES
- STUDENT SERVICES
- FACULTY OFFICE / SUPPORT
- CONFERENCE / MEETING
- GENERAL CLASSROOM
- ADMINISTRATION
- ITS
- CIRCULATION



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Building B - Existing First Floor Plan

SPACE LEGEND

- INDUSTRIAL TECHNOLOGY
- GENERAL CLASSROOM
- FACULTY OFFICE / SUPPORT
- FACILITIES / SUPPORT
- CIRCULATION

N

SPACE LEGEND

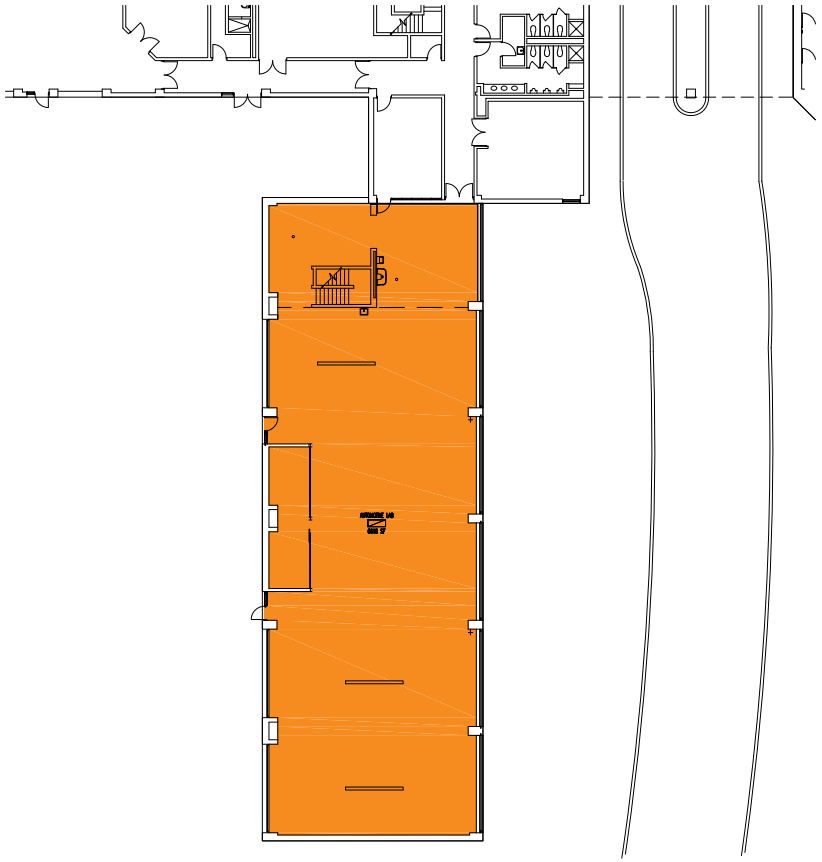
- HEALTH SCIENCES
- GENERAL CLASSROOM
- INDUSTRIAL TECHNOLOGY
- STUDENT ACTIVITIES
- FACULTY OFFICE / SUPPORT
- VACANT
- FACILITIES / SUPPORT
- CIRCULATION

N

Building C - Existing First Floor Plan

SPACE LEGEND

INDUSTRIAL TECHNOLOGY



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Black Hawk College

SPACE LEGEND

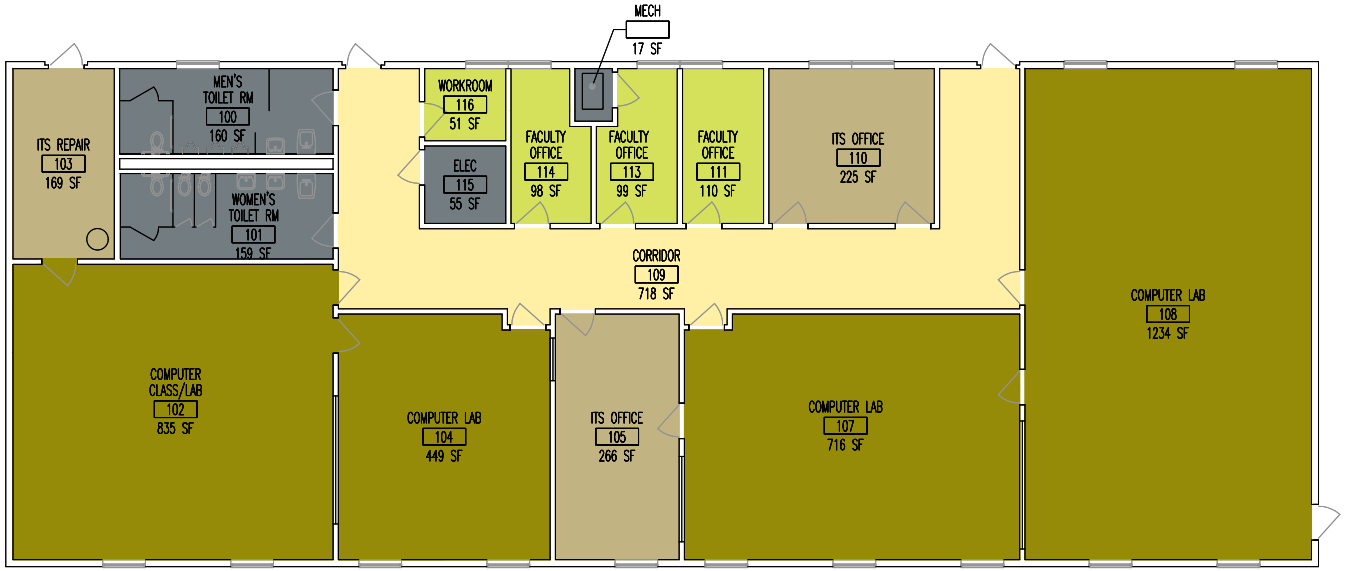
- FITNESS / ATHLETICS
- FACULTY OFFICE / SUPPORT
- ITS
- CAMPUS POLICE
- VACANT
- FACILITIES / SUPPORT
- CIRCULATION

N

Building 2 - Existing First Floor Plan

SPACE LEGEND

- ITS
- FACULTY OFFICE / SUPPORT
- COMPUTER LAB
- FACILITIES / SUPPORT
- CIRCULATION



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Black Hawk College

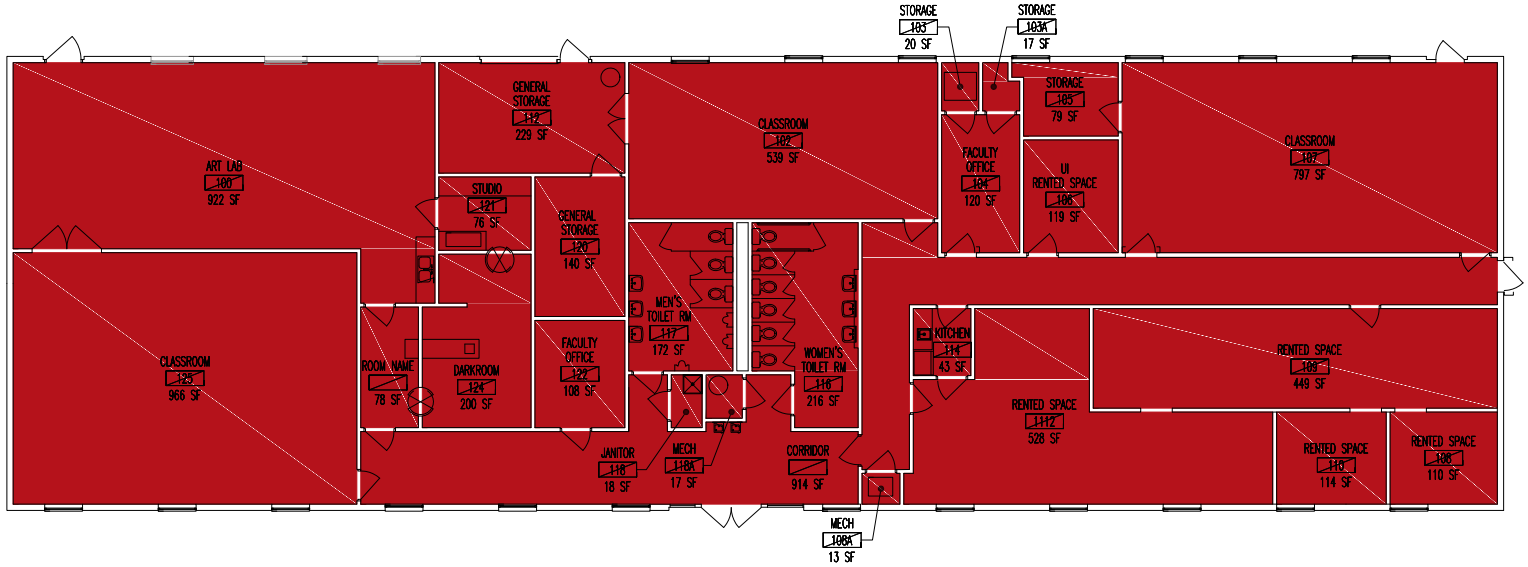
SPACE LEGEND

VACANT

N

SPACE LEGEND

VACANT



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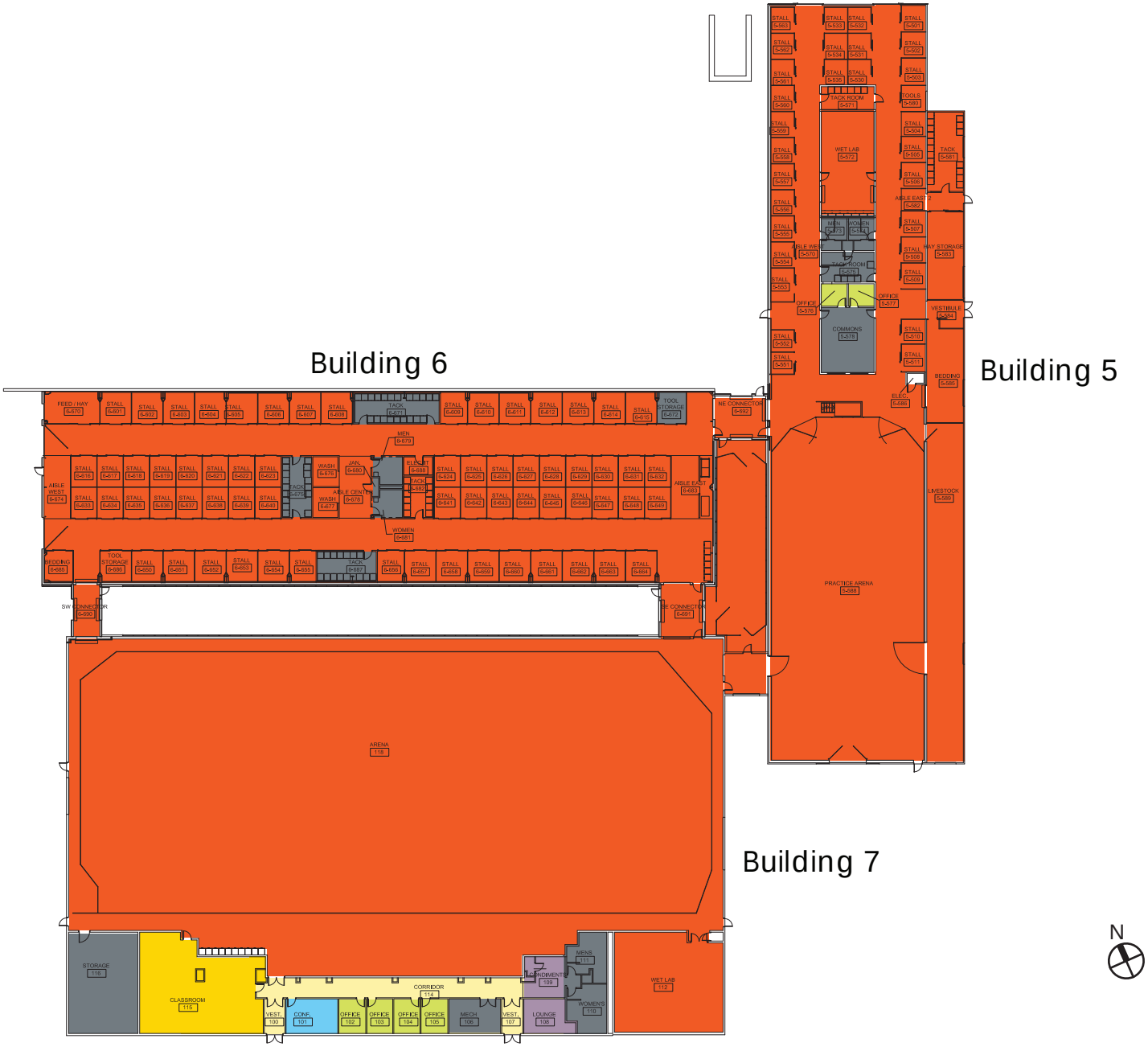
SPACE LEGEND

- EQUINE / AG
- GENERAL CLASSROOM
- FACULTY OFFICE / SUPPORT
- STUDENT ACTIVITIES
- CONFERENCE / MEETING
- COMPUTER LAB
- FACILITIES / SUPPORT
- CIRCULATION



Vet Sciences Center - Existing First Floor Plan

SPACE LEGEND

- VET. TECH
- GENERAL CLASSROOM
- FACULTY OFFICE / SUPPORT
- FACILITIES / SUPPORT
- CIRCULATION

In addition to the above facilities at the East Campus, the following Outreach Facilities exists in Kewanee, IL, which is five miles north of the East Campus.

BUILDING	YEAR BUILT	LEVELS	GROSS SQ. FT.
Community Education Center • Adult Basic Education • General Education Development • Business Training Programs • Career Assistance • Continuing Education • College Credit Programs • ESL	2007	1	13,075
Welding & Skilled Trades Center • Classrooms • Labs • Offices	2013	1	14,636


CEC
PARKING
98 SPACES
PARKING 15 SPACES
WELDING &
SKILLED TRADES
CENTER
EAST 3rd STREET
N

Community Education Center *(CEC)* - Existing First Floor Plan

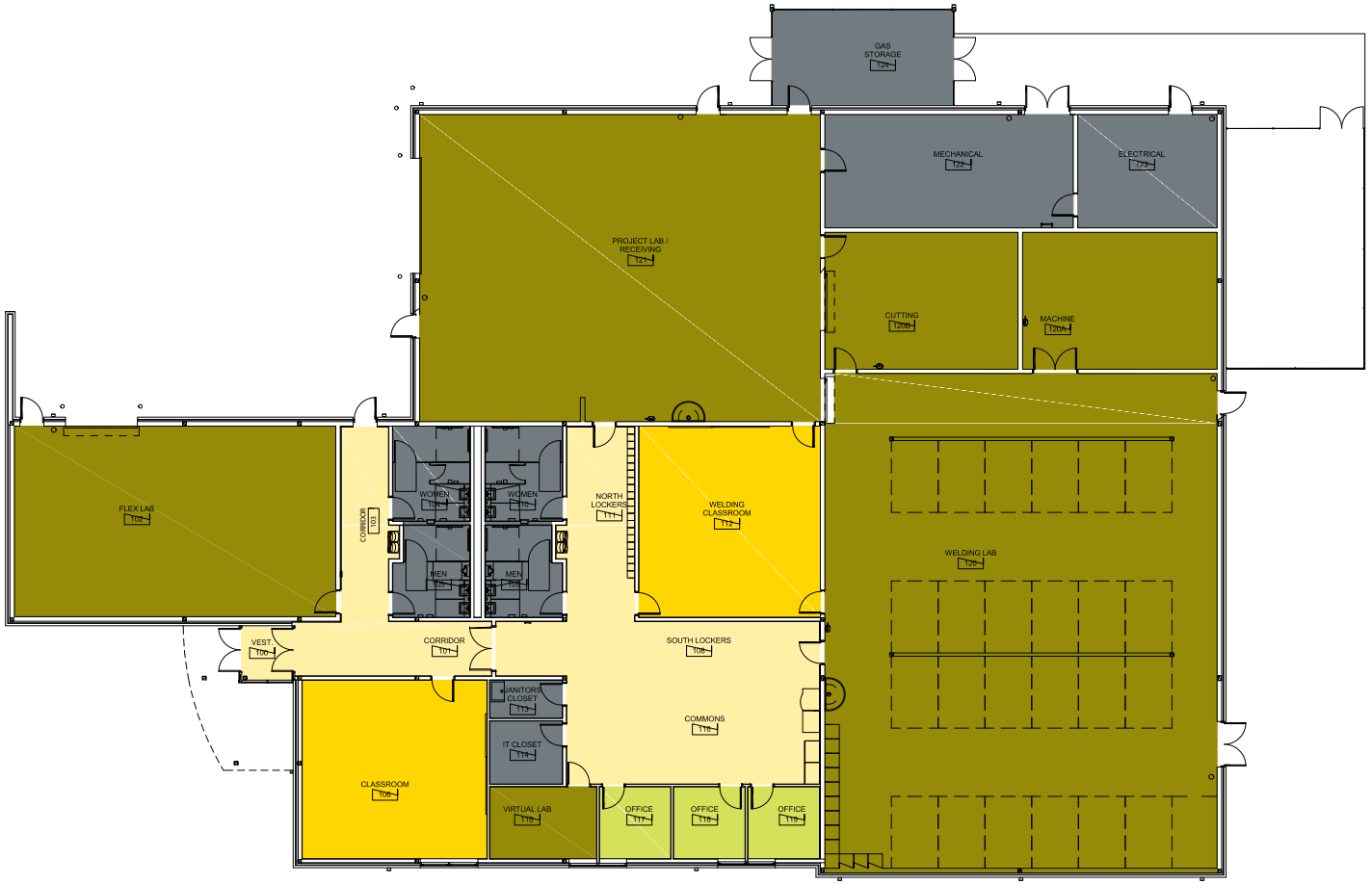
SPACE LEGEND

- GENERAL CLASSROOM
- ITS
- STUDENT SERVICES
- STUDENT ACTIVITIES
- LIBRARY
- FACULTY OFFICE / SUPPORT
- CONFERENCE / MEETING
- COMPUTER LAB
- CAMPUS POLICE
- FACILITIES / SUPPORT
- CIRCULATION

N

SPACE LEGEND

- COMPUTER LAB
- GENERAL CLASSROOM
- FACULTY OFFICE / SUPPORT
- FACILITIES / SUPPORT
- CIRCULATION



The East Campus consists of land controlled by the College and adjacent land controlled by the Black Hawk College East Foundation. For purposes of this analysis, both land holdings are considered concurrently. A small stream runs along Black Hawk Road which together form the south campus boundary *(Image 10)*. Moving north into the campus, the topographic elevations increase *(Image 11*) to a heavily wooded ridgeline before falling significantly to a second, slightly larger, stream. The west campus edge is defined by a steep bank overlooking US Highway 34 *(Image 12)*. The east edge is the smallest of the four and is defined by Route 78 *(Image 13)*. These four edges create a strong impression of where the campus edges are located.

Much of the eastern third of campus is relatively flat bottom-land and is dedicated to agricultural or equine uses. Garden plots *(Image 14)* and horse paddocks share most of the open space in this area. The only significant stands of vegetation are along the aforementioned north boundary and a small arboretum in the center of campus *(Image 15)*. The trees in this collection are common to the surrounding area in either natural or landscape industry situations. These include silver maple, spruce, hackberry, and a few oak. Small clusters of bottom land trees, such as cottonwood, grow along the banks of the southern stream.

The remaining campus landscape consists of parking lot trees, intermittent shade trees, and large foundation shrubs. Overall, the campus landscape vegetation is limited in size, quantity, and diversity.

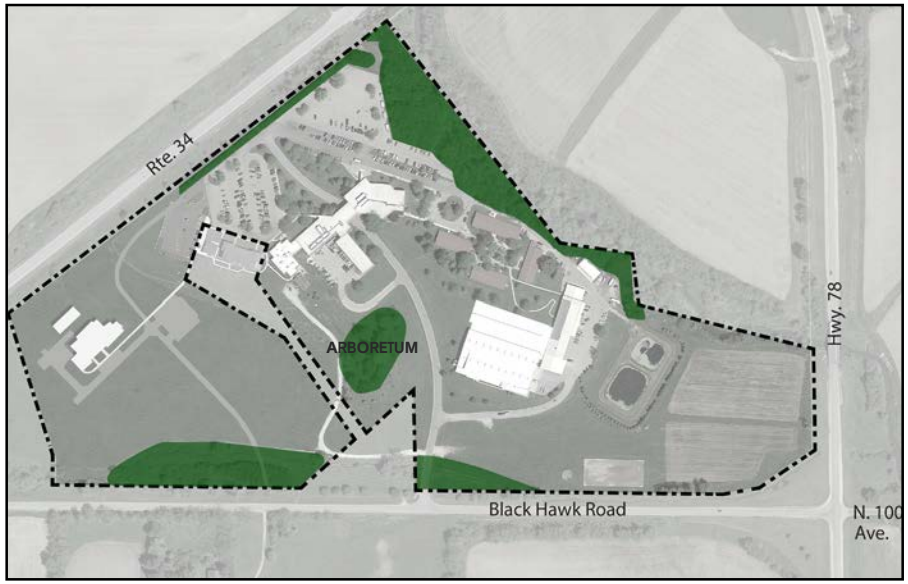



image 10


image 11


image 12


image 13


image 14


image 15


image 16

EXISTING SITE / CIVIL INFRASTRUCTURE

Storm

A 24" corrugated plastic pipe, running along the northeast property line of the campus, collects stormwater from Parking Lot A, the Ring Road bordering the northeast campus property, Building 1, Building 2, Building 3, and Building 4. This line discharges northeast into Indian Creek. Along the north portion of the interior Ring Road, an 18" corrugated metal pipe conveys stormwater from the existing parking lot northwest of Building B south along the north side of the interior Ring Road, collecting runoff from Building B, Building A, and exterior areas immediately adjacent to the Building B access road. Immediately south of the Building B access road's intersection with the interior Ring Road, the pipe size increases to a 24" corrugated plastic pipe as it continues to collect runoff from the interior Ring Road and southwest portions of the campus. Runoff from Building 5, Building 6, and Building 7 are collected in this line southwest of Building 7. From here, the line continues south and discharges in the ditch north of the existing campus entrance. In conjunction with the completion of the west portion of the Ring Road and the Vet Sciences Center, detention basins were added.

Sanitary

The existing aerated lagoons have capacity to handle approximately 20,000 gallons of waste water per day. Based on DMR *(Discharge Monitoring Record)* reports provided by the EPA for this facility, current average daily discharges indicates a usage significantly below the overall treatment capacity. In the summer of 2013, the main sanitary trunk servicing the campus was replaced as part of the science building addition. The 6" ductile iron and clay pipe line was replaced with a 10" PVC line from the location of the science building addition, through the center of campus following the old pipe route, and discharges to the treatment lagoons.

Water

Water is obtained from the Black Hawk College East Campus Municipal Water Supply. The water supply consists of two alternately operated drilled wells on site. The water is chlorinated and discharged to a 10,000 gallon above ground storage tank and is pumped to two 1,500-gallon hydropneumatic tanks for distribution. Water supply production capability of the active wells is 180,000 gallons per day per well. High service pumping capabilities provide 130,000 gallons per day.

Gas

Gas service extends from Route 34 north of the campus towards Parking Lot A where it splits to the east and west to service the campus. The route splitting to the west travels along the north edge of Parking Lot A and the existing parking lot northwest of Building B. The line travels between the Prairie Point Apartments and the parking lot as it services the Prairie Point Apartments, Green House, Management Building, and Building B.

The gas service for the east side of campus extends on the parking lot access to Parking Lot A and services areas in the center of campus. Building A and Building 1 are serviced by this feed, after its split at Building A. The line continues to the south along the interior Ring Road as it feeds gas service to Building 2, and Building 7. The line extending to the east after the spilt at Building A extends along the outer Ring Road and services Building 4, Building 3, Building 6 and Building 5.

Fiber Optic

The main fiber feed to the campus originates from Route 34, north of campus, running along the north portion of the interior Ring Road and feeds into Building A. From Building A, service continues through the center of campus south along the interior Ring Road to Building 7. A second service from Building A feeds Building 1. From Building 1, service is routed to Building 4, Building 2, Building 3, and Building 7.

EXISTING BUILDING INFRASTRUCTURE

The East Campus does not have a central heating or cooling plant. Each building is served by roof-mounted electric heating / Direct Expansion *(DX)* cooling Roof Top Units *(RTU's)*. Below is a summary of building HVAC:

BUILDING A

RTU-1 is a multi-zone unit that serves the Lower Level of Building A. The unit was replaced in 2013. The RTU is located on the roof of Building A. The existing ductwork and HVAC infrastructure incorporates electric terminal air boxes for each zone.

RTU-2 is a multi-zone unit that serves the Upper Level of Building A. The unit was replaced in 2014. The RTU is located on the roof of Building A. The existing ductwork and HVAC infrastructure incorporates electric terminal air boxes for each zone.

The IT Room is located on Second Floor and is served by a split system cooling unit. Temperature control is by a wall thermostat. Room temperature is monitored by the DDC.

BUILDING B

RTU-3 is a multi-zone unit that serves the lower and upper levels of Building B. The unit was replaced in 2015. The RTU is located on the roof of Building B. The existing ductwork and HVAC infrastructure incorporates electric terminal air boxes for each zone.

RTU-4 serves the Lower Level custodian wing of Building B. The unit was replaced in 2017. The unit incorporates a DX cooling coil and electric heating coil. The RTU is located on the roof of Building B.

RTU-5 serves the Building B Agronomy Lab. The unit was replaced in 2016. The RTU is located on the roof of Building B.

RTU-6 serves the Building B Bio-Lab. The unit is original to the building (1976) and incorporates a DX cooling coil and electric heating coil. The RTU is located on the roof of Building B.

RTU-7 serves the Building B Chemistry Lab. The unit is original to the building (1976) and incorporates a DX cooling coil and electric heating coil. The RTU is located on the roof of Building B.

SCIENCE LAB ADDITION

RTU-1 is a multi-zone unit that serves the public / commons spaces of the Science Lab Addition. The unit was installed in 2013 and incorporates a gas-fired heating coil and DX cooling coil. The RTU is located on the roof of the Science Lab addition. The ductwork and HVAC infrastructure incorporates electric terminal air boxes for each zone.

RTU-2 is a single-zone unit that serves the Chemistry Lab. The unit was installed in 2013 and incorporates a gas-fired heating coil and DX cooling coil. The RTU is located on the roof of the Science Lab Addition.

RTU-3 is a single-zone unit that serves the Micro-Biology Lab. The unit was installed in 2013 and incorporates a gas-fired heating coil and DX cooling coil. The RTU is located on the roof of the Science Lab Addition.

RTU-4 is a single-zone unit that serves the Biology Lab. The unit was installed in 2013 and incorporates a gas-fired heating coil and DX cooling coil. The RTU is located on the roof of the Science Lab addition.

DOAU-1 is a dedicated outdoor air unit that provides make-up air to fume hoods. The unit is interlocked with fume hoods and indexed to run upon fume hood operation. The unit was installed in 2013 and incorporates a gas-fired heating coil and DX cooling coil. The RTU is located on the roof of the Science Lab addition.

The IT Room is served by a split system cooling unit. The unit is original to the building. Temperature control is by a wall thermostat. Room temperature is monitored by the DDC.

BUILDING 1

RTU-1A is an air handling unit located east of the building, on grade. The AHU is a packaged, single zone, constant volume, Trane Voyager unit that utilizes gas heating and DX cooling. Supply and return ductwork is routed from the AHU through the exterior wall of the building and into the attic space. The facility's supply and return ductwork is routed through the attic space, with taps to individual grilles and diffusers in each room. The existing ductwork is supported from the roof structure and truss system. The existing restrooms are served by a common exhaust fan. Three total roof-mounted, general exhaust fans are installed.

The Fitness Center is served by a floor mounted, indoor air handling unit located in Mechanical Room 1-111. The AHU is a packaged, single zone, constant volume unit that utilizes hot water heating and DX cooling. The associated condensing unit is located on grade at the south side of Building 1. The heating water coil is served by a Weil-McLain VHE, point of use boiler. The boiler is installed adjacent to the AHU in Mechanical Room 1-111. The AHU incorporates relief and exhaust louvers and dampers to provide outdoor air to the space.

The Offices and Kitchen are served by a residential type furnace *(GWAF-1)* located in Storage Closet 1-114. The furnace is a packaged, single zone, constant volume unit that utilizes gas heating and DX cooling. The associated condensing unit is located on grade at the north side of Building 1. The furnace incorporates relief and exhaust louvers and dampers to provide outdoor air to the space.

Electric cabinet unit heaters serve the entry vestibules which were added during a 2018 renovation.

BUILDING 2

RTU-2A_REV is an air handling unit located west of the Building 2, on grade. The AHU is a packaged, single zone, constant volume, Trane Voyager unit that utilizes gas heating and DX cooling. Supply and return ductwork is routed from the AHU through the exterior wall of the building and into the attic space. The facility's supply and return ductwork is routed through the attic space, with taps to individual grilles and diffusers in each room. The existing ductwork is supported from the roof structure and truss system. The existing restrooms are served by a common exhaust fan. The RTU-2A zoning was reconfigured during a 2018 renovation. Zone dampers and bypass dampers were added to the constant volume ventilation system.

RTU-2B is an air handling unit located east of Building 2, on grade. The AHU is a packaged, single zone, constant volume, Trane Voyager unit that utilizes gas heating and DX cooling. Supply and return ductwork is routed from the AHU through the exterior wall of the building and into the attic space. The facility's supply and return ductwork is routed through the attic space, with taps to individual grilles and diffusers in each room. The existing ductwork is supported from the roof structure and truss system.

The East Classroom is served by a residential type furnace *(GWAF2)* located in Storage Closet 2-113. The furnace is a packaged, single zone, constant volume unit that utilizes gas heating and DX cooling. The associated condensing unit is located on grade at the north side of Building 2. The furnace incorporates relief and exhaust louvers and dampers to provide outdoor air to the space.

The existing restrooms are served by a common, roof-mounted exhaust fan.

Electric cabinet unit heaters serve the storage room and the entry vestibules which were added during a 2018 renovation.

BUILDING 3

RTU-3 is an air handling unit located east of the building, on grade, and was installed in 2001. The AHU is a packaged, single zone, constant volume, Trane Voyager unit that utilizes gas heating and DX cooling. Supply and return ductwork is routed from the AHU through the exterior wall of the building and into the attic space. The facility's supply and return ductwork is routed through the attic space, with taps to individual grilles and diffusers in each room. The existing restrooms are served by a common exhaust fan.

BUILDING 4

RTU-4A is an air handling unit located east of Building 4, on grade. The AHU is a packaged, single zone, constant volume, Trane Voyager unit that utilizes gas heating and DX cooling that serves the east half of Building 4. Supply and return ductwork is routed from the AHU through the exterior wall of the building and into the attic space. The facility's supply and return ductwork is routed through the attic space, with taps to individual grilles and diffusers in each room. The existing ductwork is supported from the roof structure and truss system. The existing restrooms are served by a common exhaust fan.

RTU-4B is an air handling unit located north of Building 4, on grade. The AHU is a packaged, single zone, constant volume, Trane Voyager unit

that utilizes gas heating and DX cooling that serves the west half of Building 4. Supply and return ductwork is routed from the AHU through the exterior wall of the building and into the attic space. The facility's supply and return ductwork is routed through the attic space, with taps to individual grilles and diffusers in each room. The existing ductwork is supported from the roof structure and truss system.

A portion of Building 4 is served by a residential type furnace *(GWAF-4)* located in Storage Closet 4-108A. The furnace is a packaged, single zone, constant volume unit that utilizes gas heating and DX cooling. The associated condensing unit is located on grade at the south side of Building 4. The furnace incorporates relief and exhaust louvers and dampers to provide outdoor air to the space.

The existing restrooms are served by a common, roof-mounted exhaust fan. There are two total general exhaust fans associated with the building.

BUILDINGS 5 & 6

The Building 5 stable area does not include means of mechanical heating or cooling. There are several roof-mounted gravity ventilators to allow for air movement, but not mechanical means of moving air.

The Stable Classroom is served by a residential type furnace located in Storage Room 5-524. The furnace is a packaged, single zone, constant volume unit that utilizes gas heating and DX cooling. The associated condensing unit is located on grade at the north side of Building 2. The furnace does not appear to incorporate relief and exhaust louvers and dampers to provide outdoor air to the space.

Electric unit heaters serve the Building 5 tack rooms and wet lab. The wet lab is also served by a sidewall louver and rooftop exhaust fan for ventilation.

The Building 6 stable area is served by numerous high volume, low speed ceiling fans as well as sidewall louvers and rooftop exhaust fans for ventilation. The stable area is not heated.

Electric unit heaters serve the Building 6 restrooms and tack rooms.

BUILDING 7

The arena is served by a single, ceiling suspended air handling unit located on the west side of the building. The AHU is a packaged, single zone, variable volume unit that utilizes gas heating. The unit does not incorporate cooling. Exposed ductwork is routed from the unit, towards the east and provides air to the grandstand areas. The unit operates using a demand control ventilation sequence to reduce the amount of outside air to the arena when acceptable. Gas-fired unit heaters are hung around the arena perimeter to provide heating to the space. High volume, low speed ceiling fans are located above the arena area. A gas-fired radiant tube heater is located over the arena seating area. The MAU, HVLS fans, unit heaters, and radiant tube heater were replaced/added in 2018.

AHU-1 is a single-zone, constant volume unit that serves the arena office and conference areas. The unit was installed in 2013 and incorporates a gas-fired heating coil and DX cooling coil. The unit incorporates hot gas reheat for dehumidification operation. The AHU is located exterior to the building, on an elevated structure on the west side of the arena.

AHU-2 is a single-zone, constant volume unit that serves the arena classroom, corridor, and lounge. The unit was installed in 2013 and incorporates a gas-fired heating coil and DX cooling coil. The unit incorporates hot gas reheat for dehumidification operation. The AHU is located exterior to the building, on an elevated structure on the west side of the arena.

VETERINARY SCIENCE CENTER (VSC)

Central Heating and Cooling Plants

The VSC does not include a central heating or central cooling plant.

Mechanical HVAC

RTU-1 is a single-zone unit that serves the auditorium in the VSC main building. The RTU is original to the building *(2016)* and incorporates a gas-fired heating coil and DX cooling coil. The RTU is located north portion of the roof. Scheduling controls are electronic DDC. Temperature control is by a wall thermostat.

RTU-2 is a multi-zone unit that serves the lab, classroom, and office spaces in the VSC main building. The RTU is original to the building *(2016)* and incorporates a gas-fired heating coil and DX cooling coil. The RTU is located on the north portion of the roof. The existing ductwork and HVAC infrastructure incorporates variable volume terminal air boxes with electric reheat for each zone. All controls are electronic DDC.

RTU-3 is a multi-zone unit that serves the clinical spaces in the VSC main building. The RTU is original to the building *(2016)* and incorporates a gas-fired heating coil and DX cooling coil. The RTU is located on the north portion of the roof. The existing ductwork and HVAC infrastructure incorporates variable volume terminal air boxes with electric reheat for each zone. All controls are electronic DDC.

RTU-4 is a single-zone unit that serves the dog kennel in the VSC Animal Ward Building. The RTU is original to the building *(2016)* and incorporates a gas-fired heating coil and DX cooling coil. The RTU is located on the south portion of the roof. Scheduling controls are electronic DDC. Temperature control is by a wall thermostat.

RTU-5 is a single-zone unit that serves the cat holding area in the VSC Animal Ward Building. The RTU is original to the building *(2016)* and incorporates a gas-fired heating coil and DX cooling coil. The RTU is located on the south portion of the roof. Scheduling controls are electronic DDC. Temperature control is by a wall thermostat.

RTU-6 is an outdoor air unit that serves the Large Animal Holding Area in the VSC main building. The RTU is original to the building *(2016)* and incorporates a gas-fired heating coil. The RTU is located on the north portion of the roof. All controls are electronic DDC. The unit is supplemented by hanging unit heaters.

The IT Room is located in the VSC main building and is served by a split system cooling unit *(SSAC1)*. The unit is original to the building. Temperature control is by a wall thermostat. Room temperature is monitored by the DDC.

The Mechanical Room is located in the VSC Main Building and is served by a split system cooling unit *(SSAC2)*. The unit is original to the building. Temperature control is by a wall thermostat. Room temperature is monitored by the DDC.

Utility Service and Distribution
The existing facility is fed from a single utility source to a pad mounted transformer at 120/208V. The utility source is not expandable for future buildings. Distribution equipment for each building is located in a central electrical closet, with room for expansion.

Emergency Power
Neither building of the VSC currently has an emergency power system. All emergency egress lighting is battery powered.

Fire Alarm and Mass Notification
Both buildings of the VSC are covered by the East Campus networked fire alarm and mass notification system. The system consists of a fully addressable fire alarm system with voice based notification, and a mass notification system consisting of independent visual and audio notification, textural visual displays, and a roof mounted outdoor voice notification system that covers the entire campus.

Technology – IT
This facility is served via a single point of entrance from local service providers. There is a single technology closet, located central to the building. The horizontal cabling infrastructure consists of primarily Category 5e cables. Cable television is installed in a few areas of the building. Wireless network access points have been installed throughout the facility to provide wireless connectivity for staff and students.

CAMPUS-WIDE INFRASTRUCTURE

Electrical Service and Distribution
The existing electrical utility services for Buildings A, B, C, 1, 2, 3, and 4 are fed from a single utility source. The utility source feeds an outdoor pad-mounted transformer located outside of Building B. The main electrical gear in Building B serves as the distribution point for the entire campus. The gear is large and antiquated. While the gear is still serviceable, it is

recommended to schedule this for replacement. The main electrical room is located on the First Floor of the building and is confined by the auto shop and the maintenance garage. Extending power from this location for future buildings will be difficult.

Each building is fed from the main equipment in Building B. Power is distributed to each building at 277/480 for equipment, heating, elevators, and lighting, and then transformed down to 120/208 for general power and receptacles.

Buildings 5, 6, and 7 are served by a transformer located adjacent to Building 7.

Emergency Power
The East Campus's emergency power system consists of an outdoor generator at Building B. The system currently serves emergency lighting, and miscellaneous equipment throughout Buildings A, B, and C. None of the other buildings on campus have access to emergency power. The system is sized to handle the needs of the current building, with only a minor amount of future expansion.

Fire Alarm and Mass Notification
The entire East Campus is covered by a networked fire alarm and mass notification system. The system consists of a fully addressable fire alarm system with voice based notification, and a mass notification system consisting of independent visual and audio notification, textural visual displays, and a roof mounted outdoor voice notification system that covers the entire campus. The system is expandable with network communication over fiber between the buildings.

Technology - IT
The East Campus is served via a single point of entrance from local service providers.

Each building on campus is connected via 62.5 multimode fibers. Telecommunications rooms within each building are connected via 62.5 multimode fibers. Additional 62.5 fibers have been installed to support the fire alarm system.

Within each building the horizontal cabling infrastructure consists of category 5, 5e and 6 cables. Recent projects have utilized category 6 cabling. Cable television is installed in a few areas of each building.

Wireless network access points have been installed throughout the campus to provide wireless connectivity to staff and students.
Currently, there is no access control system installed on campus. Recent projects have specified conduit rough-in for future card readers.

Video surveillance cameras are installed in several areas on campus. Camera coverage is being looked at for each new project. Milestone is the software installed. A dedicated server is located on this campus to store recorded images.

Emergency phones are located within the buildings. These devices are wall phones that are used for emergency but are not designated as emergency phones.

Audio/Video systems are located within each classroom. The system is designed by the College with installation provided by a contractor.

All telephone and network systems are specified and installed by the College.

East Campus Outreach Facilities *(Owned by Black Hawk College)*

COMMUNITY EDUCATION CENTER

Central Heating and Cooling Plants
The CEC building does not include a central heating or central cooling plant.

Mechanical HVAC
RTU-1 is a multi-zone unit that serves the entire building. The RTU is original to the building *(2007)* and incorporates a gas-fired heating coil and DX cooling coil. The RTU is located on the west portion of the roof. The existing ductwork and HVAC infrastructure incorporates variable volume terminal air boxes with electric reheat for each zone. All controls are electronic DDC. The Telecom Room is served by a DX

split system cooling unit. The unit was installed in 2013.

Utility Service and Distribution
The existing facility is fed from a single utility source to a pad mounted transformer at 120/208V. The utility source is not expandable for future buildings. Distribution equipment is located in a central electrical closet in each building, with room for expansion.

Emergency Power
There are currently no emergency power systems for the facility. All emergency egress lighting is battery powered.

Fire Alarm and Mass Notification
The facility has a standalone addressable fire alarm system, but is not tied into any other Black Hawk College facilities. There is no mass notification systems present at the facility.

Technology - IT
This facility is served via a single point of entrance from local service providers. There is a single technology closet, located central to the building.

The horizontal cabling infrastructure consists of primarily Category 5e cables. Cable television is installed in a few areas of the building.

Wireless network access points have been installed throughout the facility to provide wireless connectivity to staff and students.

WELDING AND SKILLED TRADES CENTER (WSTC)

Central Heating and Cooling Plants
The WSTC does not include a central heating or central cooling plant.

Mechanical HVAC
RTU-1 is a multi-zone unit that serves a portion of the building. The RTU is original to the building *(2013)* and incorporates a gas-fired heating coil and DX cooling coil. The RTU is located on the roof. The existing ductwork and HVAC infrastructure incorporates variable volume terminal air boxes with electric reheat for each zone. All controls are electronic DDC.

RTU-2 is a multi-zone unit that serves a portionof the building. The RTU is original to the building *(2013)* and incorporates a gas-fired heating coil and DX cooling coil. The RTU is located on the roof. The existing ductwork and HVAC infrastructure incorporates variable volume terminal air boxes with electric reheat for each zone. All controls are electronic DDC.

RTU-3 is a multi-zone unit that serves the entire building. The RTU is original to the building *(2013)* and incorporates a gas-fired heating coil and DX cooling coil. The RTU is located on the west portion of the roof. The existing ductwork and HVAC infrastructure incorporates variable volume terminal air boxes with electric reheat for each zone. All controls are electronic DDC.

The main lab spaces are served by gas-fired radiant tube heaters and electric unit heaters that are original to the building. The main lab areas also contain a fume extraction system. All of this equipment is original to the building.

The IT Room is served by a split system cooling unit which is original to the building.

Utility Service and Distribution
The existing facility is fed from a single utility source to a pad mounted transformer at 120/208V. The utility source is expandable for future buildings. Distribution equipment is located in a central electrical closet, with room for expansion.

Emergency Power
There are currently no emergency power systems for the facility. All emergency egress lighting is battery powered.

Fire Alarm and Mass Notification
The facility has a standalone addressable fire alarm system, but is not tied into any other Black Hawk College facilities. There is no mass notification systems present at the facility.

Technology - IT

This facility is served via a single point of entrance from local service providers. There is a single technology closet, located central to the building. The horizontal cabling infrastructure consists of primarily Category 5e cables. Cable television is installed in a few areas of the building. Wireless network access points have been installed throughout the facility to provide wireless connectivity for staff and students.

The WSTC gets its technology services from the CEC.

Programmatic Needs

Planning Objectives

At the onset of the planning process, it was critical for the planning team as well as the stakeholder groups to clearly articulate and understand the overall planning goals or planning bjectives that the ultimate master plan must meet. Because the planning process is highly iterative and there are many potential solutions to address the challenges that the College will face in the future, the planning objectives serve as a "litmus test" upon which the various potential planning solutions can be gauged to ensure that they are achieving the College's goals.

Because the Quad Cities Campus and the East Campus are unique in many respects, it is also important to understand that the planning objectives, while the same for both campuses, may in fact, be addressed in slightly different ways at each campus.

The key planning objectives that drove the planning process for the Black Hawk College Facilities Master Plan were as follows:

- **Image**
  Enhance the image of the individual campuses and locations to better reflect a more "collegiate" environment
- **Campus Environment**
  Develop a student-centered learning environment that responds to the College's diverse student population
- **Campus Life Space**
  Create additional indoor and outdoor campus life space to support student and employee needs
- **Connectivity and Organization**
  Strengthen programmatic connectivity and the physical organization of the campuses and locations while leveraging technology to improve overall connectivity throughout the District
- **Community Engagement**
  Create opportunities to engage the community-at-large on the campuses
- **Safety and Security**
  Consider physical and cyber safety and security for all users of the campus
- **Traffic Management**
  Improve vehicular and pedestrian circulation throughout the campuses and expand / upgrade parking facilities to meet the needs of the campuses
- **Flexibility**
  Develop a flexible framework for growth and multi-functional space that can easily be modified to accommodate change
- **Feasibility**
  Ensure that all planning directives are financially achievable and add value to the College
- **Sustainability**
  Incorporate sustainable strategies into the development of the College's facilities, operations, and academics

Focus Group Meetings

Focus group meetings were also conducted to identify specific programmatic needs associated with each of their particular areas. It is important to recognize that the purpose for developing space needs during this planning study is to identify a general order of magnitude of needs rather than specific space needs. Because the Facilities Master Plan represents a long-term framework for the growth of the College, it is certain that specific needs will change over time; however, identifying relative growth requirements, by department, on a regular basis will ensure the plan's flexibility.

The following summarizes the meetings that were conducted and the salient points that were identified.

QUAD CITIES CAMPUS

FACILITIES

- A new Facilities Storage Facility to store the following:
  - *(2)* Gators + *(4)* Tractors = *(6)* Vehicles total.
  - Furniture *(conditioned space).*
  - Locate on north side of campus, near Parking Lot 4, which is an ideal location close to Building 3 and the internal loop road.
- Need a Facilities Storage Room in Building 3 to serve the west side of campus *(similar to Facilities Storage Room 314, located in Building 1).*

POLICE *(Building 3)*

- Improve locker room, toilet room / showers.
- Improve kitchenette with sink.
- Increase storage space – with evidence room space.
- Weapons vault is needed
- Need *(1)* Interview Room. *(none currently exists).*
- Additional open space, with conference table / squad area, is needed in the Police Office.
- Possible expansion into adjacent Room 314.
- Maintain current adjacency / relationship to Food Pantry.
- Requested *(5)* covered police parking spaces with a new covered sally port with hose and drain. *(Increased from (2) existing spaces).*
- Need (5) visitor's parking spaces *(currently 3 spaces).*

CAMPUS SERVICES *(Building 3)*

- OSHA safety barrier/ fall protection needed at receiving dock.

ITS

- Building 3 IT Office space is loud due to a network closet. Provide IT Room enclosure and cooling.
- Expand Campus-wide IT Head End Data Center
- For the planned renovation of Building 3, consolidate various small IT Rooms into a larger primary Building 3 Head End / IT Room with cooling.
- Extend fiber infrastructure to the baseball & softball fields for game streaming.

MARKETING *(Building 3)*

- Front open office has poor acoustics. Would prefer to enclose *(2)* open workstations.

ADVISING / RECRUITING *(Building 1)*

- Expand Advising with *(2)* additional offices on Level 3.
- *(2)* Recruitment Offices exist on Level 3. These *(2)* Recruitment Offices could be relocated to Level 2 at the vacated welcome desk / computers loans area, allowing the ability to convert the vacated Recruitment Offices on Level 3 into *(2)* new Advising Offices. The above move also allows Recruitment to be located near the building entry on Level 2, for increased visibility for students.

COUNSELING *(Building 1)*

- Consider relocating Counseling Office to a more visible location on campus. Potentially to relocate Building 4, adjacent to the Hawk's Nest.
- Consider combining the following specific student services into a new / common suite in this Building 4 location for increased visibility for students. If not in a common suite, then locate adjacent to each other:
  - Counseling
  - Inclusion Coordinator

- Veterans Services (*already exists in Building 4)*
- Multicultural Affairs

LIBERAL ARTS

General Classrooms

- Desired standard General Classroom capacity: 25-30 students.
- Both QC and EC have numerous classrooms that are too small.
- Classroom utilization has reduced. Consider possible reduction of classroom quantities, based on utilization report analysis, and right-size the required remaining classrooms appropriately for 30 students at both QC and EC.
- Zoom capability / technology important in classrooms for remote learning.
- Flexible / collaborative classroom furniture, similar to Building 1, is desired
- Create more spaces for students to study within campus buildings along corridors.
- At Building 3, create an acoustical separation between loud athletic areas that conflict with academic areas.
- Building 3 needs an image improvement from a student and community standpoint.

Computer Labs

- Open Computer Labs / Study space is needed in Building 3.

Faculty Offices

- Faculty prefer the classrooms be located close to their offices, for conversations with students after class.
- Faculty prefer individual offices vs. shared offices, to have private conversations with students. Compare to the Building 1 model.

NATURAL SCIENCE *(Building 2)*

- It was discussed that all the following existing Science Labs & associated Prep / Storage need to be renovated / modernized:
  - *(2)* General Chemistry Labs
  - *(1)* Organic Chemistry Lab
  - *(1)* General Biology Lab + Grow Room
  - *(1)* A&P Biology Lab
  - *(1)* Microbiology Lab
  - *(1)* Physics Lab
  - *(1)* Astronomy / Physical Science Lab (could be shared with Physics Lab)
  - *(1)* Resource Lab
- No Cadaver Lab currently exists at the Quad Cities Campus. Adding *(1)* small Cadaver Lab with space for *(3)* cadavers would be ideal.
- Locate a lecture classroom between both General Chemistry Labs. Zoom capable.
- Incorporate display areas outside of Labs to promote the program / learning opportunities.
- Continue to develop exterior relationships around the campus: Bio Stream Sampling, Butterfly Garden, Native Landscaping, Star Gazing.

CAREER AND TECHNICAL EDUCATION (CTE)

(Combines: RAMP Document + Manuf. Academy Grant + Other Programs Being Considered)

- Locate together within a new CTE Building:
  - Welding *(requires expansion)*
  - Automotive Technology / Auto Body Repair
  - Manufacturing / CNC / Manual Lathe
  - HVAC / Refrigeration
- Locate either within a new CTE Building (or) in Building 2 and STB:
  - Safety / VR / Criminal Justice *(Include virtual gun range)*
  - Industrial & Preventative Maintenance
  - Materials
  - Microbrewery
  - Occupational Therapist Assistant *(Consider locating closer to HSC - potentially Building 3)*
  - Diagnostic Medical Sonography *(Consider locating closer to HSC - potentially Building 3)*
- Additional CTE programs being considered by BHC for integration into the CTE Program:
  - Diesel / Large Truck & Tractor
  - Small Engine Repair
  - Electronics

- E-Sports / Competitive Gaming *(coordinate with athletics)*
- Cyber Defense / Cyber Security
- Makerspace / Innovation Hub
- Robotics? *(questionable, based on local workforce demand)*

HIGHWAY CONSTRUCTION CAREERS TRAINING PROGRAM (HCCTP)

- No Highway Construction Training program space currently exists at a BHC campus.
- 8th year of program, expected to continue - responds to large amount of local IDOT work.
- Facility located in an off-campus leased space for $2,500 / mo. New space needs, if program is relocated at the Quad Cities Campus:
  - Classroom
  - Tool Storage Space
  - On-Site work occurs remotely at local construction sites

HEALTH SCIENCES PROGRAM *(HSC & Building 3)*

- Most Health Sciences Labs are located within the HSC – there is no available space for program growth.
- Some Health Science Lab space has expanded outside of the HSC into Building 3, as no more space exists within the HSC to expand the program. Building 3, Room 205 is utilized for the following Health Science Programs, held in *(1)* common lab space:
  - Medical Care Assistant
  - Patient Care Assistant
  - EKG / Phlebotomy
  - CPR
  - PACE Programs *(Professional and Continuing Education)*
- BHC desires to have the above programs, currently located in Building 3, to be re-organized into *(2)* new Health Science Lab spaces as follows, within the HSC, (or) adjacent in Building 3.
  EKG / Phlebotomy & CPR Lab *(PACE Programs)* - *(8)* students
  Patient Care Assistant & Medical Care Assistant Lab - *(20)* students
- *(4)* additional Health Science Labs are desired to accommodate anticipated program growth. *(2)* of these *(4)* Labs have been tracked under the CTE Ramp submittal, and are preferred to be located adjacent to the other Health Sciences Labs on campus:
  - OTA Lab *(24 students)*
  - Diagnostic Medical Sonography Lab *(20 students)*
  - Community Health Worker Lab
  - Flex Lab

LIBRARY & STUDENT SUCCESS CENTER *(Building 1)*

Testing

- Desire to convert existing Paper / Pencil Testing *(Room 114D)* into a High Stakes Testing Room with computers, similar layout to Pearson VUE Testing Room 114A.

Library

- Desire for *(1)* additional large Group Study Room.
- Install remote / outdoor book drop.
- Add a One-Button Studio for recording / podcasting use *(10'x15' space)* at Teacher Learning Center. Similar to what was added at East Campus Library's Teacher Learning Center.

ATHLETICS *(Building 3 Renovation Needs)*

- Locker Rooms *(Renovate)*
  - Court Sports Locker Rooms
  - Fitness & Outdoor Sports / Visiting Teams Locker Rooms
  - Coaches Lockers Rooms
  - Officials Lockers Rooms
- Training Room *(Create new space)*
  - Training tables / Not a treatment space
- Athletics Offices *(Renovate)* - Level 3
  - Athletic Director *(Private)* / Head Coaches *(One Private, - Most Shared)* / Assistant Coaches *(Shared)*
  - Student Athlete Tutoring Space
  - Recruitment Space / Conference Room
- Gymnasium *(Existing)* - Level 3
  - Good condition / Upgrade sound system & paint.
- Lower-Level Gymnasium *(Existing)* - Level 1
  - Good condition / add some glass to see in / could also be utilized for Fitness.

- Batting Cages *(Upgrade)*
    - Need new netting / acoustically separate from non-athletic functions.
- Athletic Storage Room *(Renovate)*
    - Need more space.
- Concessions *(Create new space)*

Athletics - Outdoor Fields

- Upgrade both baseball and softball fields
    - Grading / Playing surfaces
    - Drainage
    - Support facilities / structures
    - Fencing
- It is acceptable to relocate the softball field adjacent to existing baseball field to plan for a future CTE Building at existing softball field
- A new concessions building is desired between the baseball field and new softball field location.
- Extend IT fiber to both fields for streaming games online.
- OK to convert existing walking track and grass field into future parking for Building 3, if needed. Currently minimally utilized.

FITNESS *(Building 3 Renovation Needs)*

- Weight Room *(Renovate)*
    - Enlarge / Double the current space at minimum
- Golf Simulation Lab *(Renovate)* – Level 1
    - Current size is adequate
- Indoor Track *(Evaluate)*
    - Currently track is not inviting for people to utilize
    - Athletics Director indicated not required
- Pool *(Evaluate)*
    - Utilized by some community, students, and BHC faculty / staff
    - No need for the existing pool to be maintained from an Athletics perspective
    - Consider replacing pool with a more "student-centric" function
    - Modifying the pool to an indoor turf area, was suggested

SGA / STUDENT ACTIVITIES *(Building 4)*

- SGA Office needs more student space to create sense of community for students to meet and collaborate.
- Would like to relocate the single Counseling Office adjacent to the Student Activities / SGA Office to reduce stigma for students to see a counselor.
- Desire to add 1-2 dedicated Student Club Meeting spaces.
- Hawks Nest
- Replace furniture with more collaborative furnishings and soft seating options.
- Need more flexible furniture that is mobile to reconfigure space and for events.
- Ideal to relocate Student Activities spaces to the First Floor / Bridge Level of Building 4 to further activate the space with student traffic and potentially connect to the existing balconies.

STUDENT FEEDBACK – STUDENT SPACE

- Need additional study spaces for groups and individuals in Building 3, similar to Buildings 1 & 2.
- Create a Quiet Study Room in Building 4.
- Upgrade Building 4 balconies for enjoying the outdoors / beauty of the campus. Upgrade the balconies to be more welcoming and comfortable. Some students are not aware that the balconies exist.

VETERANS CENTER *(Building 4)*

- Existing spaces work well.
- Prefer to maintain on Level 1, with a balcony connection and adjacent to Student Activities and Student Life spaces. This current adjacency to Student Activities works well at both campuses.

ART *(Buildings 3 & 4)*

- Ceramics Lab & Kiln Room *(Building 3)*
- Would prefer larger Ceramics Lab to accommodate additional pottery wheels.
- Kiln Room: *(3)* Electric Kilns. One kiln does not work.
- *(2)* Art Studios *(Building 4)*.
- The *(2)* existing Art Studios are good spaces; however new, more flexible furniture and equipment is needed to reconfigure rooms for

multiple uses / different courses. Consider replacing existing furniture with movable / folding tables.
- Need *(1)* additional Art Studio as a Flex Lab for art program growth and new art courses, such as oil painting. Will require adequate ventilation.
- Need more general art storage space.
- Need storage lockers within the Art Studios for students' personal items / portfolios.
- *(3)* Faculty Offices currently exist. Need *(1)* additional office for expansion.
- Add a dedicated conference room. Could share with Music, if the programs remain adjacent to each other.

MUSIC *(Building 4)*
- Music Rehearsal Room *(Room 115)*
    - Current room is too small and has poor acoustics
    - Need a new, larger, rehearsal space with better acoustical performance
    - Capacity needed:
        - *(45)* students for choral
        - *(72)* students for some rehearsals. Currently need to find off-campus rehearsal.
- Need more space for instrument storage.
- Other practice rooms are too small and need to be larger for 2-3 people.

COMMUNITY FOCUS GROUPS

CTE Program Discussion
- Trustee indicated that there is a vocational training void in the local community and asked for confirmation that BHC is reaching out to local industry to confirm their needs.
- It was noted that BHC has reached out to local industry partners to identify the needs in local market.
- It was also noted that the CTE Focus Group Meeting included discussion about potential & viable CTE programs to support the industry needs.
- These initiatives have also been coordinated with the recent CTE RAMP submittal and Manufacturing Academy Grant submittal into the State of Illinois.
- The outcome of the above coordination will be incorporated into the Facilities Master Plan.
- Trustee indicated that Auto Body Repair should be further reviewed to determine if such a program is viable to support the local community.

Quad Cities - Focus Groups Feedback Reviewed / Discussed
- CTE Program Development.
- Science Lab Upgrades.
- Potential Building 4 Upgrades *(Student Activities / Art / Music)*
- Building 3 Upgrades *(Right-size classrooms / more student space / ppgrade ball fields)*.
- Trustee indicated that the Fitness Center needs to be improved and the pool warrants further conversation.
- Trustee indicated that if the Lower Level track was more usable, it may be utilized more by students.
- Trustee likes the glassy openness of Rock Valley College's Fitness \ Center.

EAST CAMPUS

LIBERAL ARTS

General Classrooms

- Desired standard General Classroom capacity: 25-30 students
- Both QC and EC have numerous classrooms that are too small
- Classroom utilization has reduced. Consider possible reduction of classroom quantity, based on utilization report analysis, and right-size the required remaining classrooms appropriately for 30 students at both QC and EC.
- Zoom capability / technology important in classrooms for remote learning.
- Flexible / collaborative classroom furniture, like in Building 1, is desired
- Create more spaces for students to study within campus buildings along corridors.

Computer Labs

- The *(4)* Computer Labs currently located in Temporary Building 2 will need to be replaced if Temporary Building 2 is demolished.

Faculty Offices

- Faculty prefer the classrooms be located close to their offices, for conversations with students after class.
- Faculty prefer individual offices vs. shared offices, to have private conversations with students. Compare to the Building 1 model.

NATURAL SCIENCE

- Convert existing Resource Computer Lab back to Science Break-Out Space, as it was previously.
- Lab Technician Office is not located in the common Prep Room, and remotely located to the Labs. Ideally the Lab Technician Office should be located within, or adjacent to the Prep Room B212.

LIBRARY & STUDENT SUCCESS CENTER *(Building A)*

- Current Library space use is maximized, and space is tight.
- Stacks are too close together and not accessible. Consider eliminating some stacks to open-up space.
- Circulation desk is not ADA compliant, reconfigure to make ADA compliant.
- Need a dedicated Group Study Room *(current Group Study Room is shared with the Teacher Learning Center's One-Button Studio)*. Tutoring Space 132 is small and would ideally be enlarged.
- Need new carpet, to replace existing.
- Consider exterior access / door to potential future outdoor terrace to the north.

WELDING *(Welding & Skilled Trades Center)*

- Considerations for growth include the potential to create new offerings and expand lab space.
    - Currently *(24)* welding booths exist.
    - The building is expandable to the east.

AGRICULTURE

- No need for any additional labs, however existing lab benches are not ADA compliant.
- *(13)* Ag. Faculty have offices, however there is no space for adjunct faculty. Plan for additional faculty growth / need adjunct office space.
- General classrooms are small and should be enlarged.

AUTOMOTIVE *(Building C)*

- Desire additional space to accommodate future enrollment increase. The quantity of bays desired is as follows:
- *(24)* bays specifically for Automotive *(not including Ag Mechanics)*
    - *(12)* bays with lifts *(increased from 4)*.
    - *(12)* flat bays *(increased from 1)*.
- Alignment rack bay with replaced/new alignment equipment.
- Engine Dyno Lab.

AG MECHANICS *(Building C)*

- Not enough space based on size of farm machinery / combine sizes. Height & width limitations due to the size of existing exterior overhead doors.
- Could triple the space within Building C, for growth. Comparable to the size of existing Building 7 Arena.

- Need more storage space. Currently the only storage space is in the Building C Mezzanine.
- Additional detail sent by faculty, via email, after Focus Group meeting:
    - 25,000 sf Ag. Mechanics Lab, plus a variety of support spaces needed.

EQUINE *(Buildings 5,6,7)*

- Tiered lecture hall space is in high demand at the East Campus. With the Vet Tech Auditorium considered too far away, consider additional tiered lecture hall added to Buildings 5,6, and 7.
- Limited classroom space is an issue. Desire to convert Lab 112 *(Building 7)*, into a second large classroom for 20-45 students.
- Vehicular access to west side of Building 6 is desired, to off load hay, feed, and for general access needs into Building 6.
- Improve pedestrian access to the south doors at Building 7 with stairs and ramps.
- Additional hay storage facilities needed .
- Improve trailer/overnight parking for events. Provide grasscrete paving, electrical, lighting, and water. Currently gets very muddy.
- Create a stone pathway from trailer/overnight parking area to lead horses up the hill to the Arena.
- Create additional turnout space at the existing agricultural fields at the southeast corner of campus. Additional detail sent by faculty, via email, after Focus Group meeting:
    - 2-acre turnout area *(with portable gates to divide the turnout into multiple smaller turnout areas)* for horses – this could potentially enable College-owned horses to remain on campus over the summer.

VET SCIENCES *(Vet Sciences Center)*

- Need additional adjunct office space for *(4)* to accommodate anticipated growth.
- Large Animal Lab A113 floor is too slippery for animals and poses a safety concern. Poured rubber floor could be considered, however need to evaluate cleanliness.
- Improve animal run *(for dogs)*. Consider installing stone or artificial turf.
- Additional Items requested by faculty, via email, after Focus Group meeting:
    - Walk-in cooler issues.
    - Large Animal Holding Area – Increased space outside needed.
    - Back-up generator for the entire VSC, including the Animal Ward.
    - Small Animal Holding area for rabbits and other species used for labs.
    - Flight cage for wildlife rehabilitation.
    - Birthing Center for large animals.
    - Larger outdoor fenced-in area behind the Animal Ward.
        - Include shaded outdoor area within the fenced-in area behind the Animal Ward.
        - Include shelter within the fenced-in area with a concrete pad and tables / seating for students.
- The exterior of the building needs attention – landscaping, logo on the building, etc.

LARGE MULTIPURPOSE / EVENT CENTER

- An Event / Conference Center is desired at the East Campus
    - The East Campus needs an event space for meetings
    - The East Campus can be considered as an event / conference destination.
- Include a Conference Center with a 300-500 capacity.
    - Less than 250 people will not be effective
    - Banquet-style tables and chairs set up
- Include small & medium sized Meeting Rooms.
- Consider a new Gymnasium / Large Event Space to accommodate graduation, up to 1500 people.
- Need a Catering Kitchen. Currently does not exist at East Campus for events.
- Preferred location for the Event Center is where the Temporary Buildings 1-2-3-4 are located.

POLICE
- Potential relocation of Police Department to potential new Student Center / addition to Building A.
- Match general set up / organization as requested at Quad Cities Campus.
- Expand emergency generator capacity for critical police operations.

FACILITIES

Buildings
- Need more space for Facilities in Building B Maintenance Garage.
- The garage space is now shared with new water storage tanks that were recently installed and take up space. Doubling the current available space size would be adequate.
- Existing garage door is too small.
- All Toilet Rooms that have not yet been upgraded need to be renovated and brought up to meet ADA requirements.
- Classroom sizes need to be increased.
- Buildings A, B and C should have the lighting updated to LED, carpeting replacements, and updated furnishings.
- Replace the existing switchgear, which is beyond its useful life.

Grounds
- Desire to create a campus landscaping plan to address the following:
    - Some trees need to be replaced.
    - Some portions of the campus are overgrown.
    - Consider planting oak trees along Black Hawk Road.
    - Improve Ring Road entry landscaping at recent west connection to Black Hawk Road.
- Future potential property acquisition to the south of Black Hawk Road could be used for animal storage, as proposed with previous master plans. If this area is developed, new site utilities there will be required.
- Add lean-to salt storage structure on campus. Current salt utilization is currently coordinated with the City of Galva.

POTENTIAL NEW STUDENT CENTER
- Consolidate all existing, fragmented, and difficult to find student service functions into a new Student Center / one-stop environment, as a highly visible, accessible, and welcoming entry to campus.
- Include the following Students Services functions in the Student Center as a potential addition to Building A:
    - Common Welcome Center / Reception for all Student Services at front door
    - Advising
    - Recruitment & Dual Credit
    - Enrollment & Registrar
    - Bursar
    - Financial Aid
    - Career Services
    - Veterans Center
    - Counseling
    - Disability Services
    - Bookstore
    - Student Life / Lounge Spaces
    - Food Service *(if Primary Food Service is maintained in Building A, include Grab & Go in Student Center)*
    - Fitness Center & Gymnasium Space
    - Library - Nearby / Adjacent in Building A
    - Proposed Events Center / Multipurpose Spaces - nearby / adjacent

TESTING CENTER *(Building A)*
- Maintain in a quiet location.

ADMINISTRATION *(Building A)*
- Administration *(Executive Dean Suite)* prefers to stay in its current location in Building A, since it is quiet. No need to move into the new Student Center.

FOUNDATION
- Ideally locate adjacent to the existing Admin Office Suite, in Building A, Level 2 *(related functions)*.

CAMPUS SERVICES *(Buildings A & B)*
- Related spaces are currently fragmented around campus. Office spaces are disconnected from storage, mail room and receiving.
- Consolidate all Campus Services functions together and locate along an exterior wall adjacent to deliveries / receiving.
- Consider downsizing existing Parking Lot A, if a new Student Center addition is built to focus most of the parking toward the new Student Center entry from the east, with a new parking lot.

ITS
- Primary Head End / Server Room is too small *(112 sf in Building A)*.
- Replace *(4)* Computer Labs and IT Offices & Repair, if Temporary Building 2 is demolished.

SGA / STUDENT ACTIVITIES
- Student Clubs meet in tiered Auditoriums & Arena
- Student Club Storage is currently located in Temporary Building 3. This storage space will need to be replaced if Building 3 is demolished.

VETERANS CENTER
- Desire to match the same layout at the Quad Cities Campus, with a Veterans Lounge.
- Prefer to be adjacent to Student Activities and Student Life areas.

COMMUNITY FOCUS GROUP

East Campus - Focus Groups Feedback Reviewed / Discussed:
- Potential New Student Center *(Student Services / Student Activities / Visible Front Door).*
- Demolition of Temporary Buildings 1, 2, 3, 4.
- Completion of Campus Ring Road.
- New Event Space / Conference Center.
- Right-size classrooms (most are currently too small).
- Ag / Equine tiered lecture hall & classroom needs.
- Auto / AG Mechanics space needs for growth.

General Comments
- Trustee indicated that creating outdoor student space should be a priority.
- Trustee mentioned that incorporating Disc Golf Courses at both campuses should be considered.
- The existing dedication sculpture located between the Temporary Buildings 1, 2, 3, 4 will need to be relocated if the Temporary Buildings are demolished.

In addition to reviewing the current and future needs with each constituency group at each campus location, it is also important to understand the current space utilization information associated with classroom and lab space use in order to determine a benchmark for the planning process.

In order to develop this information, the College provided utilization data for the Fall Semester of 2019 and the Spring Semester 2020 to the planning team. This data included space utilization as well as seat utilization for general classrooms, computer labs, and specialty labs throughout the Quad Cities Campus and East Campus. Based on this information, the planning team focused its utilization analysis on general classrooms at both primary campus locations. It is important to note that the above data provided by the College represents credit classes only and does not identify space needs associated with Professional and Continuing Education *(PACE)* programs or ongoing meetings and events at the campus locations.

With an understanding that the primary operating hours for the College are 8:00 am to 10:00 pm, Monday through Friday, average space and seat utilization reports were developed as follows:

Based on these reports, it is clear that there is not a current need for additional classroom or computer lab space at either the Quad Cities Campus or at the East Campus purely based on current space utilization. This information is generally consistent with the feedback received from the individual focus groups. However, it is important to note that the need to upgrade many of these spaces was identified by numerous focus groups in order to create better learning environments for students. Additionally, it was stated that many of the classrooms throughout both campuses are inadequately sized and cannot comfortably accommodate larger classes, which in turn, creates pressures on scheduling and staffing needs for the College.

Based on this information, the planning process has incorporated three major ideas with respect to general classrooms at both the Quad Cities Campus and East Campus.

- Upgrade existing learning environments where necessary.
- Increase classroom sizes to accommodate collaborative classroom settings.
- Include a modest reduction in classroom quantities to accommodate larger classroom spaces throughout campus.

Following are samples of Room Utilization Reports and Seat Utilization Reports for classrooms per building, at both the Quad Cities Campus and East Campus for Fall 2019 and Spring 2020. To facilitate a clear understanding of the utilization of classroom space during the time periods of morning, afternoon, and evening, the planning team developed the below pie charts that identify the extent of credit classroom utilization, per campus, during the following time blocks from Monday through Friday:

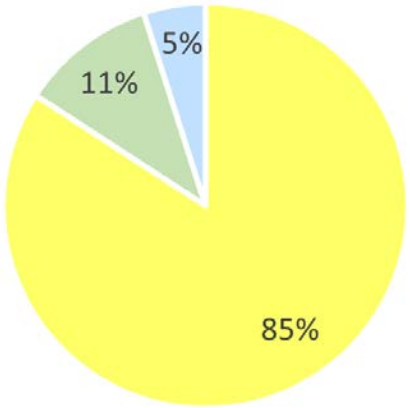
- Morning Classes: 8:00 am - 2:00 pm
- Afternoon Classes: 2:00 pm – 6:00 pm
- Evening Classes: 6:00 pm - 10:00 pm

QUAD CITIES - CLASSROOM UTILIZATION BY BUILDING

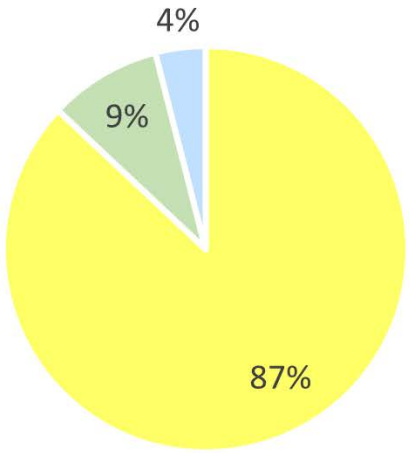
BUILDING	ROOM	ROOM TYPE	CAPACITY	SQF.	F19 UTILIZATION F19 WRH	F19 UTILIZATION F19 SSO	S20 UTILIZATION S20 WRH	S20 UTILIZATION S20 SSO
HSC	203	CLASSROOM (LECTURE)	50	1,782	17.32	54%	9.50	70%
HSC	205	CLASSROOM	24	873	26.67	26%	21.66	53%
HSC	206	CLASSROOM	32	872	48.17	24%	12.49	59%
HSC CLASSROOM UTILIZATION (3 CLASSROOMS)					**30.72**	**35%**	**14.55**	**61%**
QUAD1	301	CLASSROOM	30	273	20.00	57%	17.58	64%
QUAD1	302	CLASSROOM	30	784	12.92	79%	20.00	91%
QUAD1	303	CLASSROOM	32	631	15.17	64%	13.00	59%
QUAD1	304	CLASSROOM	32	621	7.50	59%	7.50	83%
QUAD1	308	CLASSROOM (LECTURE)	30	1,881	5.00	73%	3.75	80%
QUAD1	401	CLASSROOM	32	601	2.50	50%	12.50	41%
QUAD1	402	CLASSROOM	30	587	13.50	63%	2.50	63%
QUAD1	403	CLASSROOM	30	671	5.00	93%	2.50	53%
QUAD1	404	CLASSROOM	32	642	5.00	73%	5.00	81%
QUAD1	408	CLASSROOM	30	636	12.50	68%	2.50	97%
QUAD1	409	CLASSROOM	32	639	10.00	90%	12.50	79%
QUAD1	410	CLASSROOM	20	665	10.33	77%	10.00	86%
QUAD1	411	CLASSROOM	26	562	15.17	64%	17.75	50%
QUAD1	412	CLASSROOM	16	686	20.50	91%	20.00	94%
QUAD1 CLASSROOM UTILIZATION (14 CLASSROOMS)					**11.08**	**72%**	**10.51**	**73%**
QUAD2	102	CLASSROOM	30	617	23.33	73%	26.00	67%
QUAD2	105	CLASSROOM (LECTURE)	40	1,541	31.33	54%	15.00	59%
QUAD2	113A	CLASSROOM	25	678	11.67	95%	10.00	38%
QUAD2	113B	CLASSROOM	30	718	0.00	0%	15.00	35%
QUAD2	114A	CLASSROOM (DL)	24	635	5.00	54%	3.33	29%
QUAD2	115	CLASSROOM (DL)	30	928	5.00	23%	5.83	39%
QUAD2	201	CLASSROOM	30	714	15.00	49%	8.33	68%
QUAD2	202	CLASSROOM	30	621	10.00	46%	18.00	45%
QUAD2	203	CLASSROOM	30	655	24.83	59%	24.67	57%
QUAD2	208	CLASSROOM	20	605	4.00	13%	7.33	65%
QUAD2	209	CLASSROOM	25	608	0.00	0%	2.50	48%
QUAD2	211	CLASSROOM	32	604	18.00	58%	12.33	61%
QUAD2	212	CLASSROOM	30	764	9.50	78%	0.00	0%
QUAD2	218	CLASSROOM	30	629	17.50	71%	16.33	57%
QUAD 2 CLASSROOM UTILIZATION (14 CLASSROOMS)					**12.51**	**48%**	**11.76**	**48%**
QUAD3	201	CLASSROOM	26	695	15.00	89%	5.00	105%
QUAD3	202	CLASSROOM	30	697	9.83	75%	5.00	42%
QUAD3	205	CLASSROOM	25	1,640	38.00	52%	13.50	40%
QUAD3	302	CLASSROOM	25	415	19.83	79%	9.83	28%
QUAD3	303	CLASSROOM	26	444	5.00	86%	6.67	38%
QUAD3	304	CLASSROOM	25	486	9.17	76%	10.00	51%
QUAD3	305	CLASSROOM	25	424	3.33	100%	6.67	52%
QUAD3	306	CLASSROOM	15	467	2.00	100%	0.00	0%
QUAD3	307	CLASSROOM	25	426	9.17	61%	3.33	60%
QUAD3	308	CLASSROOM	26	450	8.42	89%	0.00	0%
QUAD3	310	CLASSROOM	30	711	21.67	69%	15.83	50%
QUAD3	311	CLASSROOM	30	548	15.33	83%	13.33	63%
QUAD3	312	CLASSROOM	30	1,062	15.00	69%	16.67	79%
QUAD3	313	CLASSROOM	30	798	15.83	82%	15.83	64%
QUAD3 CLASSROOM UTILIZATION (14 CLASSROOMS)					**13.40**	**79%**	**8.69**	**48%**
QUAD4	101	CLASSROOM	30	816	11.67	64%	7.50	64%
QUAD4	102	CLASSROOM	15	816	6.67	58%	6.67	47%
QUAD 4 CLASSROOM UTILIZATION (2 CLASSROOMS)					**9.17**	**61%**	**7.09**	**56%**
STB	110	CLASSROOM	25	673	9.00	53%	0.00	0%
STB	113	CLASSROOM	65	1,131	13.50	36%	4.83	44%
STB	114	CLASSROOM	28	1,123	2.50	43%	2.50	89%
STB CLASSROOM UTILIZATION (3 CLASSROOMS)					**8.33**	**44%**	**2.44**	**44%**
OVERALL CLASSROOM UTILIZATION AVERAGES (50 CLASSROOMS)					**13.15**	**63%**	**10.19**	**56%**

EAST CAMPUS - CLASSROOM UTILIZATION BY BUILDING

BUILDING	ROOM	ROOM TYPE	CAPACITY	SQF.	F19 UTILIZATION F19 WRH	F19 UTILIZATION F19 SSO	S20 UTILIZATION S20 WRH	S20 UTILIZATION S20 SSO
EAST7	115	CLASSROOM	50	1,571	17.75	34%	9.33	39%
EAST 7 UTILIZATION (1 CLASSROOM)					**17.75**	**34%**	**9.33**	**39%**
EASTA	116	CLASSROOM (AUDITORIUM)	56	152	39.66	32%	17.67	50%
EASTA	123	CLASSROOM (DL)	25	342	13.82	28%	8.33	43%
EASTA	132A	CLASSROOM (DL)	20	340	2.47	5%	0.00	0%
EASTA	237	CLASSROOM (DL)	28	710	18.5	31%	18.58	21%
EASTA	244	CLASSROOM	25	560	10.83	50%	3.33	66%
EASTA UTILIZATION (5 CLASSROOMS)					**17.06**	**29%**	**9.58**	**36%**
EASTB	101	CLASSROOM	40	832	13.92	39%	16.25	29%
EASTB	102	CLASSROOM	25	680	21.08	35%	42.25	38%
EASTB	201	CLASSROOM	30	510	23.17	44%	15.83	60%
EASTB	202	CLASSROOM	30	496	18.83	44%	12.50	70%
EASTB	203	CLASSROOM	34	546	25.00	54%	16.17	36%
EASTB	204	CLASSROOM	32	542	16.67	41%	12.50	51%
EASTB	205	CLASSROOM	30	534	14.92	78%	23.67	73%
EASTB	230	CLASSROOM	40	739	9.17	60%	12.50	51%
EASTB UTILIZATION (8 CLASSROOMS)					**17.85**	**49%**	**18.96**	**51%**
ECVSC	105	CLASSROOM (AUDITORIUM)	75	1,091	10.83	20%	20.50	7%
ECVSC	106	CLASSROOM	32	637	10.00	33%	14.50	26%
ECVSC UTILIZATION (2 CLASSROOMS)					**10.42**	**27%**	**17.50**	**17%**
OVERALL CLASSROOM UTILIZATION AVERAGES (16 CLASSROOMS)					**16.66**	**39%**	**15.24**	**41%**



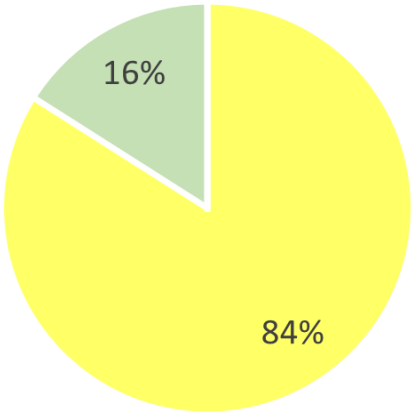
Fall 2019



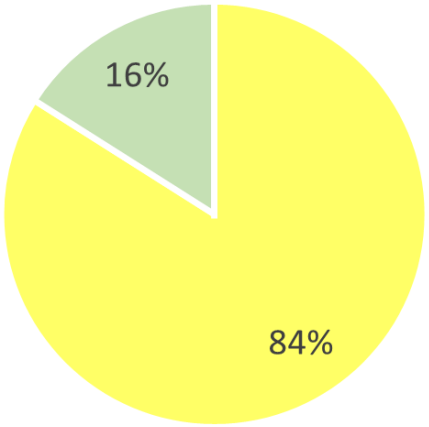
Spring 2020

TOTAL SCHEDULED HOURS:	**629**
MORNING HOURS SCHEDULED (85%):	**535**
AVERAGE PER CLASSROOM (535 HRS / 50):	**10.7**
HOURS AVAILABLE (8 AM TO 2 PM):	**30**
MORNING CLASSROOM UTILIZATION:	**35.7%**

Quad Cities Campus Classroom Utilization



Fall 2019



Spring 2020

- Morning Classes (8:00am - 2:00pm)
- Afternoon Classes (2:00pm - 6:00pm)
- Evening Classes (6:00pm - 10:00pm)

TOTAL SCHEDULED HOURS:	**267**
MORNING HOURS SCHEDULED (84%):	**224**
AVERAGE PER CLASSROOM (224 HRS / 16):	**14.0**
HOURS AVAILABLE (8 AM TO 2 PM):	**30**
MORNING CLASSROOM UTILIZATION:	**46.7%**

East Campus Classroom Utilization

The Master Plan

This section describes the Facilities Master Plan in detail and provides rationale for the final decisions and available planning options that were reviewed by the planning team. The exploration of the various planning concepts that led to these decisions was guided by numerous ideas that evolved from collaborative sessions with the stakeholder groups at the College.

The final Master Plan identifies the intent for campus zoning, building organization, spatial definition, landscape/hardscape treatment, vehicular and pedestrian circulation, and parking.

Components and Flexibility of the Plan

As the Facilities Master Plan is referred to in the coming years, it is important to understand that its function is to provide general direction to accommodate growth and development for the College. The plan is not conceived as a static picture of campus development, but is intended to be a flexible tool for managing change. There is a clear difference, however, between the concepts of the plan which have been established as design covenants and the specifics of the plan which have been identified as a general framework for implementation.

The following illustrates the major components that make up the Facilities Master Plan for each campus location, and each component contributes to the overall functionality of the plan. Although identified here separately, they are closely interrelated and collectively support the overall planning objectives.

The components illustrated include:

- Overall Campus Organization
- Vehicular Circulation & Parking
- Pedestrian Circulation
- Campus Life
- Building Organization and Spatial Definition
- Campus Image
- Natural Areas / Landscaping
- Infrastructure Needs

The Master Plan

Quad Cities Campus

As stated previously, 34th Avenue currently bisects the Quad Cities Campus in the east-west direction, thus creating a North Sector and a South Sector of campus. Due to the limited development opportunities on the North Sector as a result of the existing topography / grade changes and mature vegetation, this area of campus is dedicated to foundation-owned student housing and associated parking along with a new Facilities Storage / HCCTP / Art Annex Building. General overflow parking for the campus is also provided in this area. In an effort to create efficiencies and convenience for students, faculty, and staff, it was determined that this area of campus should not house any major academic programs for the College, thus minimizing the need for large numbers of students, faculty, and staff to have to commute across 34th Avenue.

The South Sector of campus is primarily organized by the existing ravine that traverses the campus in the north-south direction. Since the ravine consists of a significant grade change, there are limited opportunities to connect the east and west sides of campus. As a result, the campus is generally organized into a west area and an east area with Building 4, the Student Center, connecting the two areas. Because the ravine is such a strong natural element on campus, it was agreed that any proposed modifications to the existing campus structures, as well as any proposed new campus structures located along the ravine, should take advantage of the views of this area.

In an effort to strengthen the overall organization and pedestrian circulation on the campus, a cross campus pedestrian pathway is proposed to run through the ravine, with a sidewalk, stairs, and bridge that will span over the creek, to strengthen the physical and visual connections between both sides of the campus.

The relocation of the softball field and consolidation of athletic facilities to the southwest portion of the campus creates space available to locate a new CTE Building adjacent to 70th Street, at the east side of the campus. This highly visible location allows the CTE programs to be put on display to the community-at-large.

Legend

RENOVATION | NEW CONSTRUCTION | SITE DEVELOPMENT | NEW PARKING

Building 4 Renovation
- Student Activities (Level 1)
- Vet Services / Counseling
- Dining / Food Service
- Upgrade Balconies
- Art Expansion (Level 2)

Building 3 Renovation
- Athletics / Fitness
- Campus Police
- (7) Natural Science Labs
- (4) Health Sciences Labs
- (3) Classrooms
- Offices
- New Entry

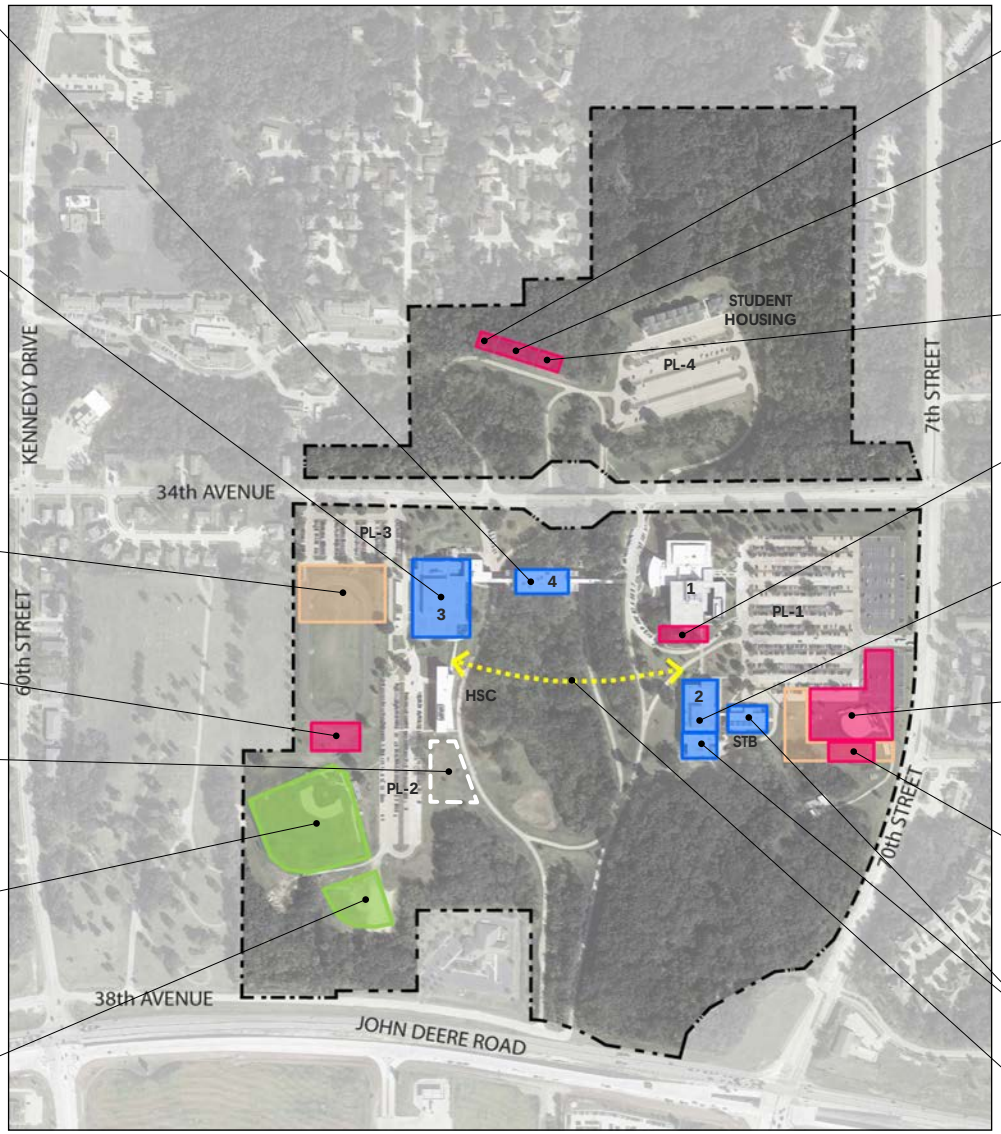
Parking Lot 3 Expansion
- Increase from 150 to 320 Spaces (170 Additional)

New FieldHouse
- 85'x 200' Indoor Turf (Soccer)

Future Building Site

Baseball Field Upgrades
- Synthetic Turf
- Support Facilities & Lighting
- Concessions Facility

Softball Field Relocate
- Synthetic Turf
- Support Facilities & Lighting



New Storage Building
- Furniture Storage

New Facilities / HCCTP Building
- Facilities Vehicle Storage
- HCCTP Storage & Classroom

New Art Annex
- Ceramics Lab / Kiln

Building 1 Addition
- Music Relocation / Expansion
- Conference Center

Building 2 Renovation
- (20) Enlarged Classrooms
- Offices
- New Entry

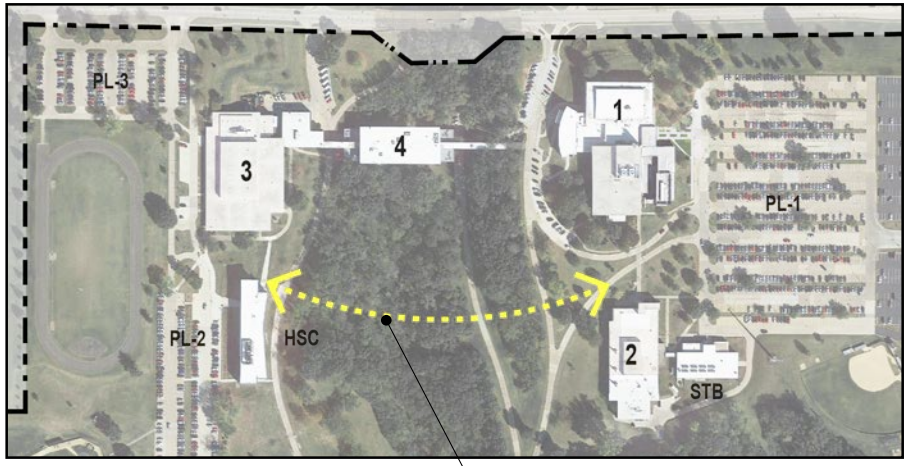
New CTE Building
- CTE Labs (High Bay & Industrial)
- Outdoor Yard Space
- Classrooms
- Offices

Diesel / Large Truck - CTE
- (4) Semi Truck Bays
- Potential Future Addition to CTE Facility

Building 2 & STB CTE Renovations
- CTE Labs

Cross Campus Pathway
- Exterior Pathway, Bridge & Lighting

As discussed previously, the existing ravine creates a natural barrier between the east and west sides of the campus. Currently, Building 4 and the related corridors leading to and from it are the only way to get from one side of the campus to the other. In an effort to create another pathway between the two sides of campus as well as to access the walkway system around the ravine, a new exterior pathway and pedestrian bridge over the creek is proposed as part of the Facilities Master Plan. This proposed pathway is generally aligned with the "view corridor" between the two sides of the campus and will also connect the parking areas on both sides of campus in addition to providing a direct route between Building 2 and the Health Science Center.



Building 3 Renovations

Building 3 is in need of a major renovation to provide necessary upgrades to Athletics and Fitness spaces, Classrooms, Health Careers Labs, Faculty Offices and the Police Office. In addition, it was determined that Building 3 would be the optimum location to relocate and modernize the Natural Science Labs, which are currently located within Building 2. The relocation of the Science Labs to Building 3 will also allow these labs to be constructed while the current Science Labs remain in operation in Building 2.

It was decided by the College to eliminate the existing pool which currently occupies space on the Second and Third Floors. This large two-story space is planned to be infilled with new floor structure at the pool deck level and at the balcony level to accommodate new Science Labs.

The proposed expansion of the Health Sciences Labs within Building 3 will also require the construction of a floor mezzanine on Level 2, which will occupy space over the fitness track below.

Excavation, new waterproofing, and backfilling at the existing west foundation wall is planned to eliminate the water leaks that are currently penetrating the concrete foundation wall at the basement spaces of Building 3. In addition to the new waterproofing, new drain tile will be installed to provide a pathway for the sub-surface water to be redirected from the building. Re-paving and restoration of the site along the west side of Building 3 will be necessary at the excavation area, which also offers an opportunity to improve the quality of the site / landscaping, to be experienced by those accessing Building 3 from Parking Lot 3.

An expansion of Parking Lot 3 is proposed to support the expected increase in utilization of Building 3 after it is renovated. The expansion of the parking lot to the south will require the removal of the existing outdoor running track, which is in disrepair and minimally utilized. This parking lot expansion will also replace the loss of parking capacity at the southwest portion of Parking Lot 1 to accommodate a potential new CTE facility.

The planned relocation of the Athletic Locker Rooms to the south side of the Gymnasium, on the Third Floor, allows for a new more welcoming building entrance to be created, facing Parking Lot 3. By opening up the west exterior wall with glazing and creating a new two-story Lobby, Building 3 will be more inviting to students, faculty, staff, and community-at-large. In addition to the new entry Lobby space, new lounge spaces are proposed throughout the building to provide areas for students to gather, study, and collaborate outside of the classroom / lab spaces.

Athletic and Fitness spaces will be upgraded to create a destination on campus for students, faculty, and staff. In addition to upgrading these spaces with new finishes, lighting, and other infrastructure, it is proposed that the south wall located at the First and Second Levels be opened up with glazing to provide an abundance of natural light and views. In addition to the new glazing proposed at the Fitness Center, comprehensive curtainwall and window replacements throughout Building 3 are recommended.

A summary of the proposed programmatic growth, upgrades, and reorganized spaces proposed within Building 3 are listed below:

First Floor

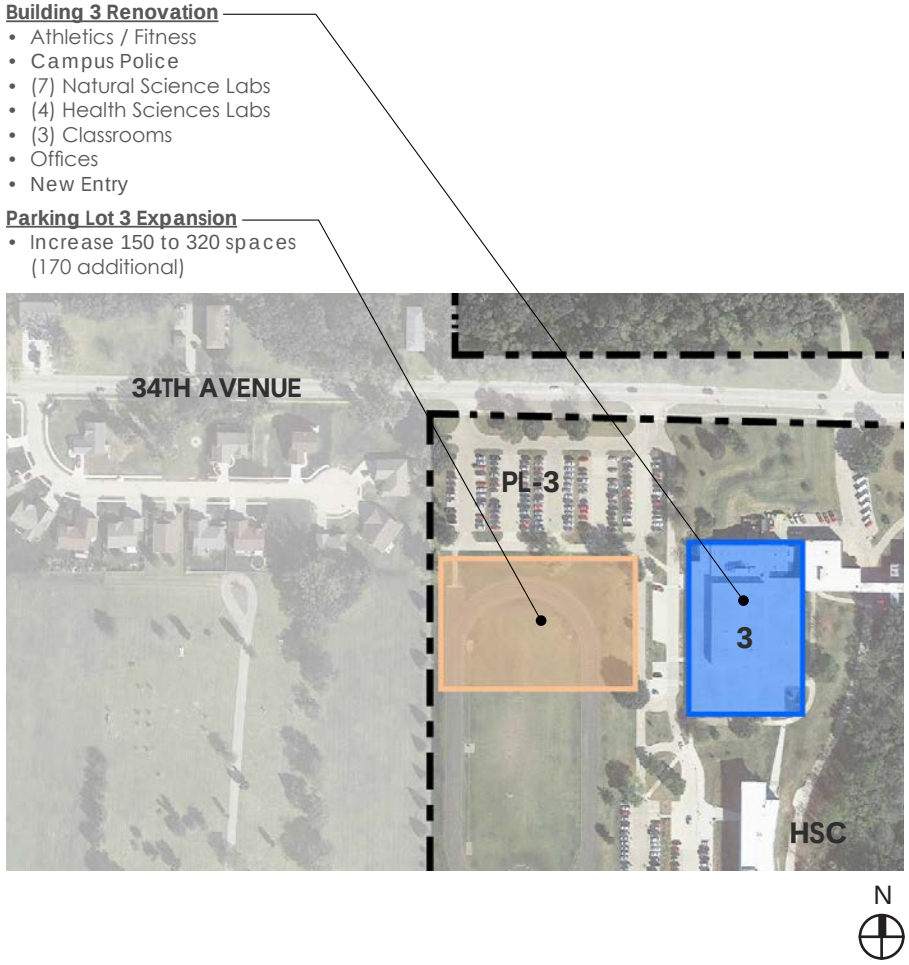
- Upgrade the Fitness Center & Indoor Track. Provide new opening & glazing in south exterior wall. Double the size of the existing Weights area. Include Golf Simulator Lab.
- Upgrade the Fitness Center Locker Rooms.
- Provide cosmetic upgrades to the existing Lower Level Gymnasium. Relocate the batting cages from the Indoor Track into this space.
- Relocate the Faculty Offices from the Third Floor to the First Floor.
- Provide new Toilet Rooms.
- Relocate the Ceramics Lab and Kiln Room from the First Floor to a new Art Annex.
- Convert the vacated Pool Equipment Room into Facilities Storage.
- Provide a new monumental stair and elevator up to the northwest main Building 3 entry Lobby.

Second Floor

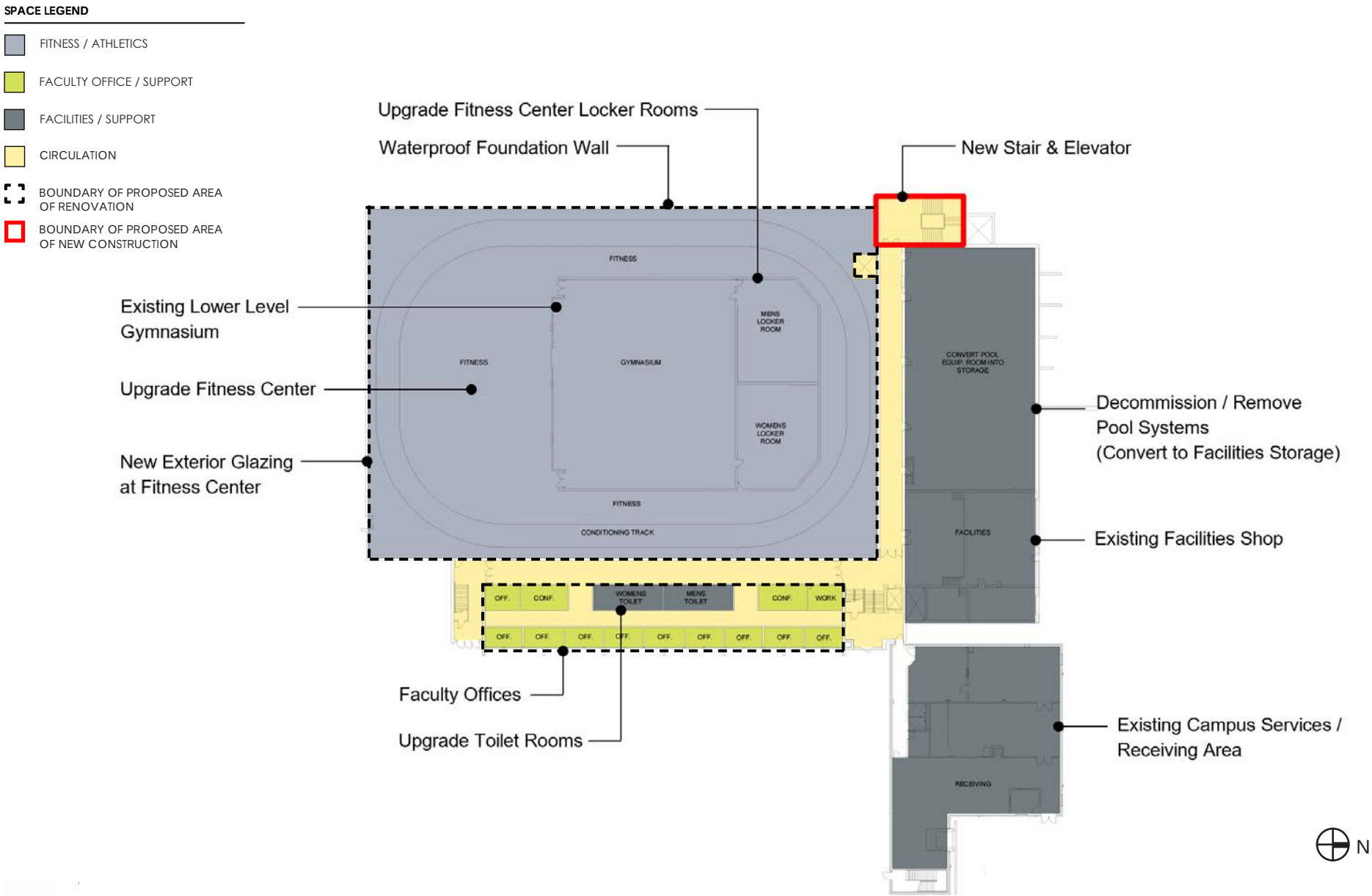
- Convert the existing classrooms along the east side of the building into modernized Science Labs, relocated from Building 2. Include student lounge spaces with views of the ravine to the east.
- Convert the existing Pool and Pool Locker Rooms into modernized Science Labs, relocated from Building 2.
- Provide new mezzanine floor construction to create additional floor space to accommodate an expansion of the Health Sciences Labs and Toilet Rooms within Building 3. *(4)* Health Sciences Labs total.
- Provide a new monumental stair and elevator up to the northwest main Building 3 entry Lobby.

Third Floor

- Renovate / expand the classrooms along the east side of the building. Include student lounge spaces with views to the ravine to the east.
- Provide new mezzanine floor construction to create added floor space to accommodate modernized Science Labs, relocated from Building 2
- Include a new Grow Room, with maximized glazing, on the east side of the building.
- Remove the existing Men's Athletic Locker Rooms and Athletic Offices from the west side of the building and open up this space as Pre-function/Lounge space directly outside of the Gymnasium entry.
- Open up the west exterior wall to more glazing, create a new two-story Lobby, and upgrade entrances to the building in order to make this facility more inviting to students, faculty, staff, and the community-at-large.
- Provide a new monumental stair and elevator down to Levels 2 and 1, near the new building entry.
- Provide new Toilet Rooms adjacent to the Pre-function / Lounge space.
- Provide storage for athletic equipment adjacent to the Gymnasium.
- Expand the Police Offices at the southwest corner of the building.
- Provide an upgraded Athletics Office Suite at the southeast corner of the building.
- Provide Men's and Women's Athletic Locker Rooms, Referee Changing Rooms, and a Training Room directly south of the Gymnasium.

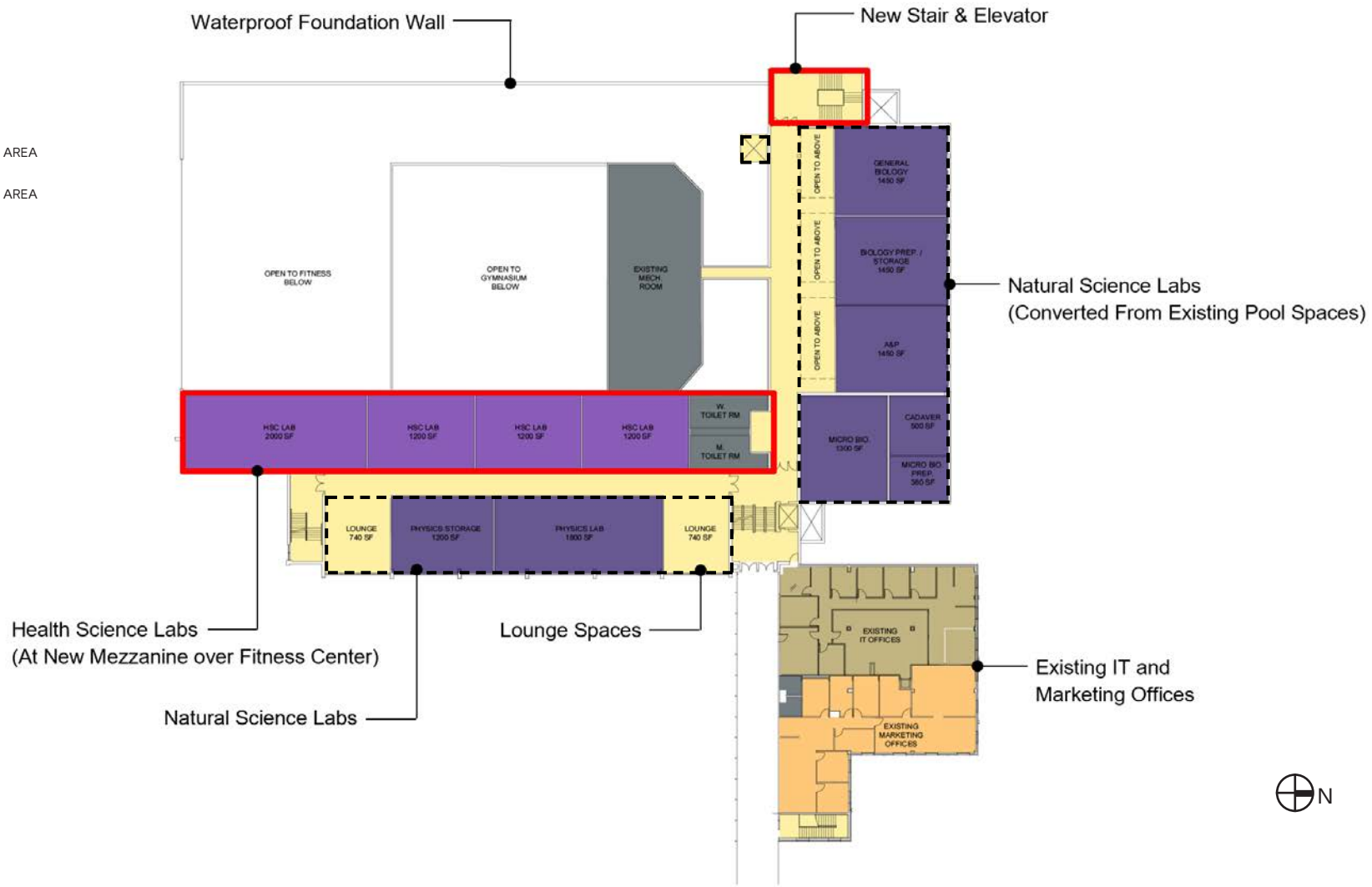


Building 3 - Proposed First Floor Plan



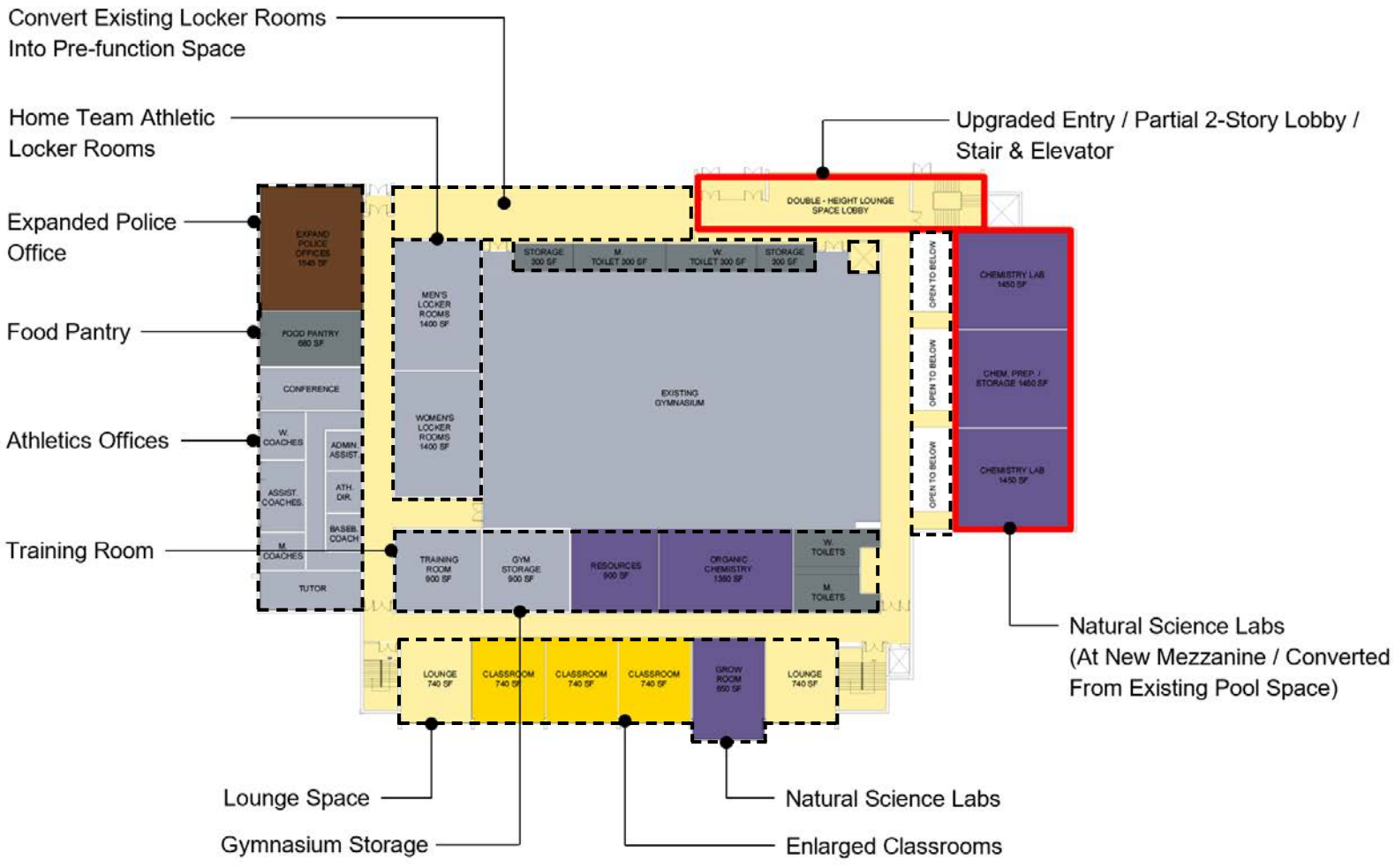
SPACE LEGEND

- ITS
- HEALTH SCIENCES
- SCIENCES
- ADMINISTRATION
- FACILITIES / SUPPORT
- CIRCULATION
- BOUNDARY OF PROPOSED AREA OF RENOVATION
- BOUNDARY OF PROPOSED AREA OF NEW CONSTRUCTION



SPACE LEGEND

- SCIENCES
- FITNESS / ATHLETICS
- GENERAL CLASSROOM
- CAMPUS POLICE
- FACILITIES / SUPPORT
- CIRCULATION
- BOUNDARY OF PROPOSED AREA OF RENOVATION
- BOUNDARY OF PROPOSED AREA OF NEW CONSTRUCTION



Building 3 Upgrade Options

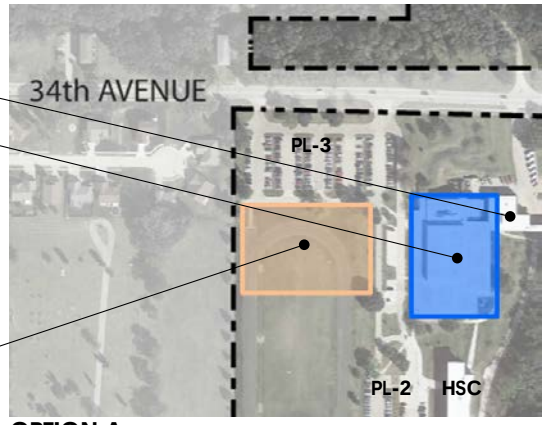
In addition to the approach described above for the renovation of Building 3 *(Option A)*, two additional options *(Options B and C)* were developed to accommodate the programmatic needs associated with Building 3. These additional options are proposed to provide new construction, in lieu of renovation, to accommodate the program needs, as described below:

- **Option A:** Renovation of Building 3, as described above.
- **Option B:** Demolish Building 3 in its entirety and construct a new building to include all programs described above within the Option A scope. This new building will be tied into the existing bridge leading to Building 4 and maintain the existing IT Office, Marketing Office, and Campus Services Spaces.
- **Option C:** Demolish Building 3 and reconstruct two new buildings to accommodate the program distribution described below:
  - New Academic Building 3: Natural Science Labs, Health Science Labs, Classrooms, Faculty Offices. This new building will be tied into the existing bridge leading to Building 4 and maintain the existing IT Office, Marketing Office, and Campus Services Spaces.
  - New Athletics / Fitness Center: Gymnasiums, Fitness Center, Training Room, Athletics Offices, Police Office, Food Pantry. This new building is planned to be connected to the proposed Fieldhouse, located adjacent to the athletic fields complex.

Maintaining ICS / Marketing / Campus Services

Building 3 Renovation
- 122,000 sf
- Athletics / Fitness
- Campus Police
- (7) Natural Science Labs
- (4) Health Sciences Labs
- (3) Classrooms
- Offices
- New Entry

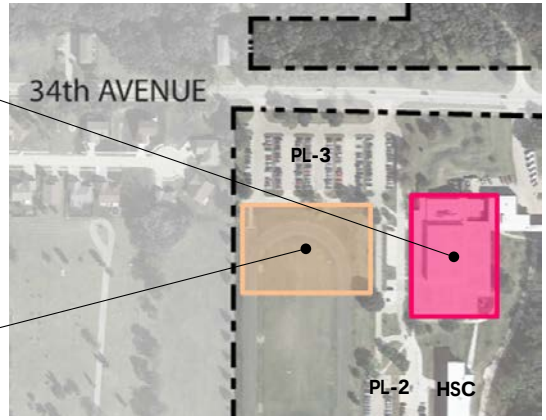
Parking Lot 3 Expansion
- Increase 120 to 350 spaces (150 additional)



OPTION A

New Building 3
- 122,000 sf
- Demolish Existing
- Athletics / Fitness
- Campus Police
- (7) Natural Science Labs
- (4) Health Sciences Labs
- (3) Classrooms
- Offices
- New Entry

Parking Lot 3 Expansion
- Increase 120 to 350 spaces (150 additional)



OPTION B

New Building 3
- 54,000 sf
- Demolish Existing
- Academics Building
- (7) Natural Science Labs
- (4) Health Sciences Labs
- (3) Classrooms
- Offices
- New Entry

Parking Lot 3 Expansion
- Increase 120 to 350 spaces (150 additional)

New Athletic/Fitness Center
- 75,000 sf
- Athletics/Fitness
- Campus Police

New Fieldhouse
- 36,200 sf
- 85' x 200' Indoor Turf (Soccer)

OPTION C

Building 2 Renovations

As mentioned above, it was determined that the Natural Science Program, currently located in Building 2, should be relocated to Building 3. The relocation of these Labs opens up the opportunity to convert the vacated lab space into multiple larger-sized General Classrooms within Building 2. In addition to these proposed larger Classrooms, an expansion and upgrade to Student Lounge spaces are proposed along with upgrades to Faculty Offices.

A new entry Lobby is proposed at the northeast corner of the Second Floor. The Lobby will connect to the Student Lounge spaces where a new floor opening is proposed between the First and Second Floors to provide increased visual connections within the building. A new elevator is also planned at the entry Lobby. New glazing at the proposed two-story Lobby will create a more inviting entrance for students, faculty, and staff.

The existing Career & Technical Education *(CTE)* spaces, located on the First Floor, are proposed to be maintained along with a light cosmetic upgrade. When the CTE programs are expanded by the College, these existing labs will then be modified / upgraded as described in the CTE Facilities Proposed Upgrades portion of this document.

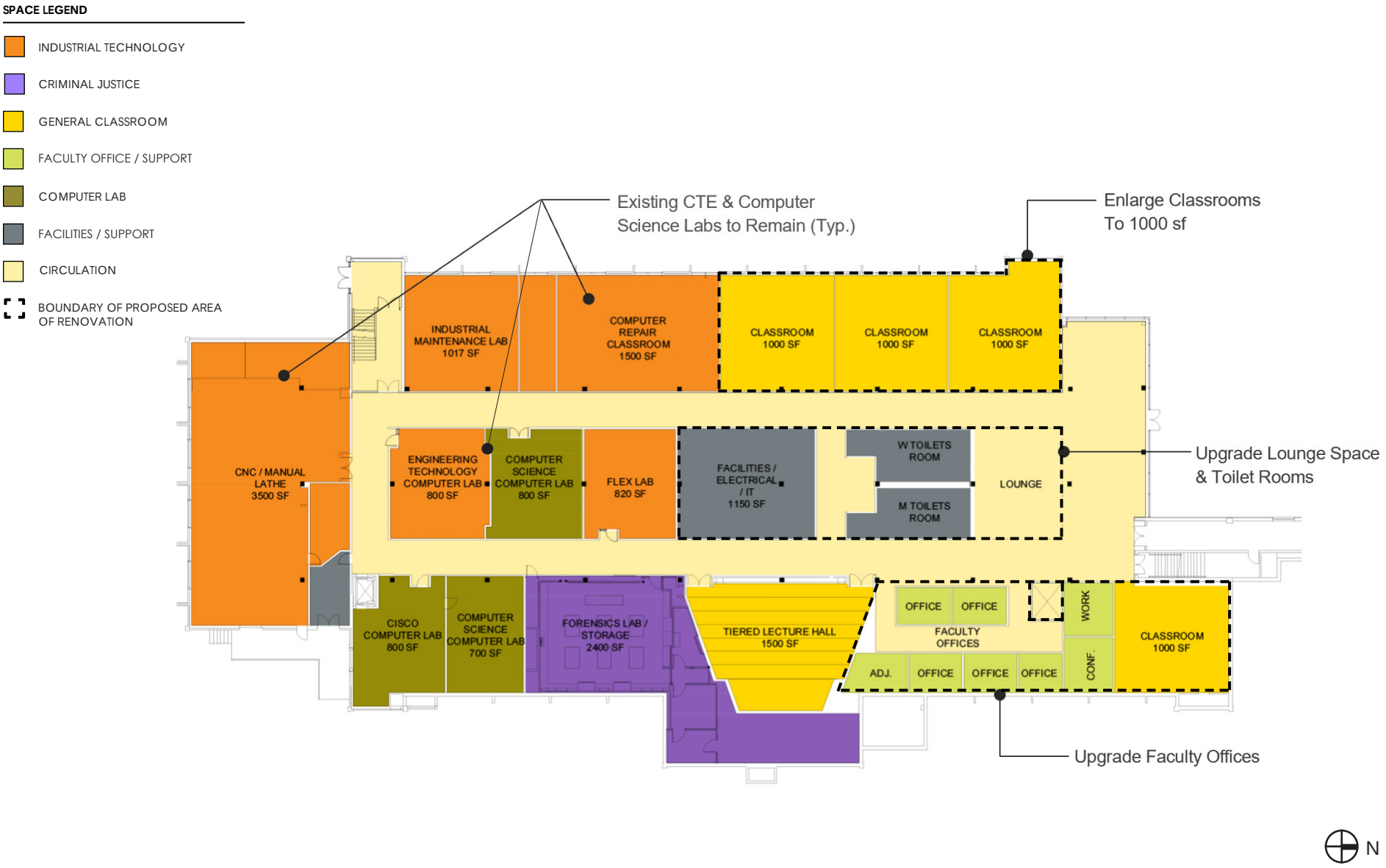
A summary of the proposed programmatic growth, upgrades, and reorganized spaces proposed within Building 2 are listed below:

First Floor

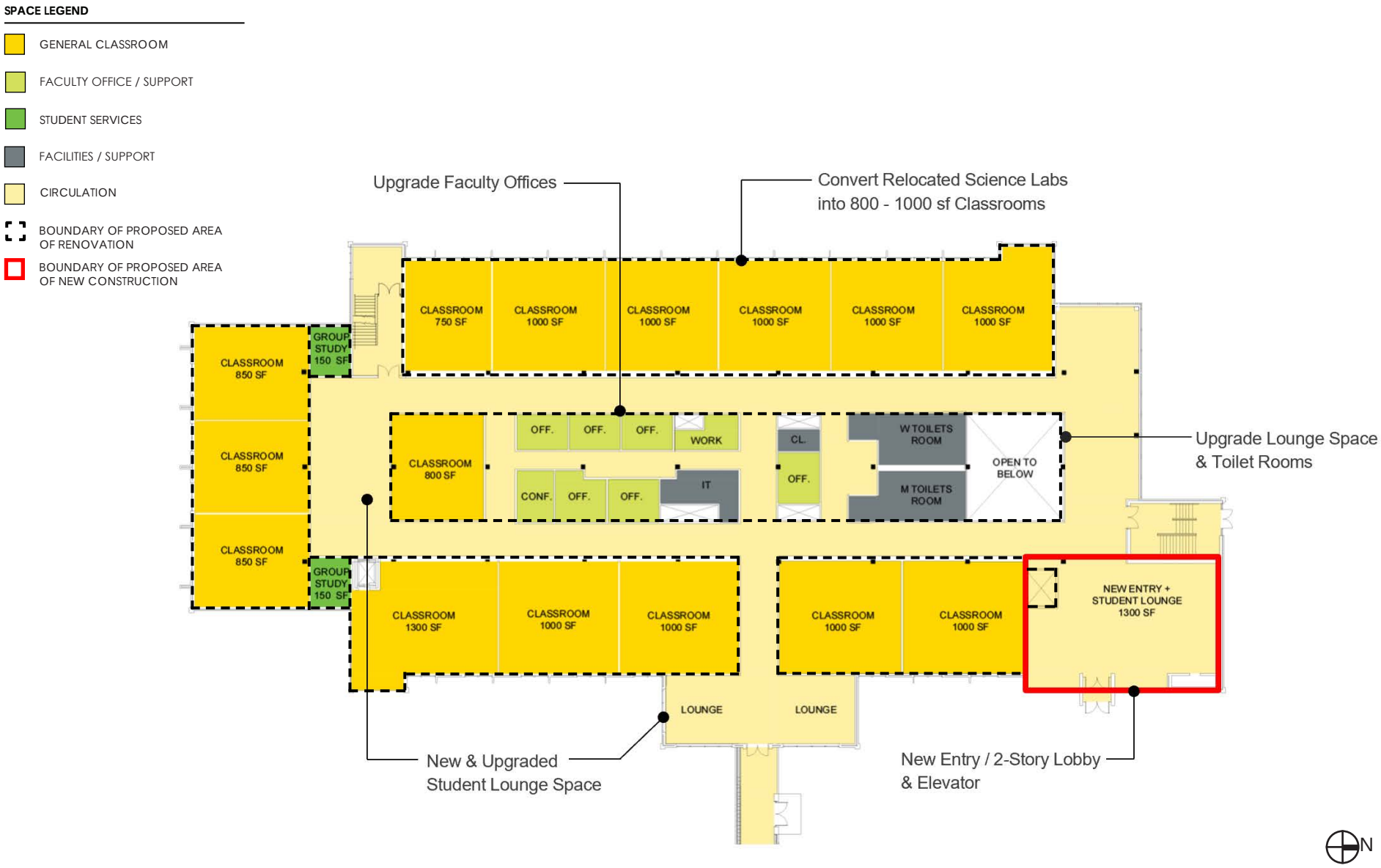
- Convert the Physics Lab and associated Prep space into Faculty Offices.
- Renovate / expand the Classrooms located at the north side of the building.
- Upgrade / expand Student Lounge spaces.
- Provide light cosmetic upgrades to the existing CTE Labs to remain.
- Upgrade the Toilet Rooms.
- Provide a new elevator up to the proposed entry Lobby on the Second Floor.

Second Floor

- Convert the existing Science Labs and associated Prep spaces into larger-sized Collaborative Classrooms.
- Renovate / expand the Classrooms located at the south side of the building.
- Convert the existing small Classrooms into a new entry Lobby at the northeast corner of the building.
- Upgrade / expand Student Lounge spaces.
- Upgrade the Faculty Office Suite in the center of the building.
- Provide a new elevator down to the First Floor from the proposed building entry Lobby.


SPACE LEGEND
INDUSTRIAL TECHNOLOGY
CRIMINAL JUSTICE
GENERAL CLASSROOM
FACULTY OFFICE / SUPPORT
COMPUTER LAB
FACILITIES / SUPPORT
CIRCULATION
BOUNDARY OF PROPOSED AREA OF RENOVATION
Existing CTE & Computer Science Labs to Remain (Typ.)
Enlarge Classrooms To 1000 sf
Upgrade Lounge Space & Toilet Rooms
Upgrade Faculty Offices
CNC / MANUAL LATHE 3500 SF
INDUSTRIAL MAINTENANCE LAB 1017 SF
COMPUTER REPAIR CLASSROOM 1500 SF
CLASSROOM 1000 SF
CLASSROOM 1000 SF
CLASSROOM 1000 SF
ENGINEERING TECHNOLOGY COMPUTER LAB 800 SF
COMPUTER SCIENCE COMPUTER LAB 800 SF
FLEX LAB 820 SF
FACILITIES / ELECTRICAL / IT 1150 SF
W TOILETS ROOM
M TOILETS ROOM
LOUNGE
CISCO COMPUTER LAB 800 SF
COMPUTER SCIENCE COMPUTER LAB 700 SF
FORENSICS LAB / STORAGE 2400 SF
TIERED LECTURE HALL 1500 SF
OFFICE
OFFICE
FACULTY OFFICES
WORK
CONF.
ADJ.
OFFICE
OFFICE
OFFICE
CLASSROOM 1000 SF
N

Building 2 - Proposed Second Floor Plan



CTE Facilities

The College's Strategic Plan identifies Career & Technical Education *(CTE)* programs as an important area of further expansion and development at Black Hawk College. The CTE program spaces currently being contemplated are planned to be located within three buildings, grouped together at the east sector of the campus as follows:

1. New CTE Building
2. Building 2 - First Floor
3. Sustainable Technologies Building *(STB)*

A summary of the proposed programmatic distribution of the CTE Labs being contemplated by the College is listed below, per building. The new CTE Building is planned to incorporate industrial / manufacturing labs, labs that produce higher levels of noise, and labs that require high bay space. The balance of the CTE Labs will be located within the available space at Building 2 and the STB.

New CTE Building:

Automotive Technology	
Automotive Technology Lab	10,000 sf
(16) Auto Bays	
Gas Engine Lab	2,400 sf
Hybrid / Electric Vehicle Lab	2,400 sf
Transmission Lab	1,500 sf
Auto Body Repair Lab	7,200 sf
Wash Bay	800 sf
Small Engine Repair	1,500 sf
Lockers	500 sf
Tool Crib	900 sf
Storage	900 sf
Recycling Room	300 sf
Subtotal	*28,400 sf*

Welding	
Welding Lab	3,500 sf
Grinding Lab	400 sf
Welding Storage Room	800 sf
Welding Tank Storage	400 sf
Tool Crib / Tech. Office	500 sf
Lockers	500 sf
Subtotal	*6,100 sf*

HVAC / Refrigeration	
HVAC / R Lab	4,000 sf
Sheet Metal Lab	1,800 sf
Storage Room	800 sf
Subtotal	*6,600 sf*

Manufacturing / CNC	
CNC Lathe / Manual Lathe Lab	3,000 sf
Storage Room	600 sf
Metrology Lab	1,750 sf
Subtotal	*5,350 sf*

Diesel / Large Truck	
Diesel / Truck Lab	10,000 sf
(4) 18' x 90' bays	
Tool Crib	500 sf
Storage Room	1,500 sf
Subtotal	*12,000 sf*

Other Spaces	
Maker Space / Innovation Hub	1,000 sf
(3) Classrooms *(950 sf each)*	2,850 sf
Office Space	2,000 sf
Lobby / Lounge Spaces	2,200 sf
Subtotal	*8,050 sf*

Total New CTE Building Net Area	66,500 sf
Total New CTE Building Gross Area	**100,000 sf**

Building 2 CTE Lab Renovations *(First Floor)*:

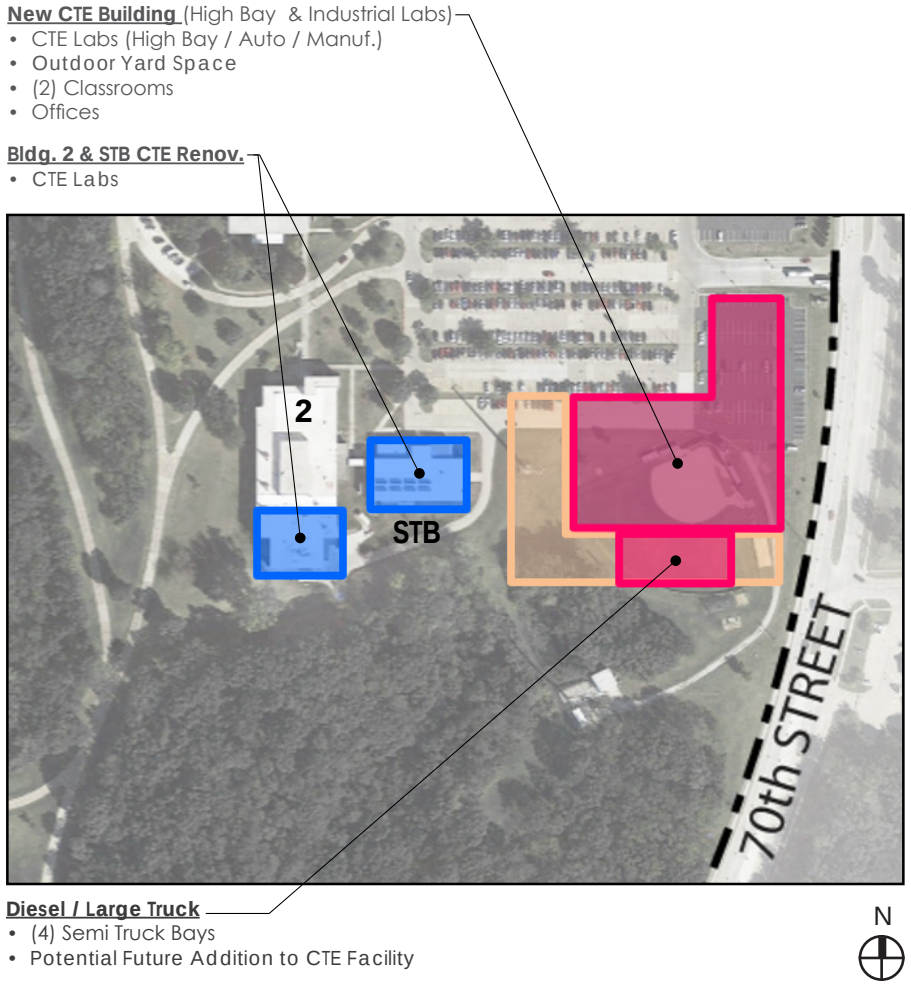
Safety / VR Lab	820 sf
Cyber Defense Lab	1,500 sf
Electronics Lab	3,500 sf
Industrial & Preventative Maint. Lab	2,650 sf
E-sports Space	1,600 sf
Total Building 2 CTE Labs	**10,070 sf**

STB - Renovated & Existing CTE Labs:

Microbrewery *(Renovated)*	2,300 sf
Engineering Technology Lab *(Existing)*	3,600 sf
Materials Lab *(Existing)*	3,000 sf
Total STB CTE Labs	**8,900 sf**

In order to construct the new CTE Building on the east sector of campus as proposed, the existing Softball Field will need to be relocated to the Athletic Complex, as described in the Proposed Athletic Fields / New Fieldhouse section of this document. The development of the CTE site will also require the reconfiguration of the southeast portion of Parking Lot 1. Some parking spaces will need to be removed to accommodate the new CTE Building footprint. New areas of paving will be created to support an automotive yard that will be located directly adjacent to the building, while also maintaining vehicular access to the existing radio tower facility to the south.

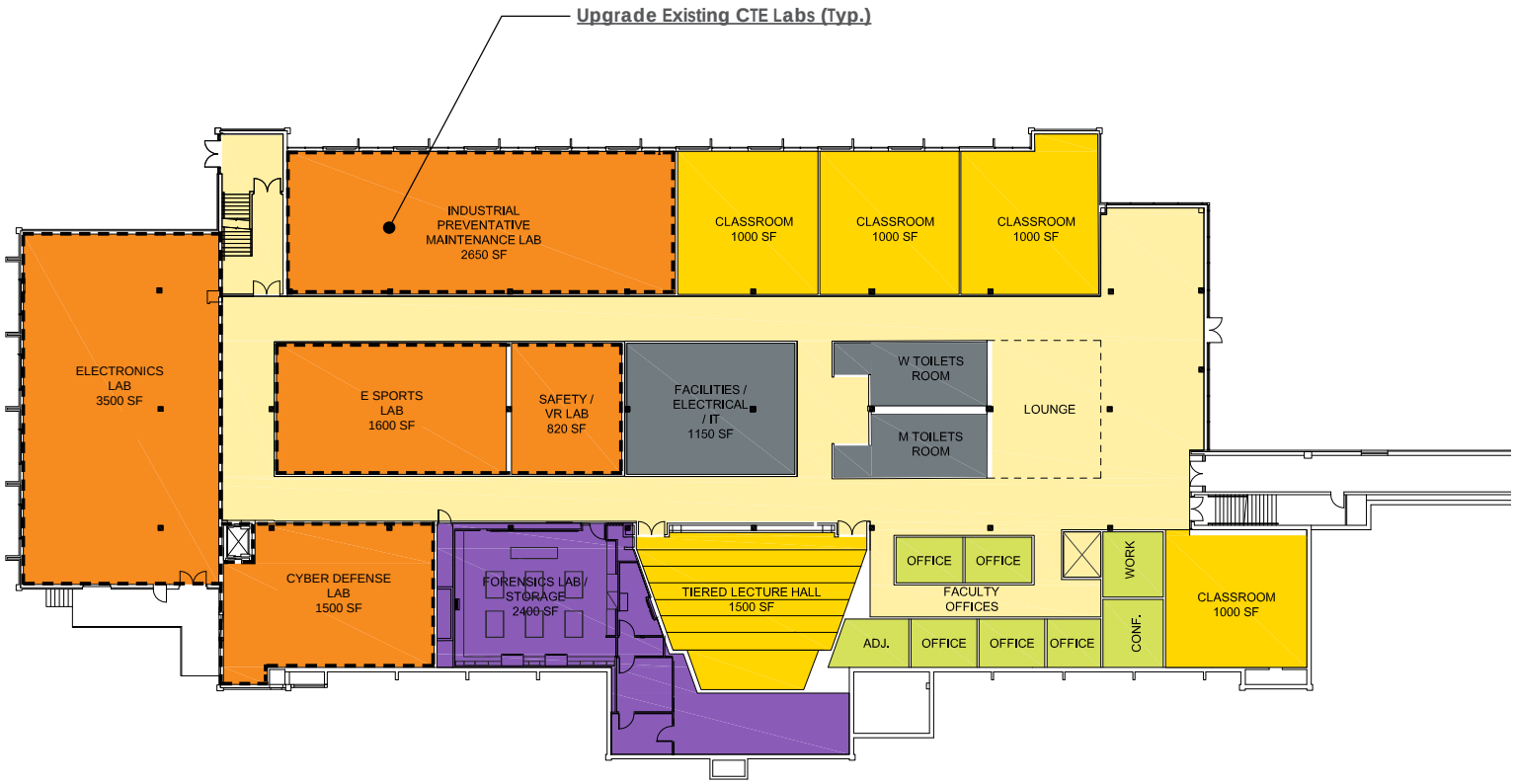
It was determined by the Steering Committee that the Diesel / Large Truck program space could be constructed as part of the new CTE Building or, alternatively constructed later as a future building addition. Vehicular access for semi trucks will need to be considered along with the overall site design as this project is developed. A new exit onto 70th Street was discussed as an option in this regard.



CTE Upgrades in Building 2 - Proposed First Floor Plan

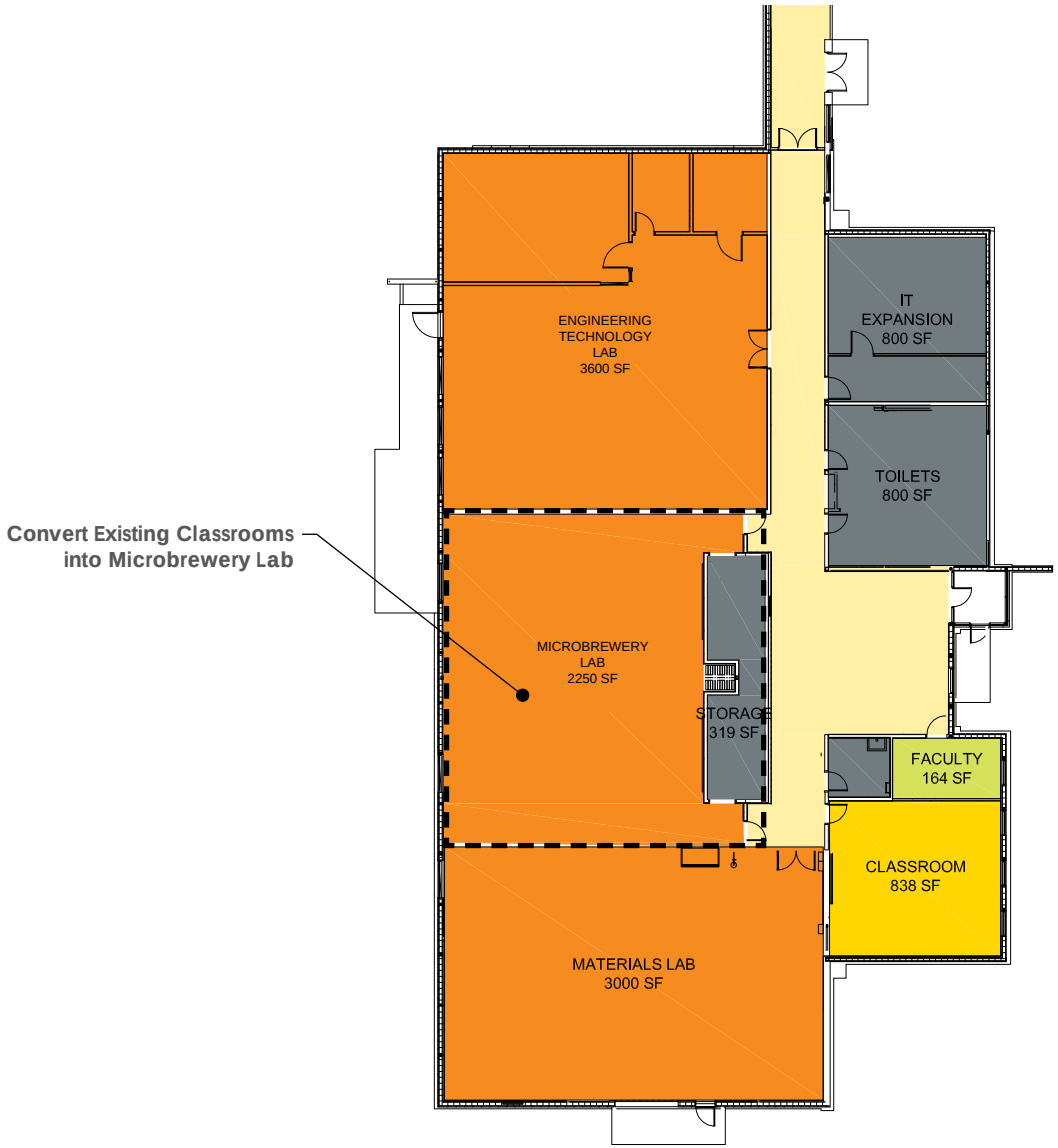
SPACE LEGEND

- INDUSTRIAL TECHNOLOGY *(CTE LABS)*
- GENERAL CLASSROOM
- CRIMINAL JUSTICE
- COMPUTER LAB
- FACULTY OFFICE / SUPPORT
- FACILITIES / SUPPORT
- CIRCULATION
- BOUNDARY OF PROPOSED AREA OF RENOVATION



SPACE LEGEND

- INDUSTRIAL TECHNOLOGY *(CTE LABS)*
- GENERAL CLASSROOM
- FACULTY OFFICE / SUPPORT
- FACILITIES / SUPPORT
- CIRCULATION
- BOUNDARY OF PROPOSED AREA OF RENOVATION



Competition Baseball & Softball Fields

The competition baseball and softball fields are utilized by the College to support the athletic programs on campus. Both fields are in need of upgrades for increased foul ball protection as well as for general field quality upgrades and support facilities improvements. The proposed improvements are listed below:

- New dugouts and support facilities improvements
- Playing surface upgrades *(artificial turf)*
- New field lighting
- Drainage improvements
- Fencing upgrades
- Extend IT fiber to fields for streaming games online

It was stated during the planning process that it would be beneficial to relocate the competition softball field adjacent to the competition baseball field in order to create efficiencies with support facilities, maintenance, etc. This potential location, adjacent to the competition baseball field has been previously mass-graded, during the HSC project, to accept a future competition softball field relocation. The relocation of the competition softball field will also be necessary in order to provide space to construct the new CTE Building on the east sector of campus as proposed.

New Fieldhouse

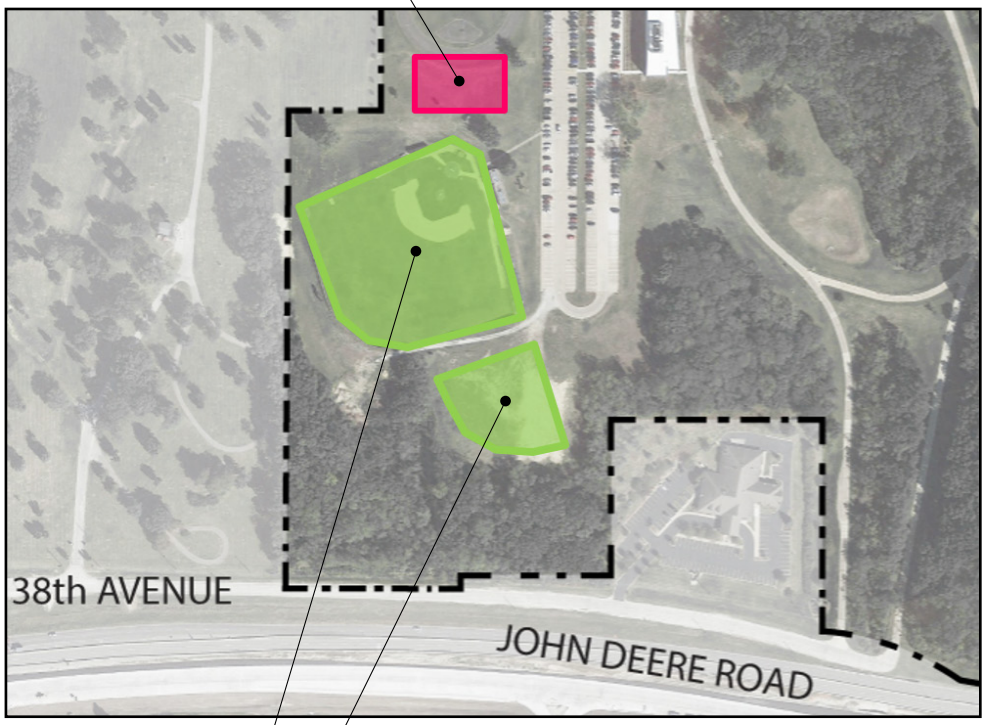
During the planning process, it was discussed that a new Fieldhouse, including an indoor turf space, would be an asset to have on campus. This new building would provide space for indoor soccer competition, athletics training, and support spaces, including concessions space and toilet rooms, which could also be utilized by the competition baseball and softball fields. The location of this new facility is planned just north of the competition baseball field and will require the removal of the existing outdoor running track for its construction. The existing running track is in disrepair and not utilized by the College for competition.

A preliminary space summary for the proposed facility is as follows:

Indoor Turf Space	23,625 sf
200' x 85' Soccer Field	
225' x 105' Room Dimensions	
Storage	800 sf
Locker Rooms	2,000 sf
Toilets	900 sf
Concessions	200 sf
Lobby	1,500 sf
Total Net Area	29,025 sf
Total Gross Area	**38,000 sf**

As previously described within the Building 3 Proposed Upgrades section of this document, there is an option to construct a new Athletics / Fitness Center, independent from Building 3, located north of the proposed new Fieldhouse described above. Under this option, the master plan proposes that the new Fieldhouse will be directly connected to the new Athletics / Fitness Center.

New Fieldhouse
- 85'x200' Indoor Turf Soccer Field



Baseball Field Upgrade
- Synthetic Turf
- Support Facilities & Lighting
- Concessions Facility

Softball Field Relocate
- Synthetic Turf
- Support Facilities & Lighting

N

New Facilities Storage / HCCTP Building

It was determined during the planning process that there is currently not enough facilities storage space within the existing Facilities Garage, located at Building 3, to support the needs of the College. Additional garage space was identified as a need to store facilities vehicles along with a new conditioned storage space for loose furniture.

It was also determined that it would be preferred by the College to have the Highway Construction Careers Training Program *(HCCTP)* spaces reside on campus in lieu of at the current leased facility off campus. The spaces needed to support the HCCTP program include storage and instructional space.

It was decided to group the Facilities and HCCTP functions together into one common facility, located on the north sector of the campus, west of Parking Lot 4 along the internal loop road. This location is ideal for facilities vehicles to gain access to campus via the internal loop road. Mature trees will provide a natural screening of the new building from 34th Avenue, which will allow the building to be constructed with a lower cost prefabricated structural system / building envelope.

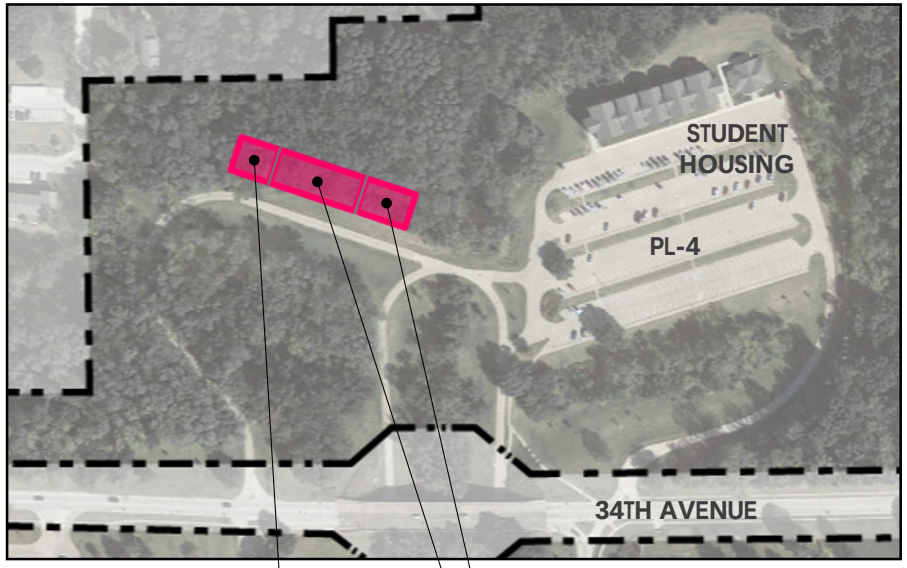
A preliminary space summary for the proposed facility is as follows:

Facilities Vehicle Storage *(2) Gators + (4) Tractors*	3,200 sf
Furniture Storage *Conditioned Space*	4,000 sf
HCCTP Tools & Equipment Storage	1,500 sf
HCCTP Classroom	900 sf
Total Net Area	9,600 sf
Total Gross Area	**12,000 sf**

New Art Annex Building

The First Floor of Building 3 currently contains the existing Ceramics Lab and Kiln Room utilized by the Art Program. These spaces are located remotely from the Art Labs in Building 4, which is acceptable to the College, for the primary reason that the Ceramics Lab / Kiln Room requires direct access to the outdoors, at grade level, for Raku pottery production.

It was noted that as Building 3 is renovated, it will be necessary to relocate the Ceramics Lab / Kiln Room function to an alternate location on campus. This relocation will allow adequate space for the Fitness Center in Building 3 to be expanded and upgraded. Subsequently, it was determined by the Steering Committee that a new 5,000 sf Ceramics / Art Annex could be constructed with, or as an addition to, the Facilities Storage / HCCTP Building described above on the north sector of the campus.



Building 4 Renovations

It was discussed during the planning process that it would be ideal to relocate the Student Center functions, currently located on the Second Floor, to the First Floor / Bridge Level of Building 4. It was agreed by the Steering Committee that the First Floor location will further activate the Student Center spaces with additional student traffic taking the bridge between Buildings 1 and 3. It was also determined that a direct connection from the Student Center to the existing outdoor balconies located on the First Floor would be desirable. This concept drove the proposed reorganization of Building 4.

In addition to the above, it was identified that the Art and Music Programs, currently located on the Second Floor of Building 4, require additional program space. It was noted that the current quantity and sizes of the existing Art Studios and Music Rehearsal spaces are limiting the types of academic programs that are desired. The proposed renovation of Building 4, described below, addresses these concerns, in conjunction with the relocation and expansion of Music and Conference Space from Building 4 to an addition at Building 1, which is described in the proposed Building 1 addition section of this document.

A summary of the proposed programmatic growth, upgrades, and reorganized spaces proposed within Building 4 are listed below:

First Floor

- Vacate / relocate and expand the Music Program spaces and Conference Center spaces into the proposed addition at Building 1.
- Vacate / relocate and expand the Art Program spaces from the First Floor to the Second Floor of Building 4.
- Relocate and reorganize the Student Center spaces from the Second Floor of Building 4 to the First Floor at the vacated Art, Music, and Conference spaces. The proposed Student Center program spaces consist of the following:
    - Student Activities / SGA / Clubs & Organizations Spaces
    - Student Lounge & Game Spaces *(Flexible for a variety of uses)*
    - Quiet Study Space
    - Dining Space for students, faculty, and staff
    - Food Service Prep Space
    - Veteran's Center
    - Counseling Office
    - Inclusion Coordinator
    - Multicultural Center
- Upgraded outdoor balconies and furnishings, directly accessible with new door openings, from the relocated Student Center.
- In addition to providing the program space as indicated above, new floor openings at the Second Floor above are proposed, along with a proposed seating stair that provide visual and physical connections between floor levels to further unify the building.

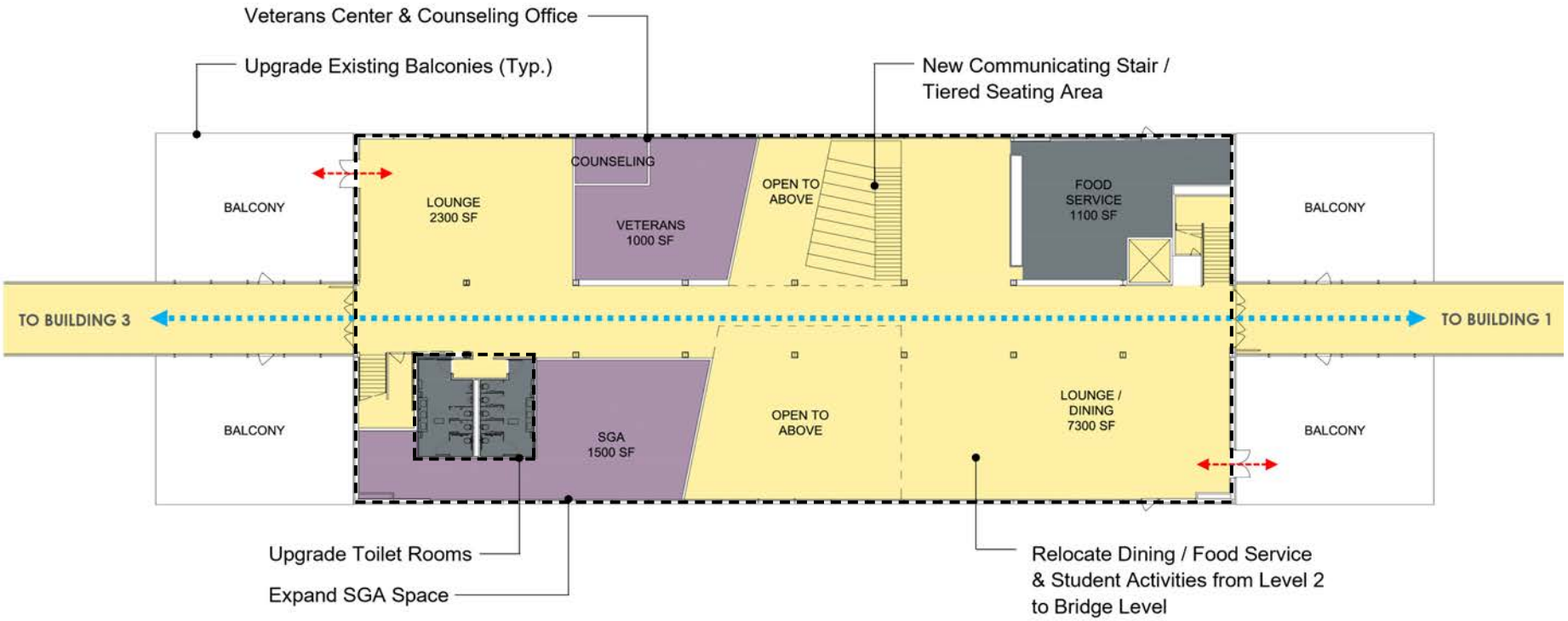
Second Floor

- Relocate and expand the Music Program and Conference Center spaces into the proposed addition at Building 1.
- Relocate the Student Center spaces from the Second Floor to the First Floor of Building 4, as described above.
- Convert the Second Floor of Building 4 into Art Studios for the relocated and expanded Art program, from Level 1, consisting of the following program spaces:
    - *(3)* 2D & 3D Art Studios *(Increased from (2) for program growth)*
    - *(1)* Photo / Lighting Studio
    - *(1)* Art Computer Lab
    - Art Storage Room(s)
    - *(1)* General Classroom
    - Art Faculty Offices
    - Student Lounge / Gallery Space
    - The Ceramics Lab / Kiln Room, currently located at Building 3, is planned to be relocated to a proposed Art Annex on the north sector of campus, as described in the proposed New Facilities Storage / HCCTP / Art Annex section of this document. The location of this studio, not directly connected to the other Art Studios in Building 4, is acceptable to the College for the primary reason that the Ceramics Lab / Kiln Room requires direct access to the outdoors, at grade level, for raku pottery production.

Building 4 - Proposed First Floor Plan

SPACE LEGEND

- STUDENT ACTIVITIES
- CIRCULATION
- FACILITIES / SUPPORT
- BOUNDARY OF PROPOSED AREA OF RENOVATION



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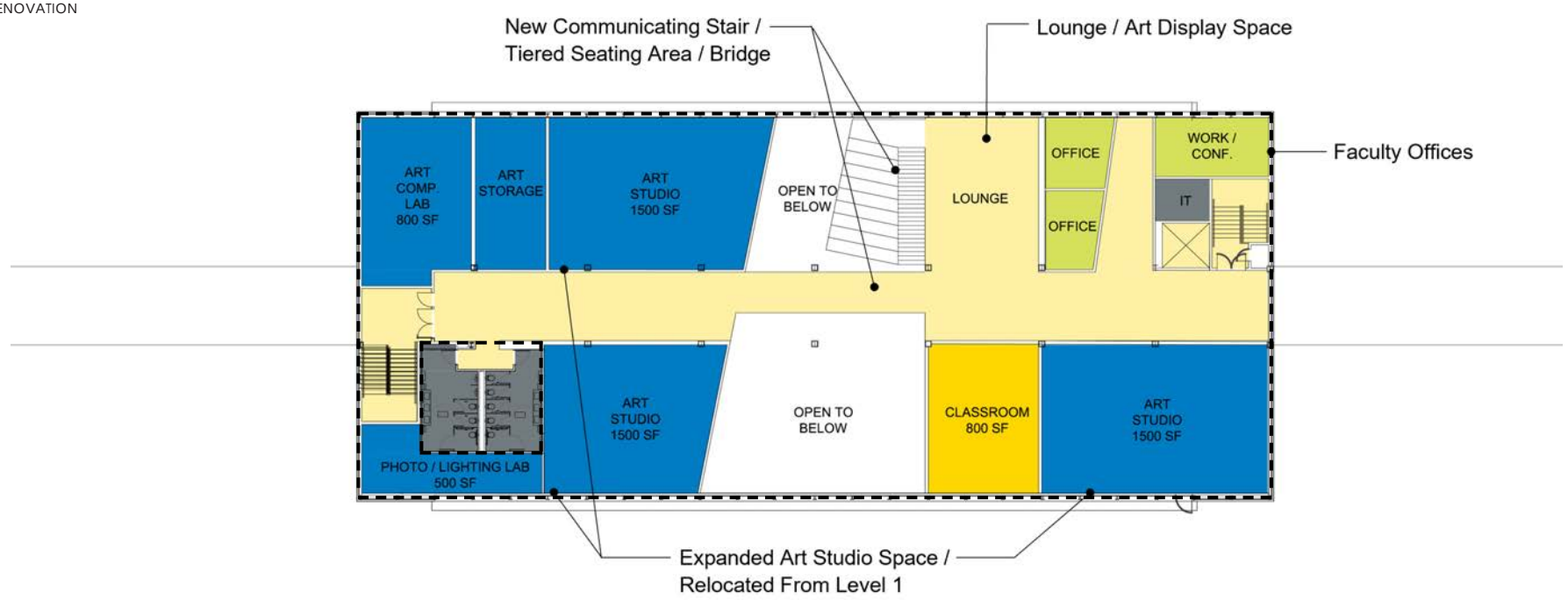
Black Hawk College

SPACE LEGEND

- ART
- GENERAL CLASSROOM
- FACULTY OFFICE / SUPPORT
- FACILITIES / SUPPORT
- CIRCULATION
- BOUNDARY OF PROPOSED AREA OF RENOVATION



Building 1 - Music & Conference Center Addition

As described in the Building 4 Proposed Upgrades section of this document, it was identified that the Music Program, currently located on the First Floor of Building 4, requires additional program space. It was noted that the limited size and volume of the existing Music Rehearsal spaces are limiting the type of Music programs that are desired to occur on campus. In addition, during the planning process, it was identified that relocating the existing Conference Center from Building 4 to a more convenient location on campus, for community access, is desired.

The proposed relocation and expansion of the Music Program and Conference Center spaces to a new addition to Building 1 has been proposed to accommodate the needs described above. The relocation of these programs also provides the space necessary within Building 4 for the Student Center and Art Program renovations and expansion as described in the Building 4 Proposed Upgrades section of this document.

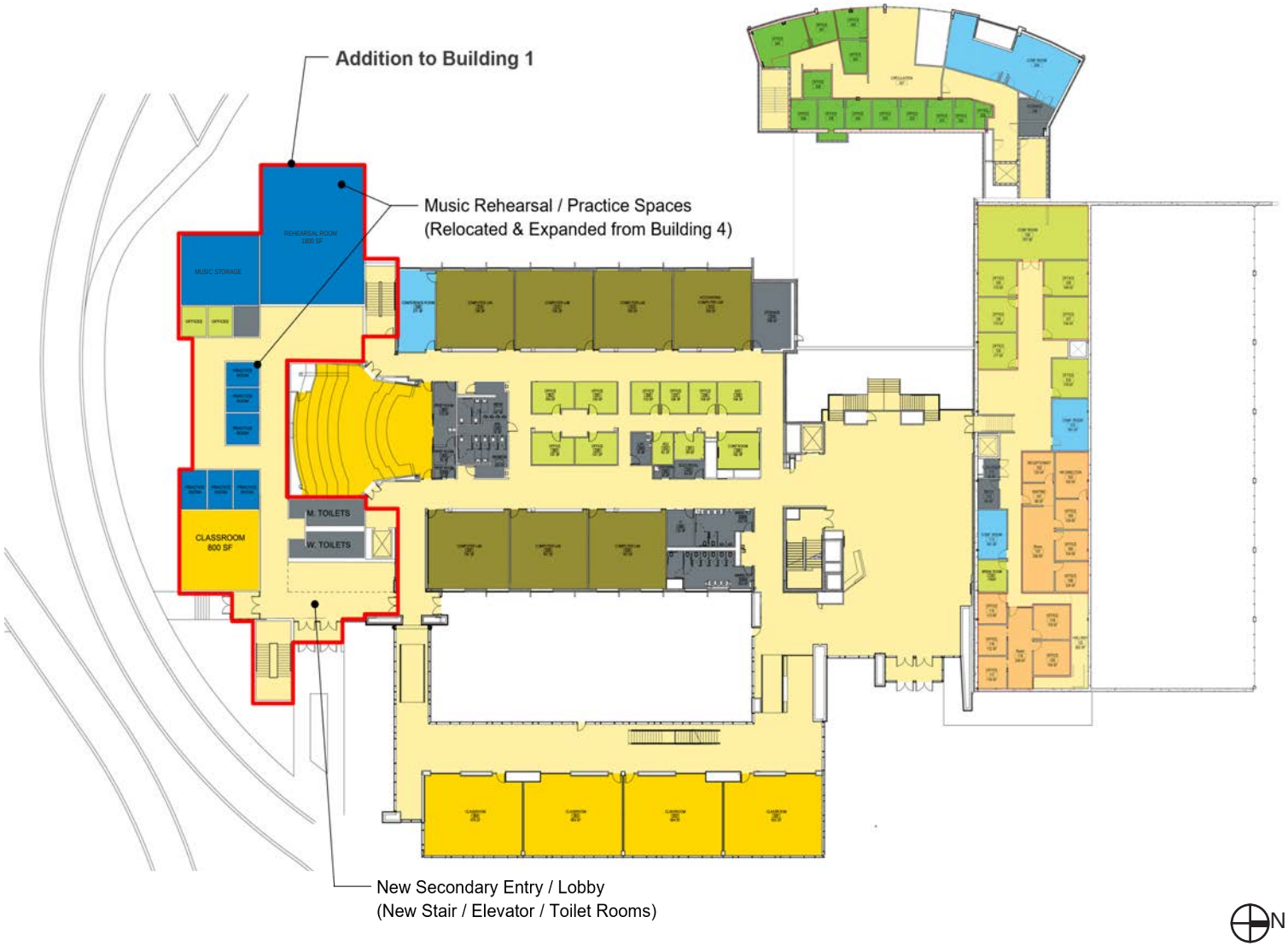
The building addition is proposed as a three-story structure located along the south side of Building 1, with the Lower Level accommodating mechanical space, and the two levels above accommodating the Music Program and Conference Center spaces. The proposed addition will include a new entry Lobby, with a new stair and elevator, located on the Third Floor of Building 1. This new entry Lobby, which will be oriented toward Parking Lot 1, will also serve as pre-function space and facilitate a clear and inviting approach for those accessing the Conference Center and Music Programs at Building 1.

A preliminary space summary, for the proposed Building 1 addition is as follows:

Third Floor (Primary Entry Level)	
Rehearsal Room	1,800 sf
Double Height Space	
Music Storage Space	700 sf
Faculty Offices	300 sf
(6) Practice Rooms *(150 sf each)*	900 sf
(1) Classroom	800 sf
Entry Lobby / Pre-function Space	1200 sf
New Stair & Elevator	
Student Lounge / Collaboration Spaces	800 sf
Toilet Rooms	800 sf
Third Floor Sub-total	*7,300 sf*
Fourth Floor	
(3) Conference Rooms *(1000 sf each)*	3,000 sf
With Operable Partitions	
Storage	400 sf
Toilet Rooms	800 sf
Fourth Floor Sub-total	*4,200 sf*
Total Net Addition Area	11,500 sf
Total Gross Addition Area	***18,000 sf***

SPACE LEGEND

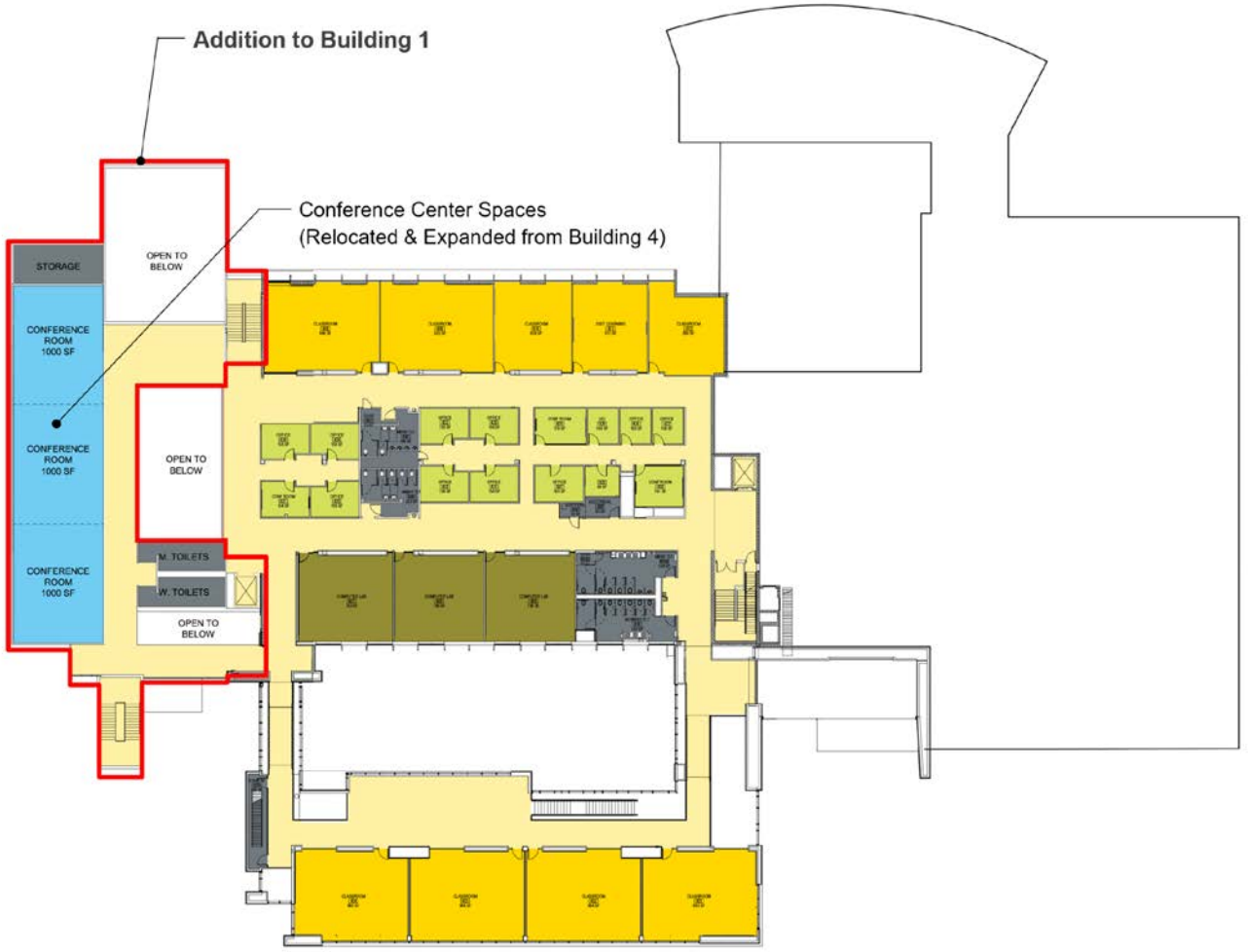
- GENERAL CLASSROOM
- MUSIC
- STUDENT SERVICES
- ADMINISTRATION
- FACULTY OFFICE / SUPPORT
- CONFERENCE / MEETING
- COMPUTER LAB
- FACILITIES / SUPPORT
- CIRCULATION
- BOUNDARY OF PROPOSED AREA OF NEW CONSTRUCTION



Building 1 Addition - Proposed Fourth Floor Plan

SPACE LEGEND

- GENERAL CLASSROOM
- FACULTY OFFICE / SUPPORT
- STUDENT SERVICES
- ADMINISTRATION
- CONFERENCE / MEETING
- COMPUTER LAB
- FACILITIES / SUPPORT
- CIRCULATION
- BOUNDARY OF PROPOSED AREA OF NEW CONSTRUCTION



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Black Hawk College

Campus Image

As indicated in the Planning Objectives, it is the College's desire to enhance the overall campus image when opportunities present themselves. As indicated throughout this document, not only are new structures and major renovations aligned with programmatic needs and with overall campus efficiencies in mind, but the enhancement of the campus image of the Quad Cities Campus was also taken into consideration. Examples of this include the following:

The Health Sciences Center *(HSC)*, located at the west side of the campus has created a new, more contemporary image along the west side of the ravine, which sets the stage for future development / renovations on that side of the campus, particularly with the planned upgrades to Building 3.

The west façade of Building 3 is proposed to open up to a more glassy, transparent pre-function space outside of the Gymnasium as well as upgrading the entrances to the building. Together with the new image of the HSC, the west side of the campus will have the opportunity to continue to take on a new, fresher aesthetic.

The proposed new CTE building, located between Parking Lot 1 and 70th Street will be a highly visible facility that will provide the opportunity to showcase the CTE labs on the campus. The southern addition to Building 1, located along the west side of Parking Lot 1, will provide the community-at-large with a welcoming entry to the proposed new Conference Center.

In addition to the proposed campus enhancements at the building exteriors as described above, enhancement to the interior of the campus buildings should be undertaken as proposed renovations and improvements occur over time. The recent upgrades to Building 1, its new entry, instructional spaces, and student lounge spaces provides a quality benchmark for future spatial and interior finish upgrades to existing facilities, such as Buildings 2, 3, and 4.

Health Sciences Center

Building 1 - Addition & Renovation

Building 1 - Student Lounge Space

Natural Areas / Landscaping

The stream that bisects the campus in a north/south direction is really the defining natural element of the campus. Beyond its obvious role in storm water management, it provides untapped potential as a visual amenity. As described earlier, the Master Plan envisions selectively opening up view corridors through the woods leading from the campus buildings down to the stream. Recently, the College has begun to remove invasive and declining trees in this area, and this ongoing maintenance process should continue to be performed carefully, and in the following order:

- Invasive/non-native trees *(e.g. buckthorn, Norway maple)*
- Weak-wooded trees *(e.g. willow, silver maple)*
- Dead or declining trees *(some of these should be left, if felled, for wildlife habitat)*
- Second-tier trees *(e.g. cottonwood)*
- First-tier trees *(e.g. oak)*

Water quality should be tested, if it hasn't been already, in order to establish a baseline index. Then, future monitoring can document trends that will help understand the impact that various activities have on water quality. This monitoring can be done as the field laboratory part of a class, thereby producing real-world experiences for students while benefitting the maintenance of the campus.

As previously mentioned, the Quad Cities Campus is fortunate to have several mature stands of oak trees along its hillsides; these are significant assets and are valued by this Master Plan. They give character to the campus, stabilize the hillsides, and provide important wildlife habitat. These areas should be maintained, with special emphasis placed on clearing invasive undergrowth plants so that the seedlings of native plants can continue to grow and thrive. There are several methods to accomplish this. These include grazing by livestock (sheep, goats), controlled burning, and cutting/pulling/chemicals. One interesting idea that may gain some traction with the College and that would supplement the current landscape maintenance approach is to experiment with all three methods as a series of experimental trials with control and variable plots. These tests could provide academic opportunities to students and staff while simultaneously improving the local ecosystems. An added benefit to the College is that much of the maintenance manpower would come from faculty and staff. However, arrangements would need to be made for continued supervision and involvement over the summer months. As envisioned, these test plots would be initially located in the southeast corner of the campus but could expand to other areas as opportunities arose.

Within the Campus Image Landscape, smaller landscape areas associated with specific buildings, such as gardens or courtyards, need to be designed with maintenance in mind. Irrigation, the number and location of hose bibs, the mature size and pruning needs of plants, all need to be understood as being important parts of the campus landscape. The recent entrance upgrades at Building 1 and the associated new landscaping will serve as a starting point to other similar upgrades that may occur throughout campus, as building enhancements and renovations continue to occur over time.

Similarly, the construction budgets for landscape areas need to be adequate to allow improvements to the campus landscape to occur along with associated building projects. Native, drought-tolerant plants should be emphasized when constructing new planting areas.

Maintenance of all of the campus landscape areas is challenging due to the small numbers of available FTE staff. This means that there is little capacity to expand the types of landscapes beyond the current "mow/snow-blow-go" model. In the years ahead, best management practices (BMPs) such as green roofs, bioswales (such as at the HSC), rain gardens, etc., will likely become a more important part of the designs for new buildings and their concomitant site designs.

SITE / CIVIL

New CTE Building
The new CTE Building will require the reconfiguration of the southeast portion of Parking Lot 1. Some parking spaces will be removed to accommodate the new building footprint. Sanitary, water, electrical, and gas services will be extended to the building. As new utilities are routed to the new building, it will be necessary to avoid impacting the existing STB geothermal well field, located immediately to west of the proposed new building. New areas of paving will be required to support the automotive yard that will be located directly adjacent to the building. Storm water will convey runoff to regionally located detention.

Building 1 Addition
The addition to the south side of Building 1 will require additional sidewalks and entrances for pedestrian access. Existing water and sanitary lines servicing Building 1 will need to be relocated as a result of this addition. Gas and electrical service will be fed to the addition from existing locations to the east of the addition.

Building 2 Renovation
New paving for sidewalks to accommodate appropriate pedestrian access to the proposed new building entrance will be required.

Building 3 Renovation
Excavation, new waterproofing, drainage, and backfilling at the existing west foundation wall will be required to address the water leaks that continue to be experienced in the basement areas of Building 3. In addition to the new waterproofing, new drain tile will be installed to provide a pathway for the sub-surface water to be redirected from the building. Re-paving along the west side of the building / excavation area will be required, consisting of the vehicular driveway, sidewalks, and entrances to allow appropriate pedestrian access.

An expansion of Parking Lot 3 is planned to support the expected increase in utilization of Building 3 after it is renovated. Regrading of the existing hillside to the south of Parking Lot 3 will be required to expand this lot to the south. Electrical will be extended to this parking lot for required lighting. Storm water will convey runoff to regionally located detention.

New Fieldhouse
The new Fieldhouse will require regrading of the hillside to the north of the existing baseball field, and west of Parking Lot 2. The new building will require sidewalks and entrances for pedestrian access. Sanitary, water, electrical, and gas services will be extended to the building. Storm water will convey runoff to regionally located detention.

New Facilities Storage / HCCTP / Art Annex Building
The location of the new Facilities Storage / HCCTP / Art Annex Building will be accessed from the inner loop road connecting to existing Parking Lot 4. Sanitary, water, electrical, and gas services will be extended to this area. A small parking lot will be included to support the new building. Storm water will convey runoff to regionally located detention.

Cross Campus Pathway
A new exterior pathway and small bridge extending over the existing creek will connect the east and west sides of campus. Electrical will be extended to this area for lighting the pathway.

Baseball & Softball Field Upgrades
Electrical will be extended as required to support the new proposed field lighting and adjacent upgraded support facilities. To accommodate the proposed new synthetic turf playing surfaces, storm water systems will be added to convey runoff to regionally located detention. New fiber will be extended to the fields for online streaming capabilities.

BUILDINGS

Mechanical
The original Quad Cities Campus buildings are served from the original heating and cooling plants. The existing heating and cooling plants do not appear to have sufficient capacity for connection of future buildings. Additionally, the piping sizes and infrastructure do not appear to have capacity to extend the systems if the chillers and/or

boilers were increased in size. Depending on future building location and size, the capacity of the existing campus infrastructure would need to be evaluated to determine available capacity.

Consistent with the direction that was taken with the Health Sciences Center and the Building 1 addition, it is recommended that all proposed new buildings follow one of two approaches:

1. Stand-alone building systems
2. A new central heating and cooling plant located in a future building, sized for future expansion connection to additional buildings.

Electrical Service and Distribution

The existing utility services are adequate for the current campus and are expandable at the medium voltage level. With each new building the utility company needs to be consulted to determine if any changes are needed at the primary level, and to also determine where the loop needs to be left open. It is recommended to continue with extension of the medium voltage loop to future buildings.

It is also recommended to plan for an interior location for the medium voltage gear, again similar to the Health Sciences Center, to help control the environment and extend the life of the equipment. Each new building should also plan for an outdoor pad mounted transformer.

The existing distribution systems within each existing building are adequate for renovation needs. It is recommended that panels be added, when needed, in dedicated electrical closets and not to share space with other program functions.

Emergency Power

There is an existing generator located exterior to Building 2 that serves Buildings 1, 2, and the STB. There is an existing generator exterior to Building 3 that serves Buildings 3, 4, and the HSC. These generators currently serve miscellaneous equipment loads, elevators, and the life safety needs for each building. Expansion for new buildings or to serve additional loads within the existing buildings is not possible, so provisions should be made for replacement or additional generators when emergency power is required or desired.

Fire Alarm and Mass Notification

The existing fire alarm and mass notification system should be extended to all new buildings to keep the system consistent. The current EST system can be extended without limitations, as the only required connectivity between buildings is fiber.

Technology

A redundant pathway to support redundant service provider connectivity should be considered.

As existing buildings undergo renovation, multimode fibers within the building and between telecommunications rooms should be upgraded to 50 micron to support 10 gigabit bandwidth.

New category 6 cables shall be installed in lieu of category 5 or 5e as buildings are scheduled for renovation.

A campus wide security assessment is recommended. This assessment would review existing and future emergency phone locations, cameras, and card reader positions. The assessment should include recommendations of systems upgrades, device locations, and potential areas of security threats.

General Classrooms

As described in the Programmatic Needs section of this document, it was stated during the focus group meetings that many of the classrooms throughout the Quad Cities Campus are inadequately sized and cannot comfortably accommodate larger classes. It was stated that the typical classroom seat capacity desired at the Quad Cities Campus is 25-30 students; however many existing classroom sizes, specifically at Building 3, are too small, at under 500 sf, to comfortably accommodate the desired student capacity.

Based on the utilization reports previously reviewed within this document, it is clear that there is not a need for additional classrooms at the Quad Cities Campus; however as new construction and renovation projects are contemplated, the master plan proposes that the current small-sized classrooms are "right-sized". It was determined during the planning process, that the current quantity of *(50)* classrooms, located throughout the Quad Cities Campus, may be reduced to a minimum quantity of *(42)* classrooms to accommodate the increase in classroom sizes.

It was also determined that the 900-1000 sf classrooms at Building 1, which were recently constructed, should be the benchmark for future classroom upgrades, to create better learning environments for students. It was also stated that some classrooms in the range of 700-800 sf would be acceptable.

A summary of the general classroom upgrades proposed for the Quad Cities Campus are listed below:

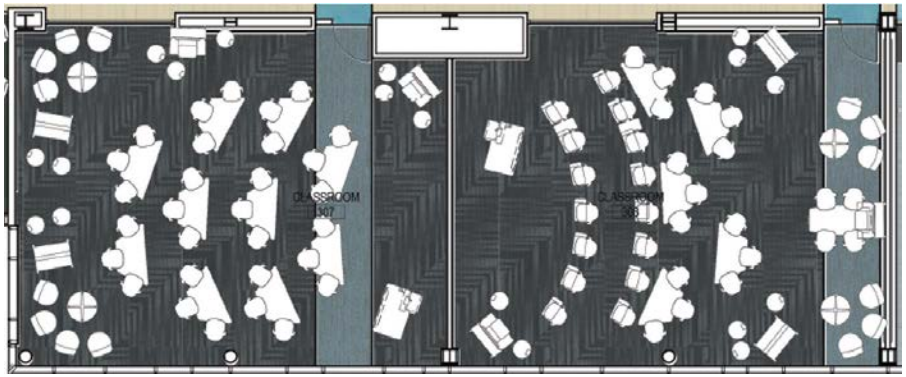
- Increase general classrooms sizes to range from 700 sf - 1000 sf *(25-30 seat capacity)*
- Include a modest reduction in classroom sizes to accommodate the proposed larger classrooms.
- Include flexible / collaborative classroom settings, similar to the existing Building 1 Classrooms.
- Include Zoom technology capability for remote learning.

Based on the proposed renovation and new construction of facilities at the Quad Cities Campus, outlined in this document, the proposed quantity of "right-sized" general classrooms is *(45)*. All existing small-sized classrooms under 500 sf are proposed to be converted into larger-sized classrooms.

The following list summarizes the proposed distribution of the classroom sizes throughout the Quad Cities Campus:

- *(28)* 900 - 1000 sf Classrooms
- *(14)* 700 - 800 sf Classrooms
- *(3)* Tiered Lecture Classrooms

Existing Building 1 Large Collaborative Classroom - Example



Existing Building 1 Large Collaborative Classroom - Floor Plan Examples

The Master Plan
East Campus

Overall Campus Organization

The existing campus footprint at the East Campus is unique in that it is currently bound on the east and west by property owned by the East Campus Foundation. Additionally, there is property located south of Black Hawk Road that may be available to the College's Foundation in the future. Based on the availability of this additional land surrounding the campus, there was significant flexibility available to the planning team in addressing the Planning Objectives for the East Campus.

Similar to the natural divide created by 34th Avenue at the Quad Cities Campus, Black Hawk Road at the East Campus creates a natural divide between the north portion of the campus and potential land use to the south. It was decided that the potential land acquisition, south of Black Hawk Road, will be utilized for the potential development of an optional larger new Auto / Ag Mechanics facility, where this new building footprint would be too large for it to be accommodated north of Black Hawk Road.

The area north of Black Hawk Road will house the campus core and is generally organized in a Ring Road configuration with most facilities located within the footprint of the Ring Road, with the exception of the Arena / Stables Buildings, Vet Sciences Center, and proposed Conference Center and Multipurpose Center facilities.

Legend

- NEW CONSTRUCTION
- RENOVATION
- NEW PARKING
- SITE DEVELOPMENT
- EXISTING RING ROAD
- NEW RING ROAD
- REMOVED ROADWAY

Building A & B Renovation
- Enlarge Classrooms
- Library Upgrades
- Dining Upgrades
- Campus Services Consolidation

Building C Renovation
- Convert to Multipurpose Space (Part of New Student Center)

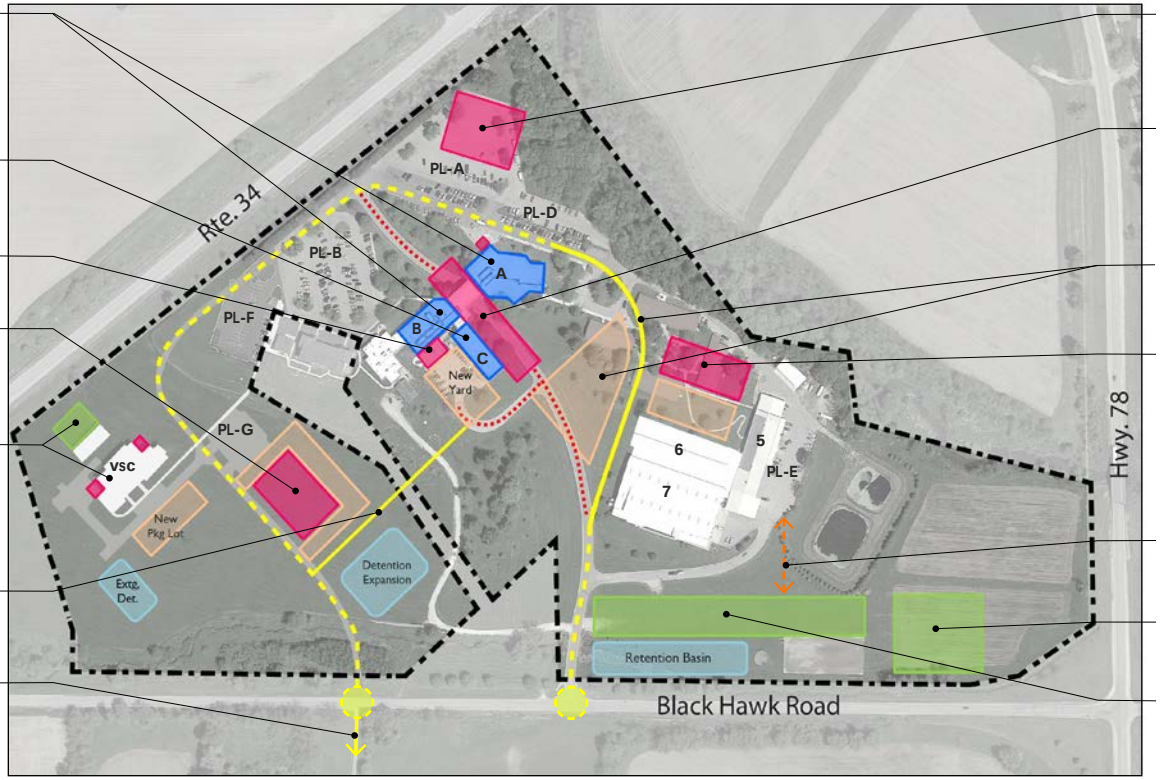
Building B Addition ($1.2M)
- Expanded Facilities Garage

New Auto & Ag Mechanics Bldg.
- (10) Auto Bays / Alignment / Dyno / (3) Ag Bays
- Outdoor Yard & New Pkng Lot

VSC Additions / Renovations
- Birthing Center Addition
- Animal Ward Yard Upgrades
- Offices
- Generator

New Service Drive & Yard
- Expanded receiving yard

Connection to optional larger Auto/Ag Mechanics Facility located at future property acquisition



New Multipurpose Center
- Large Event Center
- Multipurpose / Graduation Venue (1500 seats)

New Student Center
- New Entrance / Welcome Center
- Student Services / Fitness / Dining
- (4) Computer Labs
- Police

New Parking Lot / Compete Ring Rd
- Demo Temporary Buildings 1,2,3,4
- Remove Center Drive

New Conference Center
- 300 Seat Banquet Hall
- Conference Rooms
- Parking Lot

Horse Trail/Pathway

New / Expanded Turnout

Trailer Parking
- Reinforced Turf

Vehicular Circulation & Parking

The College has previously completed the southwest portion of the proposed Ring Road to provide a second means of entrance and egress to and from the campus off of Black Hawk Road. This phase of the Ring Road was completed to alleviate safety concerns, improve overall efficiency related to vehicles moving on and off campus during peak times, and provide access to the Vet Sciences Center.

The primary entrance drive into campus currently flows through the heart of campus, intersecting with pedestrian circulation under the bridge that connects Buildings A and B, which has continued to be sited as a major area of concern. Because this portion of the Ring Road forces vehicles to enter the campus without any clear view of a "front door" or major parking areas, the entry experience is somewhat disorienting, especially for first-time visitors to campus. As a result of these issues, the completion of the east portion of the Ring Road, and the proposed new parking lot within the Ring Road loop, should be considered to provide a clear path of vehicular circulation and separation from pedestrian traffic.

The proposed completion of the Ring Road maintains the existing eastern entrance off of Black Hawk Road and continues northeastward around the proposed Student Center and Building A, ultimately connecting to the existing Ring Road and exiting back onto Black Hawk Road. In order for the Ring Road to be completed, the existing Temporary Buildings 1 - 4 will need to be demolished.

After the Ring Road is completed, the existing entrance drive that runs through the heart of campus and traverses under the bridge between Buildings A and B will be decommissioned and removed. The existing drive that circulates around the south and east sides of the Arena and stables will be converted into a service drive. The primary parking lots north of Buildings A and B will remain. A new parking lot is proposed within the Ring Road loop to provide convenient parking upon entering the campus; and located directly adjacent to the entrance of the proposed new Student Center.

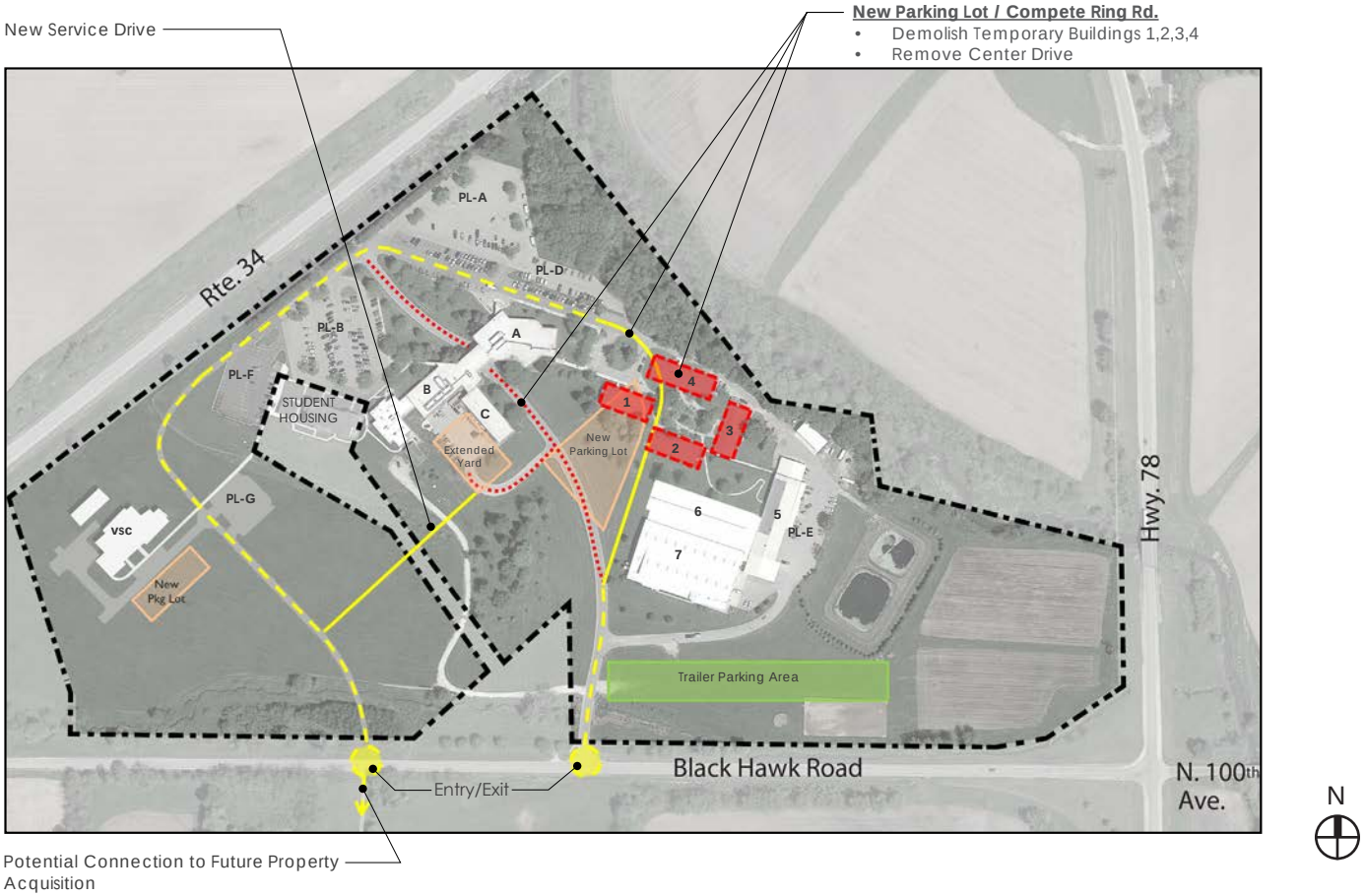
Because the existing entry drive under the bridge between Buildings A and B will be removed, access for service vehicles heading to the receiving/loading area at Building B will need to be relocated. It is proposed that a new service drive be routed from the western portion of the Ring Road and connect to the service yard adjacent to Building B. It is also proposed that the existing service yard be expanded as required for the maneuvering of service and delivery vehicles.

A new Conference Center is proposed to accommodate conference functions and large campus gatherings. The activities occurring within the proposed new Conference Center, as well as in the existing adjacent Arena, will generate the potential need for a large amount of parking. In this regard, a new parking lot has been identified between the two facilities to accommodate functions in either location. In addition, a proposed new Events Center which will accommodate large scale campus and community activities is located at the north portion of the campus, adjacent to Parking Lot A. The footprint of the new Events Center will require the removal of some parking spaces located within this lot. Due to the potential large volume of attendance at events within this facility, Parking Lots A, B, D, along with the proposed two new parking lots described above will be required to serve this facility for larger scale events.

The master plan identifies a proposed new Auto / Ag Mechanics facility, located within the Ring Road loop, adjacent to existing Parking Lot G, which will serve the new building. A paved yard area adjacent to the Auto / Ag Mechanics building will provide space for outdoor vehicle storage and equipment. A new parking lot is proposed directly to the south of the existing Vet Sciences Center to serve this facility, outside of the Ring Road loop.

Short-term trailer parking during events in the Arena currently occurs in the grassy area located between 100th Avenue and the Arena. It was determined that this location works well due to its proximity to the Arena as well as the fact that the grass surface best supports the animals that stage in this area, adjacent to the trailers. In order to prevent this area from being destroyed over time due to continuous vehicular traffic on it, the master plan proposes that this area be upgraded with a geo-grid turf reinforcement system that will stabilize the soil while still allowing grass to grow within it.

The western entrance/exit off of Black Hawk Road is aligned with the existing driveway leading into the property south of Black Hawk Road. If this property becomes available to the College through the Foundation, additional development of this property may occur in the future. The alignment of this existing driveway to the existing campus Ring Road, along with an upgrade of the driveway into a roadway, will support traffic flow from the property south of Black Hawk Road to the campus facilities to the north.



Pedestrian Circulation

As the East Campus evolves and expands over time, it is important that the pedestrian circulation system around it and through it be modified to support efficient and enjoyable pathways for students, faculty, and staff. This is especially important to support the students who will be living in the existing student housing development.

Walkways throughout campus should be included and upgraded over time to connect the proposed new campus buildings. Walkways leading from the parking lots to the proposed new building entrances at the Student Center, Auto / Ag Building, Conference Center, and Event Center should be provided and organized to create a safe and welcoming pedestrian traffic flow. Crosswalks should be included where pathways cross the Ring Road.

A pathway is indicated from the existing turnout and overflow trailer parking area leading up to the east side of the Arena to accommodate animals and participants parking in the short-term trailer parking area up to the Arena.

Campus Life Space

The existing overall land use and general organization of the East Campus does not currently incorporate much campus life space for use by students, faculty, and staff. With the exception of the courtyard developed between the temporary buildings *(Buildings 1 – 4)*, there is little outdoor space for informal or formal gatherings.

In keeping with the Planning Objectives and in an effort to strengthen the overall campus environment, the Facilities Master Plan proposes the following upgrades:

- The existing Arboretum, located adjacent to the proposed Student Center and new Parking Lot will serve as an opportunity to provide a place for students, faculty and staff to enjoy the campus environment outside of the buildings. This area will be made more accessible through the removal of the existing center drive and the existing service drive.

- The organization of the proposed new Student Center is intentional. The orientation of the building creates an edge of a triangular courtyard, defined by the Student Center and Building A. Because this proposed courtyard is bounded by student life spaces, the courtyard becomes an natural outdoor extension for student life space.

- With the proposed removal of the center drive, the outdoor green space to the north of the proposed Student Center, located between Parking Lots A and B becomes an opportunity for additional campus life space that may be utilized for student activities.

New Student Center

In an effort to create a true Student Center at the East Campus, it was determined during the planning process that student services functions be consolidated into a single facility. Currently, these functions are fragmented on both levels of Building A, which makes it difficult and inefficient for students, especially new students, to navigate throughout these areas. Additionally, there is a lack of acoustical separation between some functions such as Advising and the Student Lounge which makes it difficult to adequately conduct business.

It was also stated throughout the focus group meetings that the East Campus severely lacks a large meeting space for on-campus functions. As a result, a flexible, Multipurpose Room was identified as a space need that should be located within the proposed new Student Center. The master plan suggests an option of repurposing existing Building C into this function alongside the new Student Center construction. The repurposing of Building C for this use is contingent on the Auto / Ag Mechanics Program being relocated, as is outlined in the Auto / Ag Mechanics Upgrade section of this document.

As indicated previously, the master plan recommends demolition of the existing Temporary Buildings 1 - 4 in order to make way for the Ring Road completion and to also provide more suitable / permanent facilities on campus. Before these existing buildings can be demolished, new space must be constructed within the Student Center to relocate, upgrade, and expand these functions. The spaces that must be relocated from the Temporary Buildings into the new Student Center consist of the following: *(4)* Computer Labs, Fitness Center, Police Office, and IT Office and Workspace

A preliminary space summary for the proposed Student Center facility is as follows:

Welcome Desk	200 sf
Admissions / Enrollment Management	1,750 sf
Recruitment & Dual Credit	700 sf
Advising	800 sf
Disability Services	300 sf
Veterans Center	600 sf
Career Services	300 sf
Counseling	150 sf
Bookstore	1,000 sf
IT Office Suite	800 sf
Police Offices	1,500 sf
Admin. Conference Room & Workroom	550 sf
Student Lounge Space / Vending	1,400 sf
Multipurpose Room	4,000 sf
Pre-function Space	1,000 sf
Warming Kitchen	600 sf
Fitness Center	2,000 sf
Locker Rooms	1,200 sf
Computers Labs *(4 at 1,000 sf each)*	4,000 sf
Total Net Area	22,850 sf
Total Gross Area	**38,600 sf**

During the planning process, there were several options explored as the potential site to accommodate the proposed new Student Center. Ultimately, it was decided that the new facility should be located to bisect through the junction between Buildings A and B for the following reasons:

- The new "front door" building will be visible to visitors entering the campus from the east entrance off of Black Hawk Road.
- The new Student Center will be located within the heart of campus for ease of accessibility from Buildings A, B, and C.
- As the Student Center extends to the north between Buildings A and B, the building will be visible from the Ring Road and Parking Lots A & B.
- The new Student Center, in this location along with Building A, will define new outdoor campus life space.

It should be noted that the location of the proposed new Student Center, as described above, will intersect with the existing Dining space / bridge located between Buildings A and B, which will include the renovation of the Dining space within this area of the proposed construction.

Building A Renovations

Once the student services functions are relocated from Building A to the new Student Center, the master plan recommends that the vacated spaces may be reorganized into upgraded Classrooms, Testing Center, Office Space, and Student Spaces.

A summary of the proposed programmatic growth, upgrades, and reorganized spaces proposed within Building A are listed below:

First Floor

- Renovate and upgrade the main entrance at the north side of the building to improve handicap accessibility.
- Relocate the Student Services spaces to the proposed new Student Center.
- Relocate / consolidate Campus Services to Buildings B & C.
- Convert vacated space into faculty office space.
- Convert vacated space into classroom space.
- Upgrade Library entry, circulation desk, and finishes
- Flip the Library Group Study Room and Tutoring *(expand Tutoring Center)*

Second Floor

- Relocate the Student Services spaces to the proposed new Student Center.
- Relocate / consolidate Campus Services to Buildings B & C, near Receiving.
- Expand the Testing Center and create a proctor area.
- Enlarge Classroom space.
- Create additional Student Lounge space.
- Convert existing Bookstore into the Relocated Teacher Learning Center.
- Expand the IT Room and Recruitment Offices.
- Veterans Center

Building B Renovations

First Floor

- Expand the facilities garage with an addition to Building B to the south.
- Convert the existing faculty office space, in addition to space in Building C, into consolidated Campus Services. *(Contingent on Auto / Ag Mechanics being relocated to a new facility)*
- Upgrade the existing Toilet Rooms

Second Floor

- Convert *(5)* small classrooms into *(3)* large classrooms.
- Convert vacant lab space into *(2)* large-sized classrooms.
- Convert the relocated Teacher Learning Center and small classroom into *(1)* large classroom.

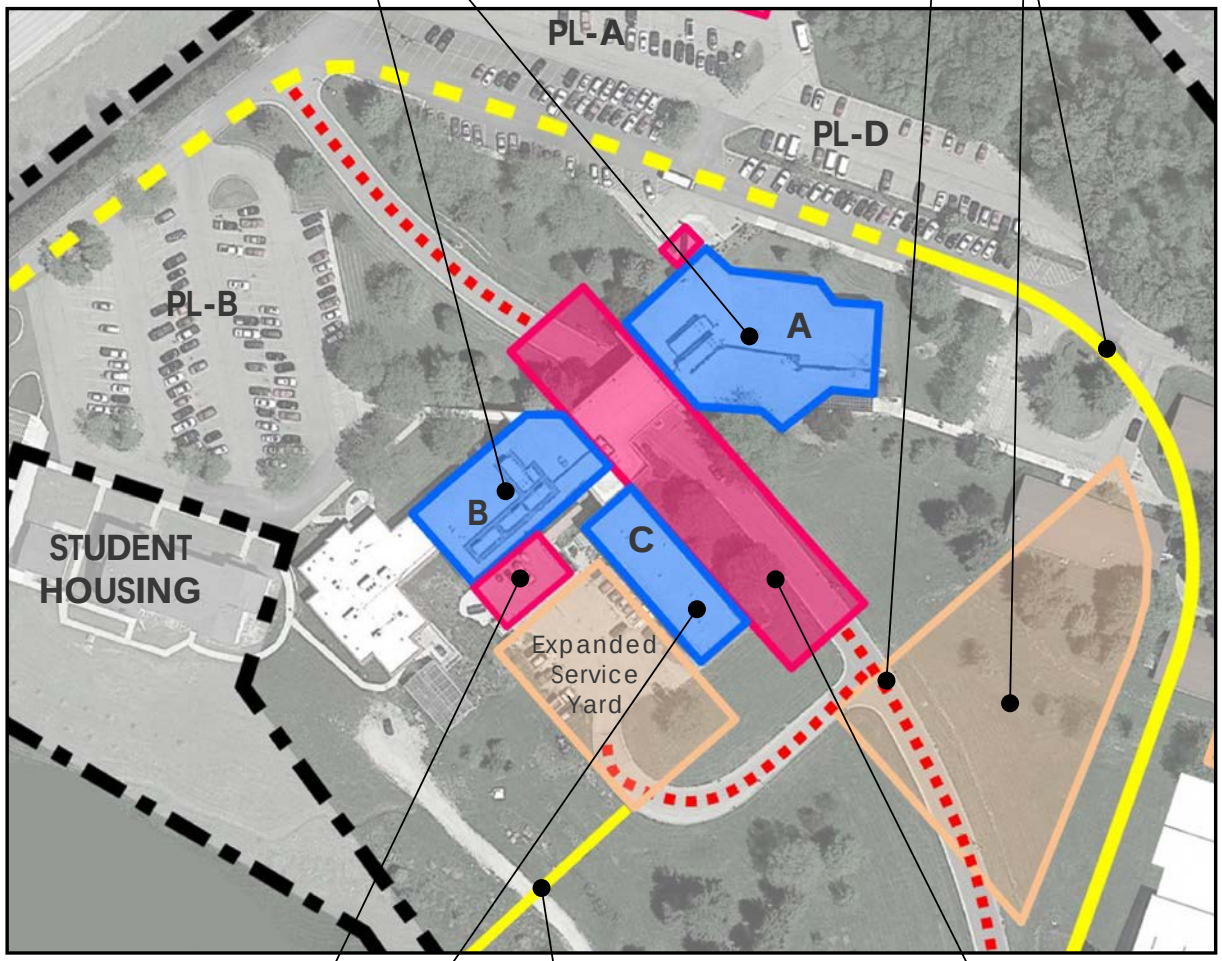
Building C Renovations

- Vacate / relocate the existing Auto / Ag Mechanics program to a new facility
- Convert Building C into Multipurpose space and/or Conference space.
- Alternative Option for Building C Renovation: relocate / expand the Facilities Garage to the north portion of Building C, in lieu of a new addition to Building B. Convert the south portion of Building C to small Multipurpose space, connected to the new Student Center.

Building A & B Renov.
- Classrooms / Offices
- Library
- Upgraded Entry
- Campus Services

Complete Ring Road / New Parking Lot

Remove Center Drive



Building B Addition
- Facilities Garage Expansion

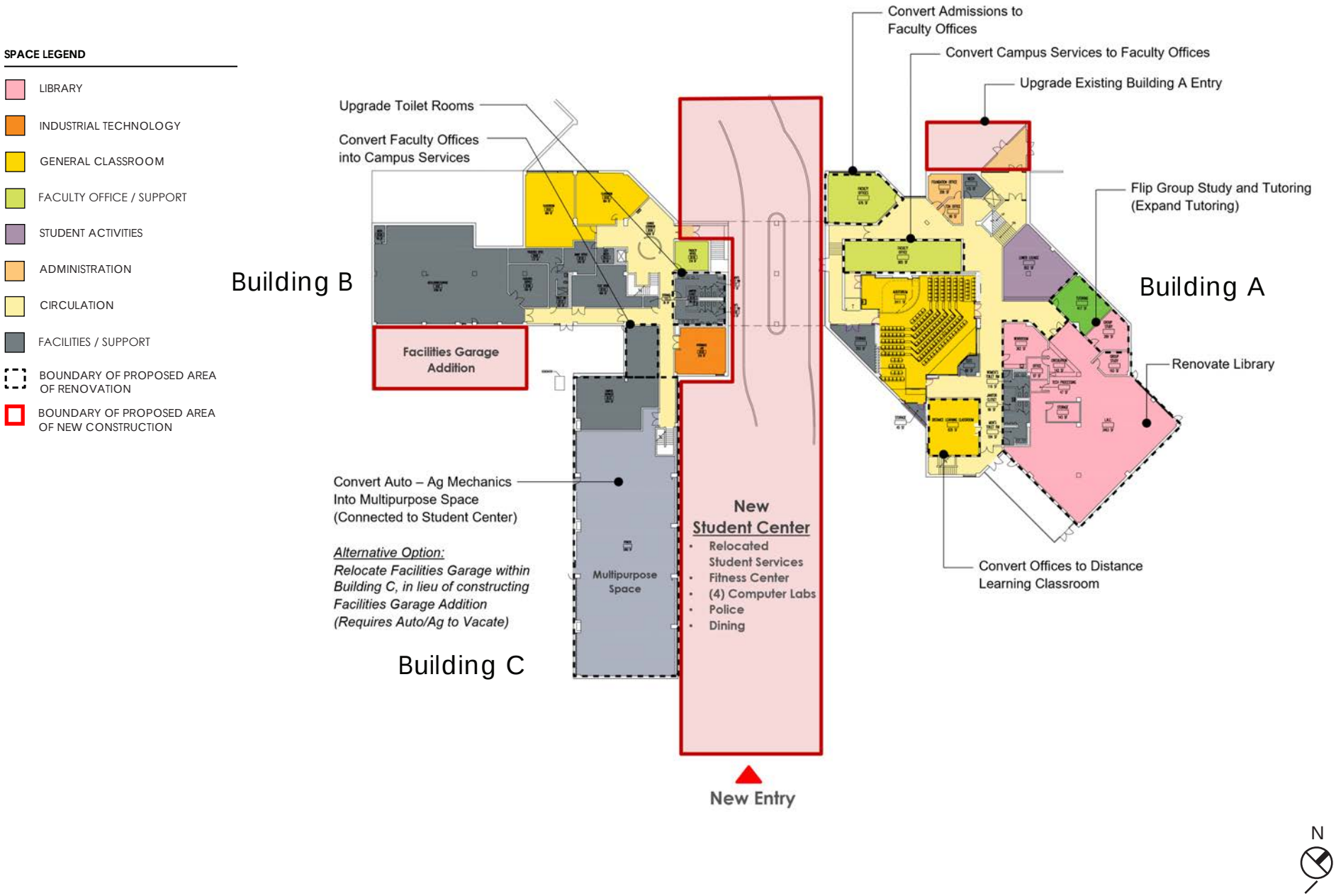
Building C Renovation
- Multipurpose Space

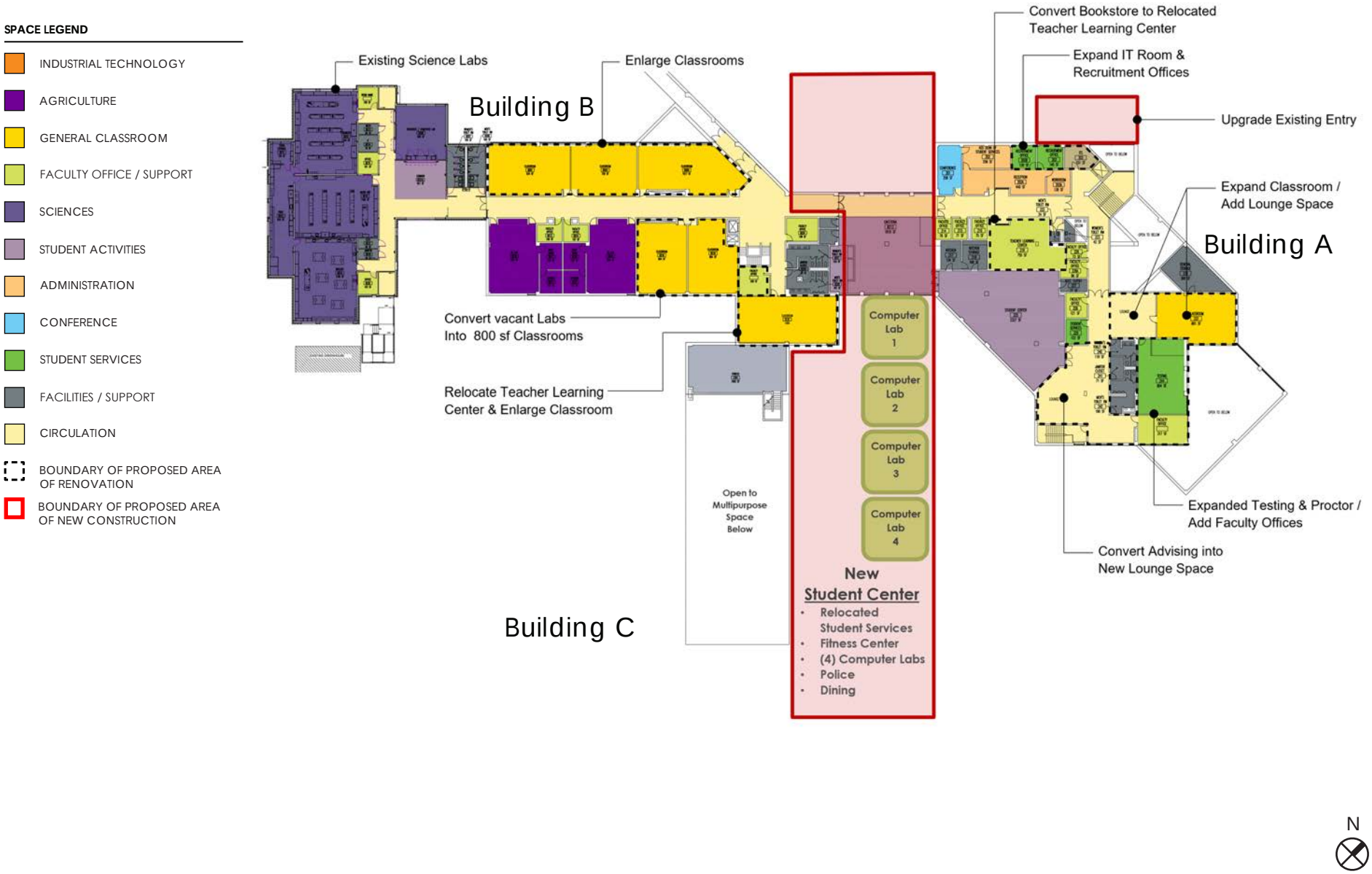
New Student Center
- New Entrance / Welcome Center
- Student Services / Police / Fitness / Dining
- (4) Computer Labs

New Service Road

N

Black Hawk College


SPACE LEGEND
LIBRARY
INDUSTRIAL TECHNOLOGY
GENERAL CLASSROOM
FACULTY OFFICE / SUPPORT
STUDENT ACTIVITIES
ADMINISTRATION
CIRCULATION
FACILITIES / SUPPORT
BOUNDARY OF PROPOSED AREA OF RENOVATION
BOUNDARY OF PROPOSED AREA OF NEW CONSTRUCTION
Convert Admissions to Faculty Offices
Convert Campus Services to Faculty Offices
Upgrade Existing Building A Entry
Upgrade Toilet Rooms
Convert Faculty Offices into Campus Services
Flip Group Study and Tutoring (Expand Tutoring)
Building B
Building A
Facilities Garage Addition
Renovate Library
Convert Auto – Ag Mechanics Into Multipurpose Space (Connected to Student Center)
Alternative Option:
Relocate Facilities Garage within Building C, in lieu of constructing Facilities Garage Addition
(Requires Auto/Ag to Vacate)
Multipurpose Space
New Student Center
Relocated Student Services
Fitness Center
(4) Computer Labs
Police
Dining
Convert Offices to Distance Learning Classroom
Building C
New Entry
N


SPACE LEGEND
INDUSTRIAL TECHNOLOGY
AGRICULTURE
GENERAL CLASSROOM
FACULTY OFFICE / SUPPORT
SCIENCES
STUDENT ACTIVITIES
ADMINISTRATION
CONFERENCE
STUDENT SERVICES
FACILITIES / SUPPORT
CIRCULATION
BOUNDARY OF PROPOSED AREA OF RENOVATION
BOUNDARY OF PROPOSED AREA OF NEW CONSTRUCTION
Existing Science Labs
Enlarge Classrooms
Building B
Convert Bookstore to Relocated Teacher Learning Center
Expand IT Room & Recruitment Offices
Upgrade Existing Entry
Expand Classroom / Add Lounge Space
Building A
Convert vacant Labs Into 800 sf Classrooms
Relocate Teacher Learning Center & Enlarge Classroom
Computer Lab 1
Computer Lab 2
Computer Lab 3
Computer Lab 4
Open to Multipurpose Space Below
New Student Center
Relocated Student Services
Fitness Center
(4) Computer Labs
Police
Dining
Building C
Expanded Testing & Proctor / Add Faculty Offices
Convert Advising into New Lounge Space
N

New Auto / Ag Mechanics Building

Based on discussions with the Automotive and Agricultural Mechanics faculty during the planning process, it was stated that the existing Auto / Ag Mechanics Lab, currently located in Building C, does not accommodate adequate space for these two programs. It was stated by the Automotive faculty that additional automotive bays are required to accommodate an anticipated increase in the program's enrollment. Additionally, it was stated by the Agricultural Mechanics faculty that the current bays located in Building C are of insufficient size to accommodate the desired types of agricultural equipment. It was also stated that the dimensions of the existing exterior overhead door openings are limiting the size and types of agricultural equipment that can enter the facility.

Based on the above, it was determined that a new and upgraded Auto / Ag Mechanics facility should be included within the master plan. In order to accommodate the programmatic growth outlined for these programs, two options of varying building sizes and locations were developed, as follows:

Option A: A new 26,500 sf Auto / Ag Mechanics Building, located within the Ring Road loop, adjacent to Parking Lot G.

A preliminary space summary for the proposed Option A facility is below:

Automotive Lab *(10) Lift Bays* *Chassis Dyno* *Alignment Bay*	9,000 sf
Ag Mechanics Lab	4,500 sf
Storage	2,000 sf
Tool Crib	600 sf
Lockers	500 sf
Classrooms *(2 at 1000 sf)*	2,000 sf
Faculty Offices	800 sf
Student Lounge Space	500 sf
Total Net Area	19,900 sf
Total Gross Area	**26,500 sf**

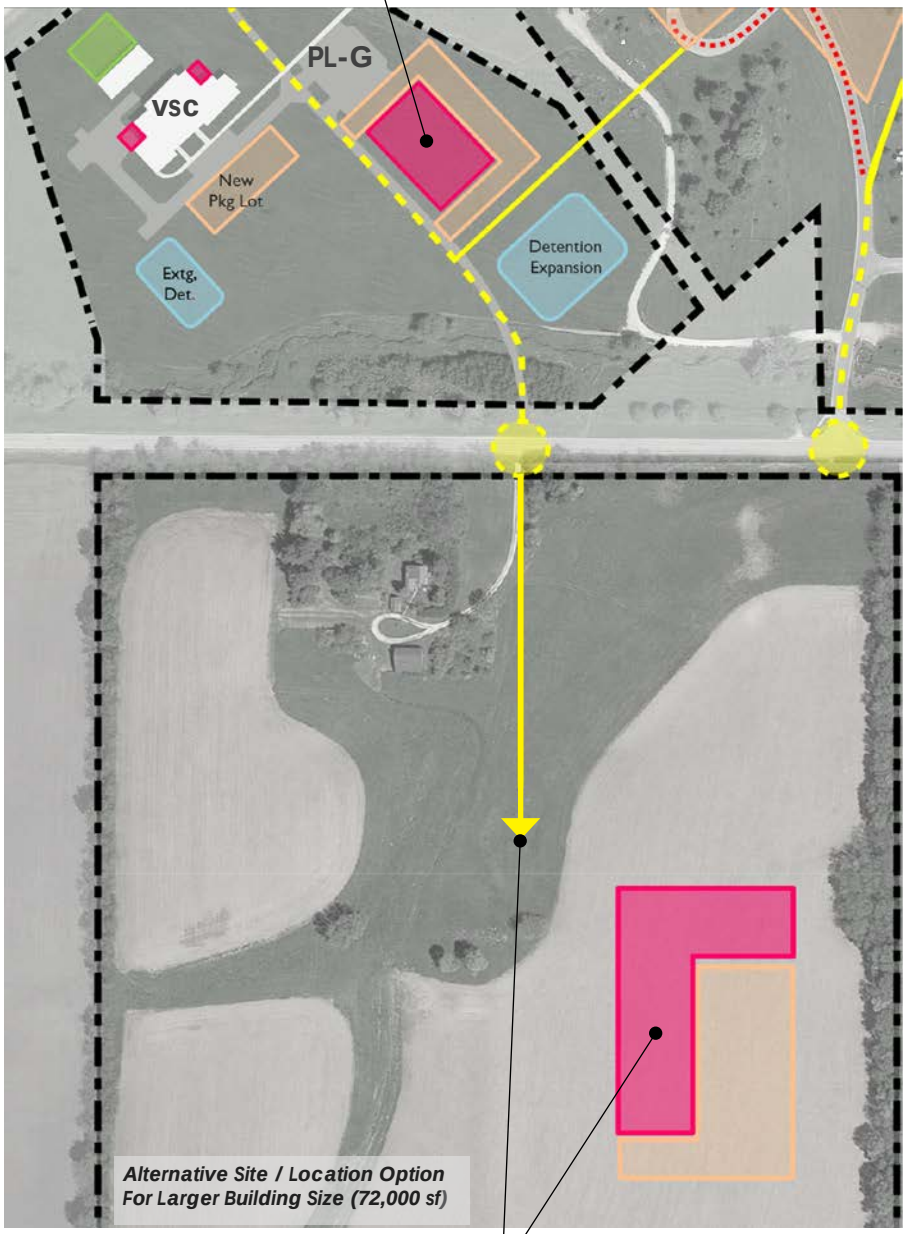
As an alternative to the site described above, within the ring road loop, an optional site was also identified for the location of the proposed 26,500 sf facility. This optional site location is directly south of the existing Vet Sciences Center, where this area was mass graded during the VSC construction, to accept a future building.

Option B: A new 72,000 sf Auto / Ag Mechanics Building, located at the future property acquisition, south of Black Hawk Road. This location contains the additional land and development area necessary to accommodate the large footprint that this building will occupy. It is important to note that this location will require a new roadway to be constructed from Black hawk Road to the proposed building, along with utility extensions to provide services to the new facility.

The program size increase, in comparison to Option A, relates to the program space requests outlined by the Auto / Ag Mechanics faculty. A preliminary space summary for the proposed Option B facility is below:

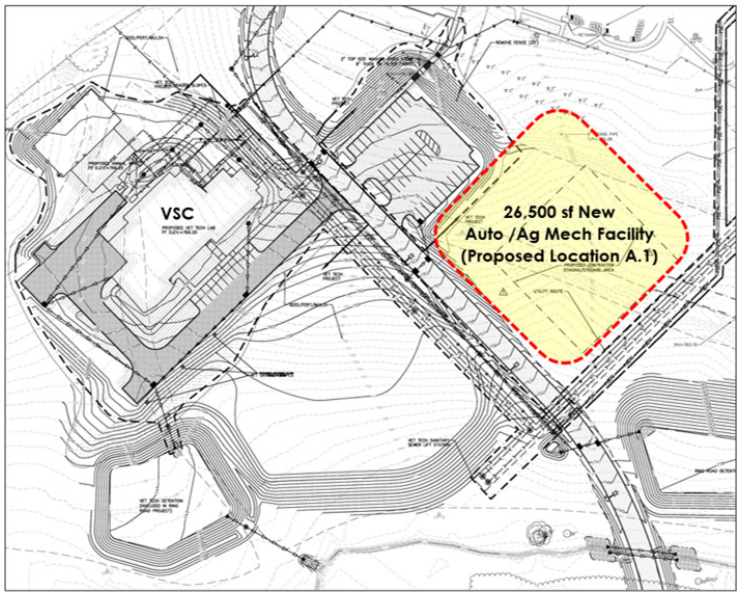
Automotive Lab *(24) Lift Bays* *Chassis Dyno* *Alignment Bay*	17,000 sf
Ag Mechanics Lab	25,000 sf
Storage	3,000 sf
Tool Cribs	1,200 sf
Lockers	500 sf
Classrooms *(2 at 1000 sf)*	2,000 sf
Flex Lab	1,500 sf
Faculty Offices	1,200 sf
Student Lounge Space	1,000 sf
Total Net Area	52,400 sf
Total Gross Area	**72,000 sf**

New Auto & Ag Mechanics Building(Option A)
- 26,000 sf Building
- (10) Auto Bays / Alignment / Dyno / (3) Ag Bays
- Outdoor Yard

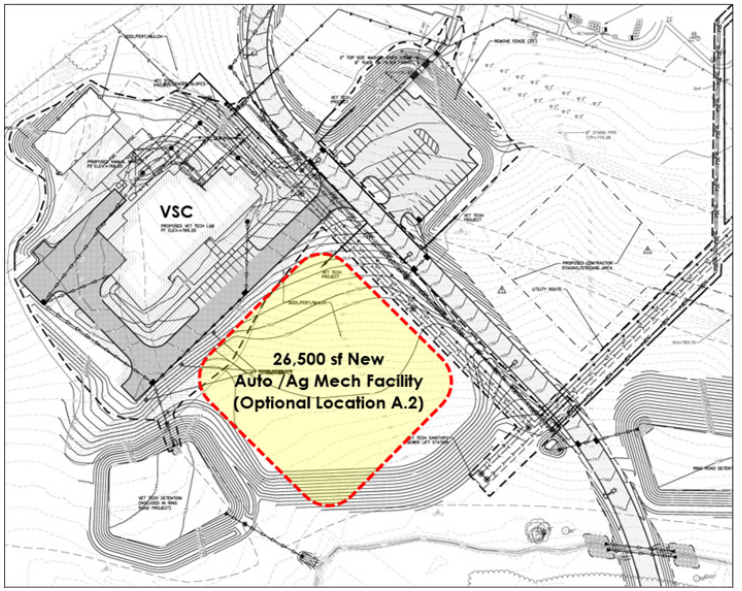


New Auto & Ag Mechanics Building (Option B)
- 72,000 sf Building
- 24 Auto Bays / Alignment / Dyno + Ag Bays
- Outdoor Yard and Parking Lot
- New Access Drive and Site Uitilites Extension

N



Auto / Ag Mechanics - Proposed Location (26,500 sf Facility)



Auto / Ag Mechanics - Optional Location (26,500 sf Facility)

New Auto / Ag Mechanics Building *(Option A - 26,500 sf)* - Proposed First Floor Plan

SPACE LEGEND

- INDUSTRIAL TECHNOLOGY
- GENERAL CLASSROOM
- FACULTY OFFICE / SUPPORT
- FACILITIES / SUPPORT
- CIRCULATION

Black Hawk College

Veterinary Science Center Upgrades

As a result of the planning process, specific upgrades to the existing Veterinary Sciences Center *(VSC)* and the adjacent Animal Ward Yard were identified as a need.

A summary of the proposed programmatic growth and upgrades are listed below:

VSC Upgrades

- Provide a building addition to accommodate additional adjunct office space for *(4)* adjunct faculty.
- Provide a building addition for a new Large Animal Birthing Lab.
- At the Large Animal Lab A113, a new poured flooring system should be provided to improve the traction of the existing floor surface.

Animal Ward Yard Upgrades

- Expand the physical size and fenced-in perimeter boundary of the existing Animal Ward Yard.
- Improve the surface of the animal run for dogs. Consider options such as crushed stone or artificial turf.
- Provide a new flight cage for wildlife rehabilitation.
- Provide a new outdoor shade structure, concrete slab, tables and seating area for students within the fenced-in yard.

SPACE LEGEND

- VET SCIENCE LAB
- GENERAL CLASSROOM
- FACULTY OFFICE / SUPPORT
- FACILITIES / SUPPORT
- CIRCULATION
- BOUNDARY OF PROPOSED AREA OF NEW CONSTRUCTION

New Conference Center

As indicated previously in this document, it was stated throughout the focus group meetings that the East Campus severely lacks large meeting space for on-campus functions. It was also identified, during the planning process, that there is a real need within the local community for conference space. As a result, it was determined that the master plan shall include a new Conference Center, located on campus, to host conferences, banquet events, and large gatherings / meetings.

The new Conference Center is intended for use by both the College and the community. The location of the new facility is proposed just north of the existing Arena, along with a new parking lot, which will require the removal of the Temporary Buildings 1 - 4. The proposed new parking lot also has the potential of being shared with the Arena for events taking place in that facility as well.

A preliminary space summary for the proposed new Conference Center is as follows:

Large Conference Space	7,000 sf
Seating for 300 people	
Divisible rooms with operable partitions	
Medium-sized Meeting Room	1,800 sf
Small-sized Meeting Room	800 sf
Pre-Function Space / Lobby	2,200 sf
Warming Kitchen	300 sf
Storage	500 sf
Total Net Area	12,600 sf
Total Gross Area	**18,500 sf**

New Multipurpose Center

Similar to the need identified above for large meeting space on campus, it was also identified, during the planning process, that there is a need within the local community and at the College for large-scale multipurpose / event space. As a result, it was determined that the master plan shall include a new Multipurpose Center on campus to provide space for the College and local community to utilize. The new facility will include space for a variety of activities and large-scale events, such as the following:

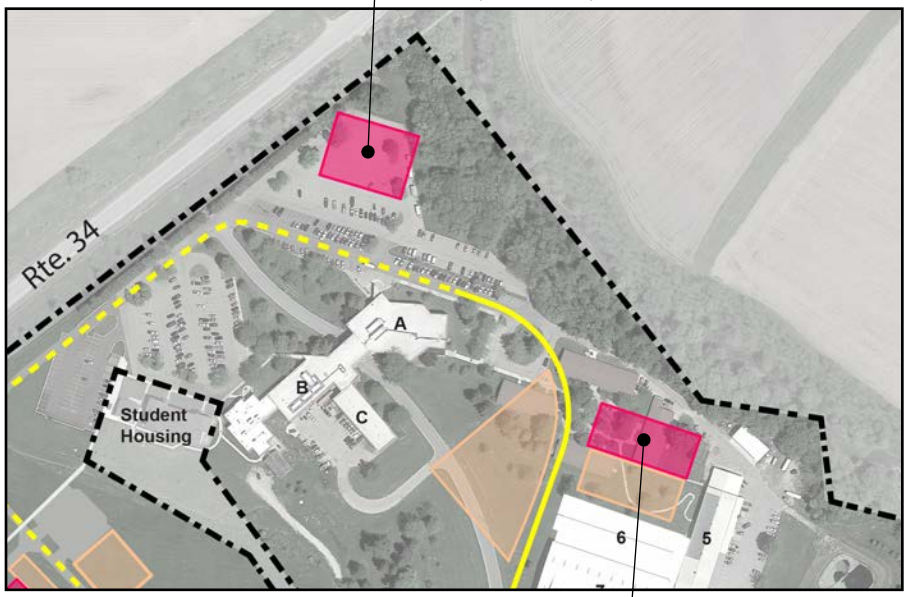
- Assembly Functions
- Graduation Venue
- Career Fairs
- Recreational / Fitness Activities

The location of the new Multipurpose Center is proposed at the north portion of the campus, adjacent to Parking Lot A. The footprint of the new facility will require the removal of some parking spaces located within this lot. Due to the potential large volume of attendance at events within this facility, the majority of the existing and proposed parking lots throughout the campus will be required to serve the building for large assembly events.

A preliminary space summary for the proposed new Multipurpose Center is as follows:

Gymnasium / Multipurpose Space	12,500 sf
Seating for 1500 people	
Locker Rooms	2,700 sf
Pre-Function Space	3,000 sf
Warming Kitchen	300 sf
Storage	800 sf
Total Net Area	19,300 sf
Total Gross Area	**28,500 sf**

New Multipurpose Center
- Large Event Center
- Multipurpose / Graduation Venue (1500 seats)



New Conference Center
- 300 Banquet Hall
- Conference Rooms
- Parking Lot

N

Campus Image

As indicated in the planning objectives, it is the College's desire to enhance the overall campus image when opportunities present themselves. As indicated throughout this document, not only are new structures and major renovations aligned with programmatic needs and with overall campus efficiencies in mind, but the enhancement of the campus image of the East Campus was also taken into consideration. Examples of this include the following:

The positioning of the proposed new Student Center in alignment with the east entrance off of Black Hawk Road provides a clearly defined "front door" presence for the campus and establishes a student-focused image for students, faculty, staff, and visitors to campus.

The creation of new Conference Center on campus provides an opportunity to strengthen the campus image alongside the new Ring Road. Situated in a visually prominent location across the Ring Road from the proposed new Student Center, the Conference Center will provide increased community engagement and a welcoming environment for the community-at-large.

Care must be taken during the development of the proposed new Auto / Ag Mechanics Building to ensure that this prominent structure located adjacent to the west entrance off of 100th Avenue appropriately "hides" the equipment and materials that will be stored around the facility. It is also important that the façade of the building that faces the west entrance conveys an appropriate image for the campus.

Improvements to the outdoor campus environment will be important to implement as new buildings are constructed. These outdoor spaces should be developed to support campus life, student activities, and provide a strong sense of place for students, faculty, and staff. This will be particularly important at the proposed new Student Center.

With the potential development of additional parking and structures on campus, additional detention space will be required. Based on the existing topography on campus, the master plan proposes that this area occur along Black Hawk Road. With this in mind, this area has the potential to be developed into an enhanced "front yard" for the campus consisting of water features and native vegetation.

Natural Areas / Landscaping

The East Campus Master Plan envisions a landscape that maintains the perimeter image while significantly upgrading the interior image. The surrounding Foundation land uses – primarily agricultural fields – should continue to be used in this manner. The garden plots in the southeast portion of campus are also an appropriate use going forward. The low lying lands along N 100th Avenue should also be maintained as a buffer and storm water overflow zone. However, the opportunity to integrate the stream bed with the entry features is an important one. The Master Plan envisions a larger pond, or series of ponds, that will improve water quality and water storage capacity. This pond environment should be designed to visually flow into the interior campus landscape.

As the campus is developed with new buildings, the landscape should go through a similar transformation. The Arboretum should be expanded, both in terms of the area dedicated to it and to the diversity of plants within it. Given the agricultural training mission of the institution, such an amenity has the potential to significantly expand and improve the instructional opportunities on campus.

One of the most significant challenges related to "first impressions" facing the campus is the exposed south façade of Building 7. Placed prominently at the crest of a hill, the blank utilitarian walls of the building should be softened and screened by groves of shade trees. These groves should be extensions of the arboretum in the central portion of campus.

Pedestrian walkways should be included as buildings are completed to provide stronger links throughout campus. It will be important to use chase trees along these paths to reinforce the prominence of the paths and to also provide shade to pedestrians.

Finally, care should be exercised when working along the north edge of campus. The woods there help to stabilize the steep banks down to the north and should be preserved to the extent possible when locating buildings or roads. Pedestrian access from the higher campus elevation down to the north stream bed will afford recreational and pedagogical value to the school's faculty, staff, and students.

SITE / CIVIL

Extend Ring Road and Parking Lot

The new Ring Road surrounding the entire exterior of the campus The new Ring Road surrounding the entire exterior of the campus has been partially completed, including the new western entry/exit connecting to N. 100th Avenue. The completion of the eastern portion of the Ring Road is proposed as part of the master plan. The entire length of the road will have curb and gutter on each side. After the Ring Road is completed, the existing entrance drive that runs through the heart of campus and traverses under the bridge between Buildings A and B will be decommissioned and removed. The existing drive that circulates around the south and east sides of the Arena and stables will be converted into a service drive. New parking lots, connecting to the Ring Road, may contain porous pavement to limit stormwater runoff, however, new storm sewer will be needed to convey any increase in storm water to the proposed detention, per Illinois DOT standards, and infiltration features.

New Student Housing

The future student housing expansion will be located southwest of the existing Prairie Pointe Apartments. Existing parking will be utilized for this addition. It is anticipated that the sanitary sewer will tie into the new 10" diameter interceptor sewer that terminates at the south side of the existing student housing facility. The water will need to be studied further with this development to see if the existing well can support it or if a new well will be required. Gas service can be fed from the existing line running from Route 34 to the existing Prairie Pointe Apartment complex. Electrical service near the existing apartments will also serve this expansion.

Agricultural and Auto Mechanics Parking and Utilities

The new Agricultural and Auto Mechanics Building and associated parking area will be located on the southwest corner of campus near the new Vet Sciences Center. Storm sewer additions will route runoff to the proposed detention basin. Sanitary sewer may be routed to the lift station which was recently installed as part of the Vet Sciences Center. An oil or grease interceptor will likely be needed as part of the new construction to prevent migration of oil and byproducts to the existing sanitary sewer system. The water service will need to be evaluated to confirm if the existing well can support the new building. Sanitary and water service upgrades will also be required. Gas and electric service is available from main service lines from the east.

New Classroom Building *(Location Option A)*

The new Classroom Building will be added to the north side of existing Buildings A and B, at the location of the removed access drive. The existing parking lots around this new addition will require replacement, and new sidewalks and entry areas will need to be added. New connections for sanitary service, water service, electrical service, and gas service will likely be necessary. Storm water will be conveyed to a location to support infiltration and filtering practices.

New Conference Center & Parking - Existing Building Demolition

In order to construct the new Conference Center and associated parking lot, north of the existing Stables, the Temporary Buildings 1-4 will need to be demolished. Upgrades to the existing water service, sanitary service, electric and gas services will also be required. Additional storm water structures will be needed to convey storm water to the proposed detention / retention basins.

New Student Center

The new Student Center is proposed to be located as a building addition between existing Buildings A & B. The new Parking Lot and Ring Road extension, described above, will service this building. New paving for sidewalks and entrances will be needed. New lines for water, sanitary, electrical, and gas services will also be required.

BUILDINGS

Mechanical

The original East Campus buildings are served by stand-alone gas fired heating / DX cooling and electric heating / DX cooling RTU's. The East Campus does not incorporate a central heating or cooling plant. It is recommended all new buildings follow one of two approaches:

1. Stand-alone building systems
2. A new central heating and cooling plant located in a future building, sized for future expansion / connection to additional buildings.

Electrical Service and Distribution
The existing utility service is adequate for the current campus, but expansion is problematic due to the location of the existing main electrical gear. It is recommended that for each new building that the utility service be extended at the medium voltage level and a new dedicated pad mounted transformer be provided, rather than existing power from Building B as has previously been done.

The existing distribution systems within each existing building are adequate for renovation needs. It is recommended that panels be added, when needed, in dedicated electrical closets and not to share space with other program functions.

Emergency Power
The existing generator located outside of Building B currently serves the life safety needs of the main existing building. Expansion for new buildings or to serve additional loads within the existing buildings is not possible, so provisions should be made for replacement or additional generators when emergency power is required or desired.

Fire Alarm and Mass Notification
The existing fire alarm and mass notification system should be extended to all new buildings to keep the system consistent. The current EST system can be extended without limitations, as the only required connectivity between buildings is fiber.

Technology
A redundant pathway to support redundant service provider connectivity should be considered. As new buildings are renovated, multimode fibers within the building and between telecommunications rooms should be upgraded to 50 micron to support 10 gigabit bandwidth. A campus wide security assessment is recommended. This assessment would review existing and future emergency phone locations, cameras, and card reader positions. The assessment should include recommendations of systems upgrades, device locations, and potential areas of security threats.

General Classrooms

As described in the Programmatic Needs section of this document, it was stated during the focus group meetings that many of the classrooms throughout the East Campus are inadequately sized and cannot comfortably accommodate larger classes. It was stated that the typical classroom seat capacity desired at the East Campus is 25-30 students; however many existing classroom sizes, are too small, at approximately 500 sf, to comfortably accommodate the desired student capacity.

Based on the utilization reports previously reviewed within this document, it is clear that there is not a need for additional classrooms at the East Campus; however as new construction and renovation projects are contemplated, the master plan proposes that the current small-sized classrooms are "right-sized". It was determined during the planning process, that the current quantity of *(16)* classrooms, located throughout the East Campus, may be reduced to a minimum quantity of *(15)* classrooms to accommodate the increase in classroom sizes.

It was also determined that the 900-1000 sf classrooms at the Quad Cities Building 1 facility, which were recently constructed, should be the benchmark for future classroom upgrades at the East Campus, to create better learning environments for students. It was also stated that some classrooms in the range of 700-800 sf would be acceptable.

A summary of the general classroom upgrades proposed for the East Campus are listed below:

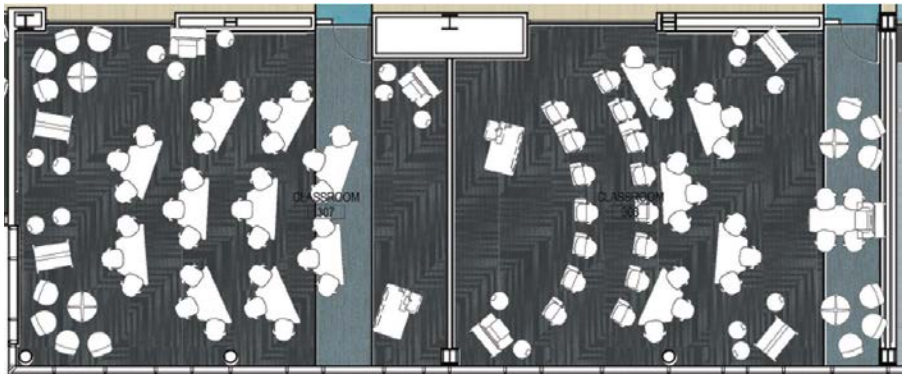
- Increase general classrooms sizes to range from 700 sf - 1000 sf *(25-30 seat capacity)*
- Include a modest reduction in classroom sizes to accommodate the proposed larger classrooms.
- Include flexible / collaborative classroom settings, similar to the existing Building 1 classrooms at the Quad Cities Campus.
- Include Zoom technology capability for remote learning.

Based on the proposed renovation and new construction of facilities at the East Campus, outlined in this document, the proposed quantity of "right-sized" general classrooms is *(15)*. All existing small-sized classrooms, at approximately 500 sf, are proposed to be converted into larger-sized classrooms.

The following list summarizes the proposed distribution of the classroom sizes throughout the East Campus:

- *(7)* 900 - 1000 sf Classrooms
- *(6)* 700 - 800 sf Classrooms
- *(2)* Tiered Lecture Classrooms

Existing Building 1 Large Collaborative Classroom - Example



Existing Building 1 Large Collaborative Classroom - Floor Plan Examples

Implementation Plan

In order to assist the College with the financial planning issues associated with the implementation of the Facilities Master Plan, the following cost summary was developed. The summary is organized into priorities A, B, and C and it is important to recognize that since the project scope has not been completely defined as part of this planning process, the project costs identified represent rough orders of magnitude only and are based on August 2021 estimated construction costs. These project costs include all anticipated hard construction costs, contingencies, architectural/engineering fees, and furnishings/ equipment costs.

As time goes on and projects are implemented beyond August 2021, it will be important to include an escalation factor to reflect current costs at that time.

Specific projects on the following pages are color coded to identify projects that are related to one another from an operational / construction sequencing standpoint.

Quad Cities Campus - Implementation Plan

Priority A Projects		Estimated Cost
A-1	Building 3 Renovation	$34,810,000
A-2	Building 2 Renovation	$16,010,000
A-3	Parking Lot 3 Expansion	$1,705,000
A-4	Softball Field Relocation	$2,240,000
A-5	Baseball Field Upgrades	$4,960,000
A-6	District-Wide IT Infrastructure Upgrades	$5,000,000
Total Priority A		***$64,725,000***

Priority B Projects		Estimated Cost
B-1	New CTE Building *(High Bay & Industrial Labs)*	$34,215,000
B-2	Building 2 & STB CTE Lab Upgrades	$3,320,000
B-3	New Furniture Storage Building *(Prefabricated Building Structure)*	$945,000
B-4	New Facilities Storage / HCCTP Building *(Prefabricated Building Structure)*	$1,595,000
Total Priority B		***$40,075,000***

Priority C Projects		Estimated Cost
C-1	Building 4 Renovation	$10,485,000
C-2	Building 1 - Music & Conference Center Addition	$9,235,000
C-3	New Diesel / Large Truck Technology Building *(Potential addition to new CTE Building)*	$7,900,000
C-4	New Indoor Turf Fieldhouse *(Prefabricated Building Structure)*	$9,350,000
C-5	New Art Annex: Ceramics Lab Building *(Prefabricated Building Structure)*	$1,360,000
C-6	New Cross Campus Pathway	$1,000,000
Total Priority C		***$39,330,000***

*Color coded to identify projects that are related to one another from an operational / construction sequencing standpoint.

Alternative Options to Priority A-1 *(Building 3 Upgrades)*	**Estimated Cost**
Demolish and Replace Building 3 with a New Building *(Same Programs Included in Renovation Option)*	$56,940,000
Demolish and Replace Building 3 with a New Academic Building and a Separate New Athletics / Fitness Center	$59,115,000

Alternative Options to Priorities A-4 & A-5 *(Ball Field Upgrades)*	**Estimated Cost**
Softball Field Relocation: Seed, Irrigation, Lighting, Support Facilities *(In lieu of Artificial Turf)*	$945,000
Baseball Field Upgrades: Seed, Irrigation, Lighting, Support Facilities *(In lieu of Artificial Turf)*	$2,360,000
Safety Improvements Only at Existing Softball Field	$300,000
Safety Improvements Only at Existing Baseball Field	$500,000

East Campus - Implementation Plan

Priority A Projects		Estimated Cost
A-1	New Student Center	$19,770,000
A-2	Renovate Buildings A & B	$5,900,000
A-3	Demolish Temporary Buildings / Removal of Center Drive / Complete Ring Road / New Parking Lot	$2,595,000
A-4	New Automotive & Ag Mechanics Building	$11,060,000
Total Priority A		***$39,325,000***

Priority B Projects		Estimated Cost
B-1	Replace Switchgear	$180,000
B-2	Facilities Garage Addition & Renovation *(Building B)*	$1,220,000
B-3	New Service Drive *(Connect Buildings B & C to Ring Road)*	$590,000
B-4	Vet Sciences Additions & Site Upgrades *(Birthing Lab, Offices, Animal Ward Yard Upgrades, Generator)*	$1,425,000
B-5	Trailer Parking Area Upgrades	$325,000
B-6	New Turnout: Double size of Existing	$205,000
B-7	Upgrade Landscaping *(At Black Hawk Road Entrances & Throughout Campus)*	$235,000
B-8	New Conference Center	$8,990,000
B-9	New Event / Multipurpose Center	$11,650,000
Total Priority B		***$24,820,000***

*Color coded to identify projects that are related to one another from an operational / construction sequencing standpoint.

Alternative Options to Priority A-4 (26,500 sf Auto / Ag Mech. Building)	**Estimated Cost**
New 72,000 sf Auto / Ag Mech. Building *(Based on Focus Group Requests in lieu of Steering Committee Recommendation)*	$28,755,000

Alternative Options to Priority B-8 (New Conference Center)	**Estimated Cost**
Renovate Building C into a Conference Center in lieu of a New / Larger Conference Center Facility	$2,460,000

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