



**MASTER  
PLAN  
REFRESH  
2012**



**Casper College**



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PHASE ONE

JUNE 2012

**THE 2012 MASTER PLAN "REFRESH" TEAM**

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Kathy Dolan, Board Trustee  
Charles Robertson, Board Trustee  
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## PHASE ONE

JUNE 2012

**Purpose for the 2012 Master Plan “Refresh”**

In the spring of 2012 Casper College began a process to update the previous 2009 Campus Master Plan Refresh. The college wished to further “Refresh” the current plan in two phases of planning.

Phase One: Define the renovation work required in five building locations. The task was to program the renovation needs in:

- Liesinger Hall
- Saunders Health Science
- Strausner Student Center
- Aley Fine Arts
- Skelton Energy Institute

Subsequently, the Loftin Life Science Building was added to this list.

Phase Two: Determine the future building needs of the campus over the next 10-15 years

The second phase of this Master Plan Refresh will be completed in the fall of 2012. A supplemental report to this document will be issued at that time.

SLATERPAULL Architects and Amundsen Associates were hired as a team to analyze the previous master plan refresh and to suggest who should be moved into the five buildings listed above.

It was the desire of the college to retain the previously conceived ‘districts’ for the campus as proposed in the 2006 Master Plan. This Refresh also suggested that “Educational Zones” be considered within the Campus Districts to better consolidate the faculty, staff and classroom needs of each individual Casper College School. The goal was improved collegiality, and a more simplified scheduling of curriculum needs.

### The 2012 Master Plan "Refresh"

The Casper College 2012 Master Plan "Refresh" will provide a guide for near term building renovations (2013 – 2015 projects) and future development on the campus (2015 – 2030 projects). It integrates decisions from the 2006 Master Plan with current and future building projects on the campus. This Master Plan "Refresh" will inspire, guide and inform future decisions to allow the campus to develop with both a "campus sense of place" and a "collegial sense of place."

The campus plan shown to the right indicates the buildings addressed in this 2012 Refresh.

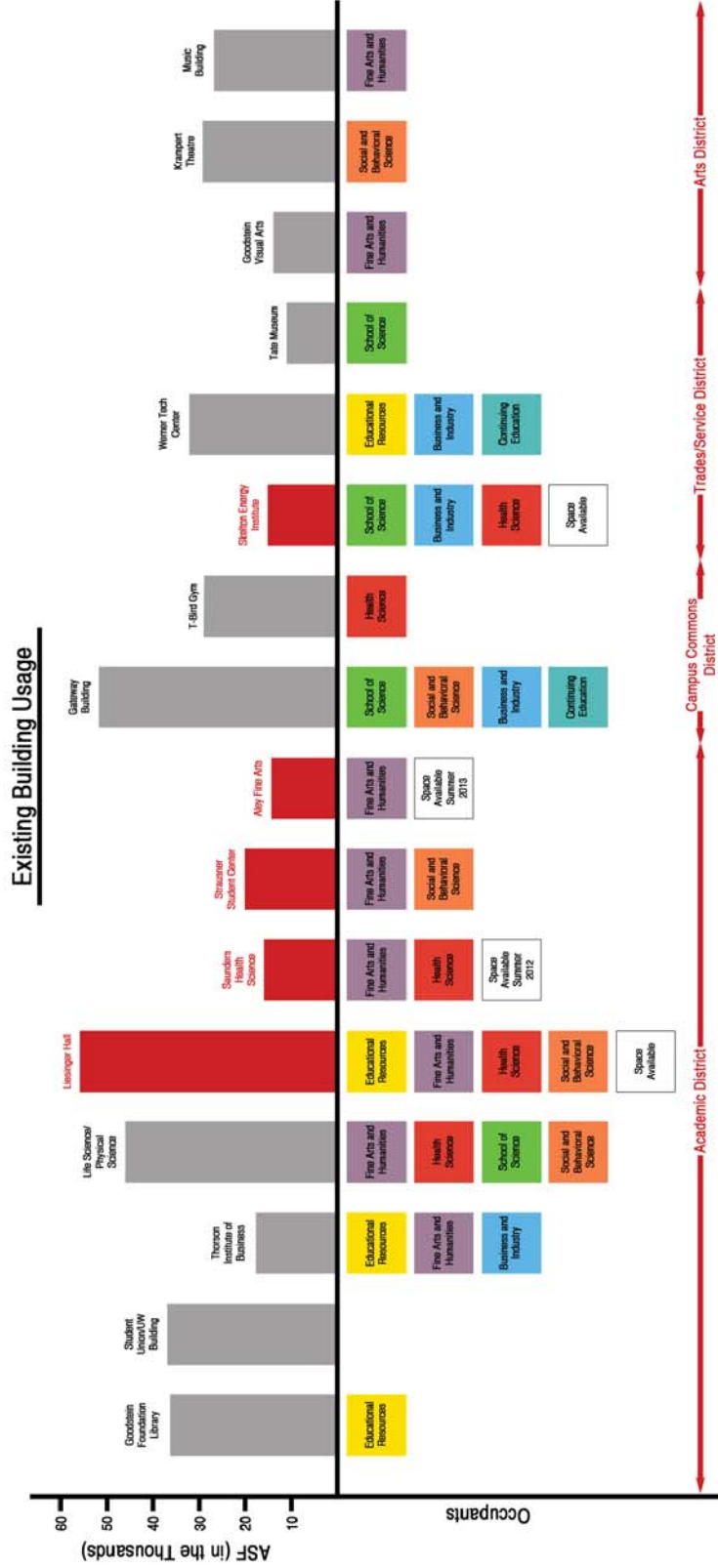




**Emerging Casper College**

The Architectural Planning Team evaluated the “Campus District” concept presented in the original 2006 Campus Master Plan and finds the districts to be very positive in organizing the campus. Two of the four new construction projects recommended in the 2009 Master Plan Refresh had been completed as of this report and were contributing successfully to the reorganization of the campus.

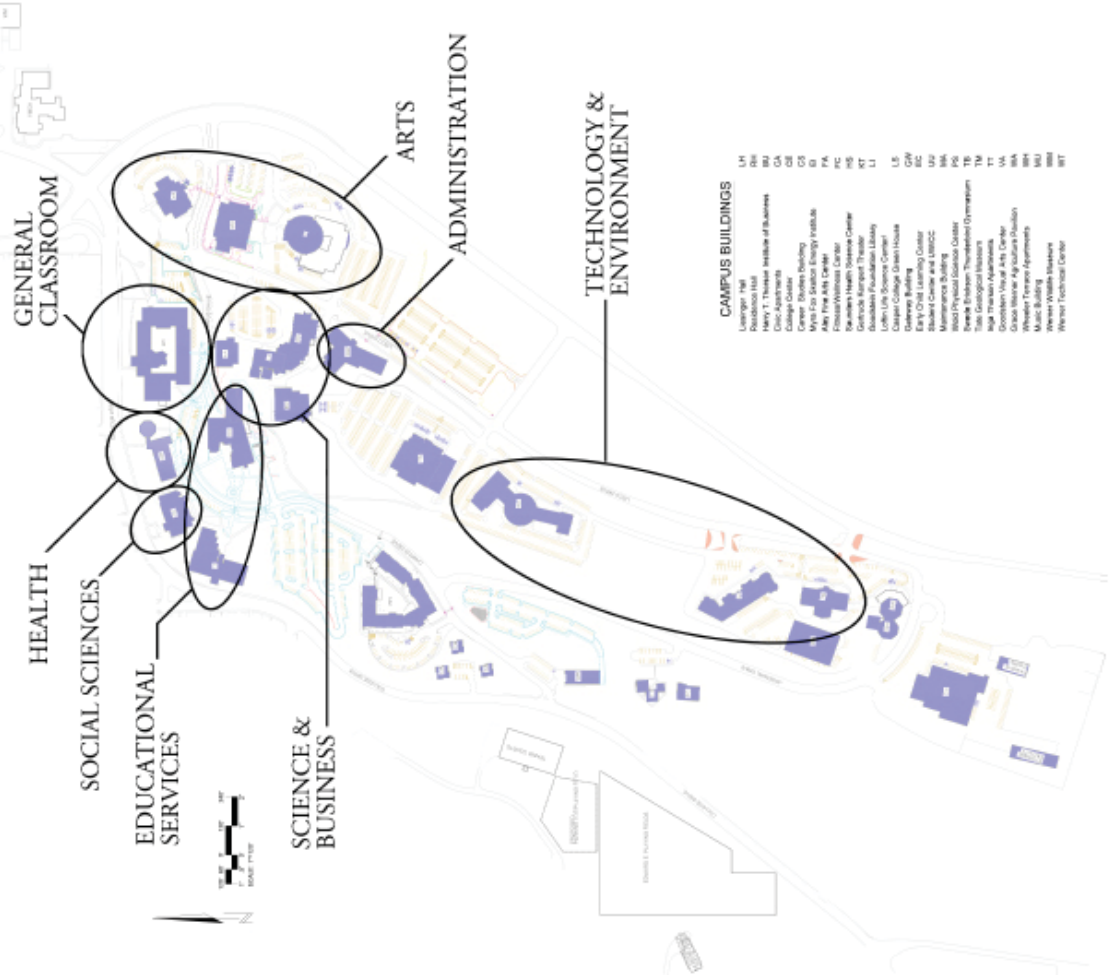
The Architectural Planning Team noticed that classes for a particular school, or curriculum within a department, were scheduled in a wide variety of buildings. This appeared to cause additional vehicular movements on campus by both faculty and students as they went from class to class. The location of faculty and staff offices within a school or department also seemed to be located in a variety of buildings causing some lack of coordination between colleagues. In general, scheduling of classes in a wide variety of buildings was more complicated than necessary. The following chart diagrams the scattered nature of the academic structure of campus:



**CASPER COLLEGE CAMPUS  
2013**

The ultimate removal of the Roberts Commons Cafeteria building, the present reconfiguration of classrooms in Liesinger Hall (summer 2012 project), and previous observations suggested that the north, or lower campus, was the prime academic zone. Within the lower campus it appeared that Liesinger Hall was serving primarily as a General Classroom building and central faculty office location. Although it is not the intent of Casper College to specifically name buildings by the school they serve, there are never-the-less, buildings that help to consolidate common usage such as the buildings associated with science and health science, business, music, etc. It was these observations that suggested an overlay of "Academic Zones" onto the campus District Plan.

It is suggested that the south, or upper campus, be generally used by curriculum that does not require numerous class changes to the lower campus, and it therefore suggests the upper campus is also a preferred location for community and continuing education classes. The following diagram suggests such a zone map and will help to alleviate the problems noted on the previous page.



### The “Refresh” Planning Process

The 2012 “Refresh” planning process was participatory and invited comment from the entire college community. The architectural planning team worked closely with the Steering Committee to assess problems and evaluate new ideas. Presentations were held at different points in the process to evaluate options and inform discussions. These presentations allowed participants to share ideas and concerns and to inform colleagues of proposed future development concepts.

March 7, 2012 – a project kick-off meeting was held with the entire steering committee. General goals and expectations of the refresh process were expressed and documented. Last weeks of March 2012 – a questionnaire was distributed to all college deans and campus leadership to gather specific information concerning short term needs

April 4, 2012 – The architectural team met individually with each college dean and campus leadership to further define and coordinate the requests of the steering committee

April 18, 2012 – preliminary findings and broad recommendations were presented to the steering committee for discussion

May 3, 2012 – a final set of recommendations was presented to the steering committee

May 16, 2012 – a supplemental day was held on campus to evaluate the Loftin Life Science building to further define the needs for laboratory space across various college curricula, University of North Dakota, and University of Wyoming needs.

The plan was approved by the Steering Committee on June 2012 and recommended to Casper College Facility staff for scheduling of 2012 and 2013 renovation projects.

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**Basic Building Elements of the Plan**

The following pages diagram and document the recommendations for the five buildings that are the subject of the Phase One Report. Statistics related to classroom count, student stations within classrooms, and effective utilization of those student stations are based on information provided by Casper College in a report titled, Capital Project Prioritization Policy, dated March 30, 2011 and prepared by Paulien & Associates. Overall costs for the recommendations presented below are \$5.5 to \$6.0 million. Refer to Page 19 for detailed cost information.

**1 – Liesinger Hall**

Philosophy – This building is presently full and well utilized. It contains 12 classrooms and 364 student stations for general academic purposes. Health Sciences has specifically configured space on the north side of the main floor. This allows this building to be highly flexible in class scheduling. The Planning Team recommends Liesinger remains essentially a general classroom and faculty office building.

Future – When the Student Union Building is completed in 2013, the University of Wyoming spaces will move out of Liesinger Hall opening approximately 4,550 sf of space for Casper College functions. The college Internet Technology center is located in Liesinger and should remain.

Recommendation – Renovation of approximately 4,500 sf. The University of Wyoming College Center spaces (UWCC) should be renovated into space for the Department of Education, creating 3 new classrooms and a suite of four offices. A computer lab for the education department should also be created in the same area. A University of Wyoming computer lab is being vacated on the lower level and one vacant space next to the existing IT space should all be allocated to the IT Department. Considerable work on the fire protection systems are required in Liesinger.

Cost - Approximately \$1 .3 million

Schedule - Summer 2013



CASPER COLLEGE  
LIESINGER HALL



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**2 – Saunders Health Science Center**

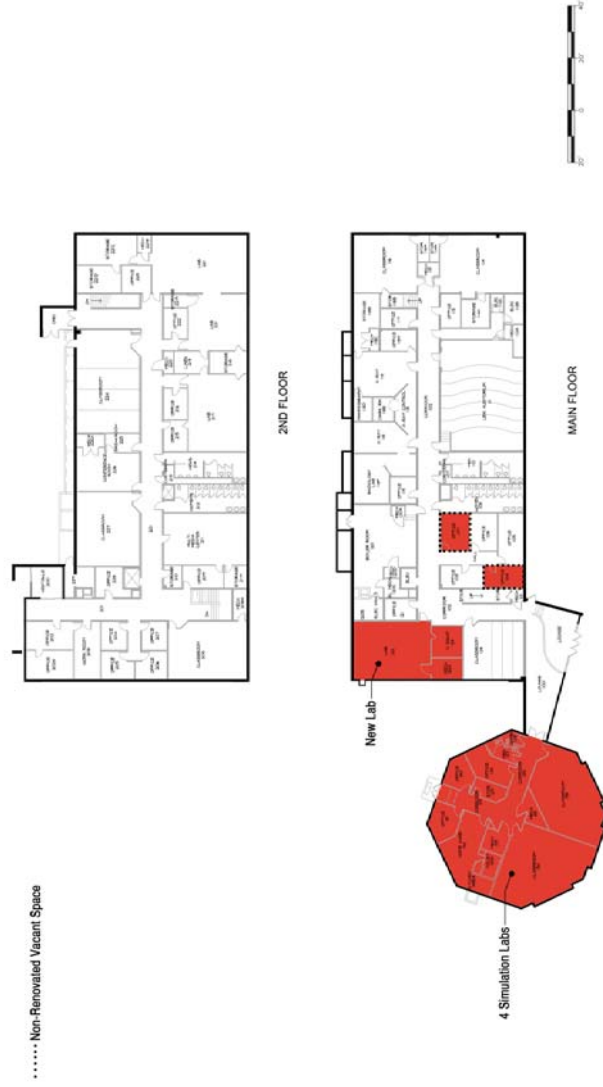
Philosophy – This building is specialized to the needs of the School of Health Science, although some general classroom space can be scheduled for use by other Schools. It contains 10 classrooms and 252 student stations. The specialized nature of most of the classrooms tends to result in a lower utilization of the student stations. The School of Health Science should schedule the available classrooms within Saunders to the maximum extent possible before utilizing classroom space in other buildings. Saunders should remain the primary home for the School of Health Science. Some classroom spaces within Saunders are being relocated into Liesinger Hall presently (summer 2012 projects). The space created by those moves should be renovated to house an additional lab and nursing simulation labs for the school's programs.

Future - The Medical Lab Technician program will require new space in another building or as an addition to Saunders.

Recommendation – Renovation of approximately 4,368 sf of space.

Cost - Approximately \$1.1 million

Schedule - 2012 or 2013, depending on success of a grant application for the simulation lab equipment.



CASPER COLLEGE  
SAUNDERS HEALTH SCIENCE CENTER



AMUNDSEN  
ASSOCIATES



### 3 – Strausner Student Center

Philosophy – This building has been relatively recently renovated and has a fresh, dynamic feel. By-in-large this building contains general classroom and faculty office space. There are 5 classrooms containing 90 student stations that are very well utilized.

Future – the bookstore and related storage space moves out of Strausner to the new Student Union in 2014. This report is also proposing that the education department move out of this building, creating space to centralize the English Department. This building should remain as a general classroom building.

Recommendation – Renovation of approximately 3,074 sf. The bookstore space should be renovated into four additional classrooms with an office suite, if one is necessary. The vacated education classrooms will need on minor renovation to become general classrooms.

Cost – Approximately \$660,000

Schedule - Summer 2013

..... Non-Renovated Vacant Space



CASPER COLLEGE  
STRAUSNER STUDENT CENTER



AMUNDSEN  
ASSOCIATES



**4 – Aley Fine Arts Center**

Philosophy – This building is a specialized music building that is being completely abandoned. It presently contains 5 classroom spaces containing 128 student stations, although these numbers can be significantly adjusted after the building is vacated in fall 2013.

Future – Once this building is vacated, Aley has the potential to be a general classroom building, due to its close proximity to Liesinger Hall, also a general classroom building. But Aley also has a physical bridge connection to the Loftin Life Science Building. Although not designed for science labs, Aley can readily provide class-labs with simple wet countertops and support the over-crowding that presently exists in Loftin. In addition, the tiered-floor practice rooms offer a unique opportunity to create larger, tiered-floor lecture classrooms, or demonstration class-labs.

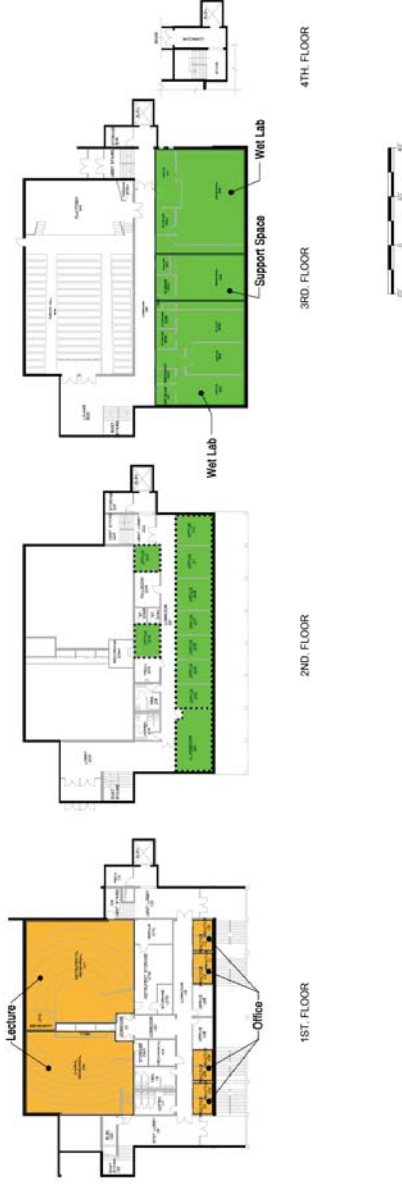
Recommendation – Renovation of approximately 7,665 sf. The 3<sup>rd</sup> floor theater should not be altered.

The remainder of the 3<sup>rd</sup> floor should be renovated to class-lab spaces to serve the School of Science needs, as this floor relates most directly to the Loftin Science Building via the 4<sup>th</sup> floor bridge. The second floor spaces should primarily remain as office spaces, although a second small classroom could be created on this floor. The 1<sup>st</sup> floor tiered rehearsal rooms should be modified into tiered-seating lecture rooms. It was determined that the tiered rehearsal room floors are actually constructed on-grade meaning there would be considerable expense to remove the tiered floors and convert the spaces to level-floor classrooms. The remainder of the first floor spaces should be converted to class-labs, generally serving the Medical Lab Technology Program.

Cost – Approximately \$1.7 million

Schedule - after completion of the new music building.

..... Non-Renovated Vacant Space



CASPER COLLEGE  
ALEY FINE ARTS CENTER



AMUNDSEN  
ASSOCIATES



### 5 – Skelton Energy Institute

**Philosophy** – This building contains 13 classrooms with 377 student stations, but the building has poor utilization of those student stations. Several classrooms have become storage rooms; plus some of the classrooms are specialized for the Department of Fire Science, which are not schedulable for other types of classes. The goal of this building is to increase its utilization.

**Future** – No group technically moves out of Skelton, but the proposed new class-labs in the Aley Building will allow biology labs to move from Skelton back to a more centralized location on the lower campus. In order to limit the student/faculty trips to this building on the upper campus, the community and continuing education potential for Skelton should be maximized.

**Recommendation** – Renovation of approximately 6,450 sf. Organize the Department of Fire Science needs such that the wet sprinkler lab and back-flow lab are combined. In addition, sufficient storage space for the Fire Science Department should be created so that classroom space is not lost to storage. Move the herbarium and other biology labs to the Aley building. In the vacated space, create an upper campus computer lab to alleviate the need to walk or drive to the lower campus to find a computer lab. Create in the larger rooms a community classroom, and also a 'flex-space' classroom. Provide an adjacent storage room for tables and chairs so that the flex space can be used with or without furniture, as required.

**Cost** - Approximately \$1.15 million

**Schedule** - 2012 or 2013



..... Non-Renovated Vacant Space



CASPER COLLEGE  
SKELTON ENERGY INSTITUTE



AMUNDSEN  
ASSOCIATES

**Loftin Life Science Center**

Philosophy – This building has been described by Deans and Faculty as crowded, hazardous, out-of-date, and lacking storage. Multiple users of the labs results in damaged or lost equipment, and there is a lack of connection between departments.

Future – A more complete renovation of this building may be necessary.

Recommendation – Renovate 768 sf to meet immediate needs and move some functions into Aley.

Cost - Approximately \$300,000

Schedule - As soon as possible.

..... Non-Renovated Vacant Spaces



CASPER COLLEGE  
LOFTIN LIFE SCIENCE CENTER



AMUNDSEN  
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Cost Estimate Detail

**Casper College Master Plan  
2012 Refresh - Phase I Renovations**

Note: All estimates include A/E fees, abatement allowance, and a project contingency. FF&E and lab equipment not included

<b>Aley Fine Arts</b>			
Area Renovated -	7,665	s.f.	
Cost / s.f. -	169	/s.f.	
Renovation Estimate -	\$ 1,298,976		
Updated lighting -	\$ 128,000		
Fire Protection -	\$ 247,000		
ADA Restroom Upgrade-	\$ 26,000		
<b>Total Project Estimate -</b>			<b>\$ 1,699,976</b>

<b>Liesinger Hall</b>			
Area Renovated -	4,550	s.f.	
Cost / s.f. -	105	/s.f.	
Renovation Estimate -	\$ 478,674		
Fire Protection Upgrade -	\$ 785,983		
ADA Restroom Upgrade-	\$ 42,000		
<b>Total Project Estimate -</b>			<b>\$ 1,306,657</b>

<b>Skelton Energy Institute</b>			
Area Renovated -	6,450	s.f.	
Cost / s.f. -	125	/s.f.	
Renovation Estimate -	\$ 805,986		
Updated lighting -	\$ 120,000		
Fire Protection -	\$ 194,400		
ADA Restroom Upgrade-	\$ 25,000		
<b>Total Project Estimate -</b>			<b>\$ 1,145,386</b>

<b>Strausner Student Center</b>			
Area Renovated -	3,074	s.f.	
Cost / s.f. -	121	/s.f.	
Renovation Estimate -	\$ 372,892		
Fire Protection -	\$ 288,000		
<b>Total Project Estimate -</b>			<b>\$ 660,892</b>

<b>Saunders Health Science Center</b>			
Area Renovated -	4,368	s.f.	
Cost / s.f. -	165	/s.f.	
Renovation Estimate -	\$ 718,678		
Updated lighting -	\$ 133,800		
Fire Protection -	\$ 256,358		
<b>Total Project Estimate -</b>			<b>\$ 1,108,836</b>

<b>Loftin Life Science Center</b>			
Area Renovated -	768	s.f.	
Cost / s.f. -	214	/s.f.	
Renovation Estimate -	\$ 164,235		
Updated lighting -	\$ 133,000		
<b>Total Project Estimate -</b>			<b>297,235</b>

Total	\$6,218,982
Estimated savings if all projects are done at once in 2013	(\$470,000)
<b>Total Budget</b>	<b>\$5,748,982</b>



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## GENERAL

### Needs Statement

1. The Casper College Master Plan Refresh Committee is aware of the need to determine any capital requirements for the Casper Mountain Science School which is not on the main campus. This facility was not part of the scope of this Refresh Report.
2. The Associate Dean and Director of the University of Wyoming Outreach School was interviewed to determine any capital requirements in the future. The following needs were identified, but all were considered minor maintenance needs.

The primary University of Wyoming space will be in the Union Building, presently under construction. Some additional space in Loflin Life Sciences is used by UW. The University anticipates the addition of new degree programs starting in 2014, to be located in the UU Building.

Future additional space needs include:

  - Science space that is dedicated to Research. Room 117 in LS is sufficient for this need, but the space needs to be dedicated to UW. An additional office space will be needed for a new faculty research person.
  - Health Science needs are anticipated to grow. UW anticipates the need for two additional offices for Radiology faculty. The 2 + 2 MLTK program previously described under the Casper College Health Science Department is sufficient for academic purposes.
  - UW anticipates the addition of two faculty in the physical sciences resulting in the need for two more offices in the Wold Physical Science Building. They will continue to share existing academic and lab space.
3. The exterior renovation of the Wheeler Terrace Residence Hall is carried forward from the 2009 Refresh Report.

## CASPER COLLEGE CAMPUS FUTURE BUILDINGS

### AGRICULTURAL AND EQUINE RESOURCE CENTER

#### Needs Statement

The needs of the Agricultural and Equine Resource Center are:

47,000 square feet

- Indoor Rodeo Arena with seating for 500
- Arena circulation space

13,000 square feet

- Two large classrooms, seating capacity in each for 50 students
- Two smaller "seminar" rooms for 15-20 students
- Indoor/Outdoor livestock corrals and pens
- Indoor livestock wash facility
- Six Faculty and/or Facilities Managers Offices
- Small Computer lab
- "Locker Rooms" or "Mud Rooms"
- Meats lab

Square Footage Estimate:

60,000 new construction  
16,000 renovation of Grace Werner Agriculture

Budget Requirement:

\$7.0 million	new construction
\$1.2 million	renovation
<u>\$0.6 million</u>	<u>soft costs</u>
\$8.8 million	

Priority: This project will likely be divided into two phases:

1. Phase One is the immediate need to construct the new off-campus facility and is ranked the #1 College priority. Budget is \$7.5 million.
2. Phase Two will be the renovation of the on-campus Werner Ag facility which is proposed to be beyond the next seven years. Budget is \$1.3 million.





## Summary of Project

### Agriculture Teaching Facility

Ranching will be a long-term livelihood for Wyoming residents. The agricultural programs at Casper College are therefore some of the most important responsibilities of the college. The vision for a new facility is perhaps better described by the role it would play in sustainable ranching in the Rocky Mountain West.

When the current Werner Ag Pavilion was constructed, it was far from both campus and residential areas. Now, the community and the college have grown around it. The Pavilion is in a confined location and is too small to house the academic-based programs and house the necessary livestock. Consequently, expanding the facility is not practical. For rodeo activities, the location and minimal livestock pens are impractical at best. These issues are NOT resolved by transporting livestock on a daily basis for classes, demonstrations, and rodeo practice. A new facility must do the following:

- Mitigate serious life safety issues for Casper College students and faculty caused by the daily hauling of livestock from a rented arena facility to alternate holding pens and the crowded conditions in the on-campus pavilion; address escalating costs for this activity
- Answer campus planning concerns related to restricted growth opportunities at the Werner Agriculture Pavilion on campus
- Support the Casper College Master Plan (2006)
- Address the concern related to housing animals on-site to be used for both instructional and practice activities
- Address growing demands of one of the largest academic departments
- Provide ability to expand the agriculture curriculum in the future
- Enhance the ability to promote partnerships with business and industry

Three options exist:

1. A completely new facility could be constructed on-campus to serve both the academic and rodeo needs of the college and community.
2. The existing on-campus facility could be ideally converted for the academic programs (lecture-based coursework and lab based animal training), and an off-campus Rodeo Arena could prepare Casper College, and more importantly, students for the needs of the future.
3. An academic and rodeo complex could be constructed on available donated land. The Werner Ag Pavilion could be converted to another use.

The County Fairgrounds are not an option for resolving these requirements

Option # 3 is recommended.

### FIRE SCIENCE TRAINING FACILITY

#### Needs Statement

##### Space Requirements:

- Burn Building of 2,000 sf
- Burn Tower of 2,000 sf

Budget Requirements: \$580,000

Priority: Next 2 - 7 years

Location: To be located off-campus at the same site as the Agricultural and Equine Resource Center.

### CASPER COLLEGE CAMPUS FUTURE BUILDINGS



### Summary of Project

#### Fire Science Program

The Casper College Fire Science program is in need of a facility for fire drills for our students to engage in practical exercises (evolutions). This would provide them an experience that would be analogous to job performance when students are hired at a fire department. The Casper College Fire Science program can only give the students limited "hands-on" experience in firefighting with the existing facilities on campus.

The Casper College Fire Science program is at a disadvantage when competing with other colleges offering fire science degrees in our region. Fire Science programs in Cheyenne, WY, Riverton, WY, Rapid City, SD, Billings, MT and Greeley, CO have Fire Drill facilities on campus or near their campuses that they use to train their students in tactical firefighting. The proposed Casper College facility would be located off-campus.

The fire drill facility would be approximately a 1,500 to 2000 square foot 'burn' building with a 5-story drill tower attached. The burn building would include a "reconfiguration" option along with thermal burn room liners with a built in smoke machines. These options would give students the realistic conditions that firefighters will encounter in structure fires without the hazard of the actual fire. The attached 5-story drill tower would be a Type II building with each floor approximately 20' x 20' with an interior stairwell and at least two windows on each floor.

## VISUAL ARTS FACILITY

### Needs Statement

#### Space Requirement:

Approximately 20,000 sq ft new  
Renovation of 16,000 sq ft

Budget Requirement: \$10 million

Priority: Next 2 - 7 years

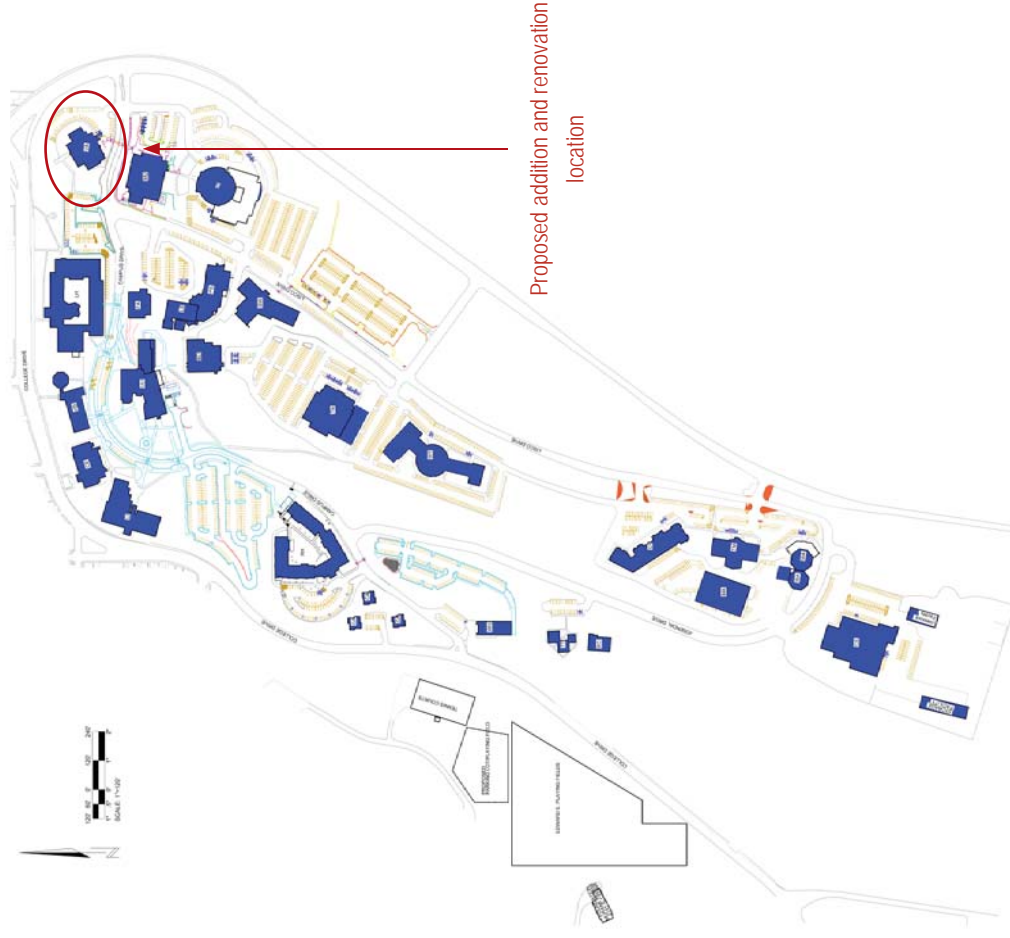
#### Visual Arts Center

The current Goodstein Visual Arts facility has been challenging for instruction for several years due to increased arts enrollment. More importantly, it lacks adequate electricity, causing tripped breakers. In addition, it lacks adequate space and light for creating art, and the overcrowding contributes to safety concerns. The lack of storage is also a significant issue. The faculty feel that the current facility could serve the program well if a well planned renovation and expansion could occur.

The number of art majors has increased incredibly since 2003. The Visual Arts Department Program Review and NASAD self-study reflected the need for renovation and expansion. In addition, the structure now houses degrees such as Museum Studies, Graphic Design and Art Education that have been established in the last ten years which have been "crammed" into existing spaces.

Museum Studies and Art History, as well as the Goodstein Art Gallery, need more space for appropriate art preservation practices and pedagogy. Art that will be part of an exhibition at the National Historic Trails Interpretive Center is currently being held in a closet that also has gallery pedestals and custodial supplies. Art works from other fine arts museums and private collections have considerable worth and our future museum professionals should not see them placed in storage closets.

## CASPER COLLEGE CAMPUS FUTURE BUILDINGS



### Summary of Project

Over the past several decades, works of art have been collected or donated to Casper College to enhance the setting for scholarship at this institution of higher learning. Members of our community appreciate these reflections of the creative spirit produced during the 20th and 21st centuries. The works on display were created by both regionally and nationally known artists in diverse media such as painting, sculpture, ceramics, glass illustration, and photography. These works inspire, contribute to the aesthetic beauty of our campus, and enhance erudition.

#### Other educational issues:

- Fewer students can be assigned to each class because the room is inadequate to fit all of the students
- Teaching a variety of art-types out of the same classroom doesn't afford enough space for students to work, and especially for large work
- Drawing and Painting room needs to be 2 separate rooms
- Separate sculpture, metals and ceramics are needed

It is current thinking that a renovation of the Goodstein Building would bring the building up to NASAD standards for education, ventilation and safety. A brief synopsis of the instructional needs includes:

- Digital design lab with instructional capabilities for web, print, video, and photography
- 3-D Digital Design Lab for lazer cutting and 3-D printing
- Separate large drawing and painting studios
- The indispensable need for natural light (large windows)
- Large faculty offices, which may double as studios in some cases
- Public space for art displays and a larger gallery
- Prep space to facilitate gallery functions
- Appropriate ventilation for etching, welding, casting and soldering areas
- Large lecture hall for art history and artists' talks
- 2 general classrooms
- Break room for faculty and eating area for students
- Photo darkroom expansion (twice the size of the existing)
- Photo room for matting, framing, dry mounting, and presentation
- Printmaking studio expansion (twice the size of the existing)
- Metals studio expansion (twice the size of the existing)
- Sculpture studio expansion (3 to 4 times the size of the existing)
- Large ceramics studio
- Metal casting area, sound isolated from the rest of the building
- Conference room – void of hazardous materials – to be used for meetings and critiques
- Student lockers
- Storage space, storage space, storage space

### GREENHOUSE CLASSROOM

**Needs Statement**

Space Requirements:

- 25 classroom seats
- Greenhouse lab space
- Support spaces

Square Footage: 2,500 square feet

Budget Requirement: \$450,000

Priority: Next 2 - 7 years

### CASPER COLLEGE CAMPUS FUTURE BUILDINGS



### Summary of Project

#### Greenhouse Facility

The current greenhouse receives inadequate lighting because of additional construction around the building. The glass is inefficient for proper solar gain and temperature control. In addition, the existing glass is poorly attached to its frame and occasionally blows off. The construction of the existing greenhouse was not intended for high humidity or large amounts of splashing water, resulting in high maintenance and damage.

The facility is too small to meet even the basic classroom or lab needs defined in the science curricula. With an adequate facility, biology, health sciences, and community education classes could be held in the greenhouse. A larger and properly configured facility could accommodate both class and lab functions.

Note: A community garden and greenhouse would be part of a separate initiative and is not being considered in this Master Plan Refresh. However, exterior garden space adjacent to the educational greenhouse could serve a public and academic role.

A possible site for this facility is in the vicinity of or attached to the Skelton Energy Institute. It is not the intent of this new facility to be a community greenhouse for general use.

### LOFTIN SCIENCE RENOVATION

### CASPER COLLEGE CAMPUS FUTURE BUILDINGS

#### Needs Statement

#### Space Requirements:

Loftin is a 19,450 sf building

#### Budget Requirements:

Detailed Program Plan: \$50,000

Comprehensive Renovation: \$5.8 million

Priority: This project will likely be divided into two phases.

1. A \$3.0 million renovation within the next 2 - 7 years to address life safety and academic needs.
2. A \$2.8 million renovation after 7 years to address building system efficiency and energy consumption.





## Summary of Project

### Loflin Life Science Building

The most important issue in the Loflin Building (LS) are space and building conditions: labs are crowded to the point that they are hazardous, the building was designed with very little storage, labs are out-of-date and have inadequate lab-prep space, and numerous building code changes over the years have not been implemented, making the building unsafe. Because of the crowded nature of the labs, equipment is easily damaged, lost, or stolen. Hazards exist due to poor storage of chemicals and inability to maintain equipment and supplies. The biology dept. in LS is very crowded and currently shares space with Med Lab Tech as well as University of Wyoming and University of North Dakota. The Academic Affairs' strategic plan lists the Environmental Science Program and the Biology Program as a priority in needing additional support.

In addition, a multidiscipline and/or cross-discipline approach to education is not possible because of the configuration of the building. The current lab space design does not allow interactivity between departments.

The Life Science Building, as with most educational buildings containing laboratory spaces, is a high user of energy and will contribute disproportionately to campus maintenance costs. A full renovation of the building, especially using LEED Gold design criteria, has the potential to pay for itself in a reasonable period of time due to operations and maintenance cost savings. The laboratory hood exhaust systems alone contribute greatly to sending heat out of the building. Modernized systems can capture this heat and reduce the required air flow through the hoods.

Computer technology is not up to current standards expected by science students. Right now the biggest issue is wireless access and modern computer equipment. In the lab sciences such as geology, the current lab space will not allow the addition of modern technology.

### Solution

A detailed program plan to determine the scope of work necessary for a comprehensive building renovation should be undertaken. This program plan will determine the most effective way to divide the comprehensive renovation into two phases.

This Master Plan Refresh recommends the addition of light lab space in the Aley Fine Arts building when that building becomes vacant. Coordination of that work with a renovation of the Loflin Life Science Building would save construction dollars.

### THUNDERBIRD GYMNASIUM EXPANSION

#### Needs Statement

##### Space Requirements:

- PE Classroom space of 1500 sq ft
- PE Lab space of 1980 sq ft
- PE Storage space – 6 x 10
- Athletic Offices of 500 sq ft.
- Practice Gymnasium of 4000 sq ft plus support spaces

##### Budget Requirement:

- 6,000 s.f. \$1.5 million new practice gym
- 8,000 s.f. \$2.0 million interior mezzanine and classrooms
- 5,000 s.f. \$1.0 million renovation
- \$500K soft costs
- Total \$5.0 million**

Priority: Next 2 - 7 years

### CASPER COLLEGE CAMPUS FUTURE BUILDINGS



## Needs:

- Renovation of the meeting spaces and a multi-purpose room would allow for renovation of an inadequate training room facility.
- There is a need for at least six athletic offices, served by an additional office space for a staff person.
- The athletic staff needs a meeting room and a multi-purpose room that could double as a recognition space (Hall of Fame room), classroom and a meeting place.
- More seating in the arena is needed (currently T-Bird seats a little less than 2,000).
- PE needs three large classrooms and a lab room. Additional and larger classrooms would allow greater diversity in current classes as well as future offerings. PE classes in larger rooms that could hold 30 to 40 would allow for Kickboxing, Aerobics, Yoga, etc., and the Liesinger Gym could be freed up for community use.
- A practice gym would help reduce scheduling conflicts between Physical Education and Athletics.

### Summary of Project

#### Thunderbird Gym

The Thunderbird Gym serves a wide variety of campus needs. As an academic building, it houses class space for the School for Health Sciences, Physical Education Department. As a place for indoor sports, it attempts to serve the recreational needs of students and the community, as well as the more formal intramural and athletic needs of the College. Growth in student enrollment and the increased importance of inter-college athletic programs have contributed to the building being significantly inadequate.

Thunderbird Gymnasium no longer meets ADA requirements in terms of access to the gymnasium proper. The women's locker room space does not meet Title IX objectives due to overcrowding.

Because of cramped quarters in department offices, faculty and staff struggle with a myriad of issues, not the least of which is the inability to provide students and families much conversational privacy (FERPA). The offices are located on the building's east side, which also houses a cramped lobby (which always raises concerns during large crowd nights). The ticket booth and a concession area are too small to meet the building's needs. The existing office pod is undersized and crowded (approximately 25 by 35 feet) having five offices, two without windows. Six employee desks are located within the pod. The current concession area is about half the size needed and does not have enough storage/cooler space. Lack of storage space in T-Bird Gymnasium is a problem throughout the building.

The Physical Education Department has long wished for additional classroom space and has advocated for a second floor above the fitness center. Six instructors and a variable number of PE adjuncts share two classrooms. One classroom is shared with the fitness center and houses equipment. Thus, there is a constant flow of traffic even when classes are being taught. Separate storage areas are needed. Renovations to the building would involve both the academic (PE) and student services (Athletics/Activities) sides of the college. Both divisions would benefit from the addition of a multi-purpose space allowing for physical education curriculum expansion as well as student activities.

### CAMPUS MUSEUM

#### Needs Statement

Campus Museum needs:

- 30,000 square feet of museum space
  - o More than double the 4,000 square feet of display area in the Tate Museum space to approximately 10,000 square feet.
  - o The Werner Wildlife Museum has approximately 5,000 square feet currently; but the displays, if done properly, would again double the display space to 10,000 square feet.
  - o The addition of the Western History Center could have some portion of the remaining 10,000 square feet.
- This does NOT account for support spaces estimated at 7,500 sf: the potential for additional classrooms, exhibit preparation facilities, offices for museum staff or faculty, as well as mechanical and other facilities maintenance areas.

Budget Requirements:

Detailed Program Plan: \$50,000  
 New Building: \$11 million

Priority: Beyond 7 years

### CASPER COLLEGE CAMPUS FUTURE BUILDINGS



### Summary of Project

The current Tate Museum and Werner Wildlife Museums are “bursting at the seams.”

As the Tate continues to expand its paleontological exhibits (Ice-Age Mammoth, T-Rex and now a Triceratops, plus future additions), there is no room to fulfill its broadening educational mission.

The Werner Wildlife Museum is not situated conveniently for classes and the facility is dated.

The Western History Center is rapidly outgrowing the space in the Library and the demand for its services continues to escalate.

By combining all of these functions, Casper College could create an exceptional educational space and outreach to the community, state and region. Preliminary conversations within the community indicate significant support for such a facility.

The campus is also in need of additional Community Classrooms and Conference Facilities. A Conference Center located on the south campus could consolidate these needs. If a funding plan could be created, the combination of a destination museum and conference center would be a highly effective facility and economical solution to numerous campus needs. See the “Community Classrooms and Conference Facilities” needs statement which follows in this report.

**COMMUNITY CLASSROOMS AND CONFERENCE FACILITIES**

**CASPER COLLEGE CAMPUS  
FUTURE BUILDINGS**

**Needs Statement**

**Budget Requirements:**

Program an Event Center or determine such a facility is not needed  
\$20,000

Construction Budget: To be determined after study

Priority: Beyond 7 years



### Summary of Project

#### Community Classrooms & Conference Space

Even with the addition of the Gateway Building, the campus is having scheduling difficulties trying to accommodate Continuing Education Classes and Community requests. Most of the available space is shared and sometimes used for regularly scheduled academic classes. When a space is booked for a regular class, it eliminates the space for any all day community event and visa-versa. If the space is held open for Community Events then the personnel in Continuing Ed are without teaching space.

The Robert's Commons ballroom will be demolished as part of the new Student Union construction, eliminating a major source of community and conference space. In addition, these programs are growing, increasing the struggle to find adequate space to meet the needs. The campus needs two large (150 person capacity), unfurnished rooms to hold larger classes such as dance, exercise, yoga, and art and crafts. The Gateway Lobby was designed initially as vendor space for small conferences. No one anticipated the demand for this space for events, which will only increase after the demolition of Robert's Commons. It is difficult for students to access the classrooms in this area when there is a large event in the lobby space and it is disruptive for the event.

Two solutions exist:

1. Designate spaces in various buildings that are dedicated to non-academic use. Renovate those spaces as required. This will probably yield some shortage in classroom space for academic purposes.
  - a. Reference the discussion on expanding the Thunderbird Gym which would allow the Liesinger Gym to be used for more community activities
2. Centralize the non-academic requirements in an 'Event Center' suitable for all of the Community and Continuing Education needs. Further detailed study of the size of such a facility is required. The ideal location would be on the upper, south campus so that parking can be easily accommodated.

## LIBRARY RENOVATION

### Needs Statement

#### Budget Requirements:

Phase One Renovation:  
Approximately 3,000 sf: \$400,000

Phase Two Renovation:  
Approximately 50,000 sf: \$4 million

#### Priority:

1. Within two years, complete a phase one renovation of the library to involving the entrance and currently underutilized spaces.
2. After 7 years, complete a phase two renovation of the library to include the remainder of the existing building. This phase pre-supposes the relocation of the Western History Center in that time frame.

## CASPER COLLEGE CAMPUS FUTURE BUILDINGS





### Summary of Project

The campus library has not been renovated other than expansion of the space for The Western History Center. The possibility that the WHC could move to a central museum facility, and the demolition of Roberts Commons in front of the library opens up the opportunity to address numerous needs of the campus library.

- The current campus entrance to the Library — both external and internal-needs an upgrade as the campus Plaza and Union Building are completed. There are drainage and storm-water flow issues which leave the main entrance to the library vulnerable to water damage. The current entrance is not inviting, but more importantly, could be enhanced when the Plaza area is completed. Phase one of the library renovation plan should address the existing library entrance and lobby area as well as use of library space to house Educational Resources Group (ERG) departments from around campus.
- Educational Resources administrative and service offices are currently housed in Liesinger Hall, the Business building and Werner Tech. A facility with more centralized placement, purpose built and more accessible to students and faculty, would allow all the ERG departments to benefit from closer proximity, shared classroom, reception, meeting, and coffee/copy and storage space in a location more easily accessible to students for more hours. In addition there are some other Academic Affairs elements that might, in future, be well complemented by co-locating with these resources
- The library building has a surplus of unspecified space (lower level south west). Educational resources such as the Academic Testing Center, Assessment, Distance Education, Media Services, and student initiatives could benefit from location in the library building with shared meeting, break, and classroom spaces.
  - o The ATC currently has one office for a staff of one Full-time and four Part-time personnel and no separate reception, meeting, coffee/copy, or storage space.
  - o Management of institutional, program and departmental assessment, accreditation and course evaluations (282C) as well as functions of institutional research (282B) are conducted in Liesinger space and around campus. Much of the work is done in meetings with faculty, currently held elsewhere on campus. The Assessment office currently has two offices and a tiny reception area, but no meeting, coffee/copy, or adequate storage space for a staff of two FT. Future plans will add a FT specialist.
  - o Distance Education – Management of all online learning as well as training, technical, and support duties take place in the Library. The DE space currently has six offices, a small training space (298B), a reception area, a coffee/copy area, and storage space for a staff of three Full-time and three student workers. Future plans will add another FT instructional designer.
  - o Media Services – Support for classroom and meeting space AV equipment is housed in the Library. The MS space currently has two offices, and storage space for a staff of two Full-time personnel.
  - o Student Initiatives – Management of four student initiatives (Service Learning, Honors, Learning Communities, and International Education takes place in LH space. The Initiatives space currently has four offices (132A, J, I, & G), a training space/reception area (132), a meeting room (132C), a coffee/copy area (133), and storage (132D) for a staff of four PT and four student workers. The space currently houses the office of the Dean of ERG (132F) and one specialist (132B) not included in the library space plan.
- Changes to the technology used in libraries are constant. The results have been less space for collections and the need for more space for electronic media and gathering/meeting space. Renovation within the existing space could greatly increase student use of the Library.

### CAMPUS CIRCULATION MASTER PLAN

#### Needs Statement

Prepare a Campus site master plan.

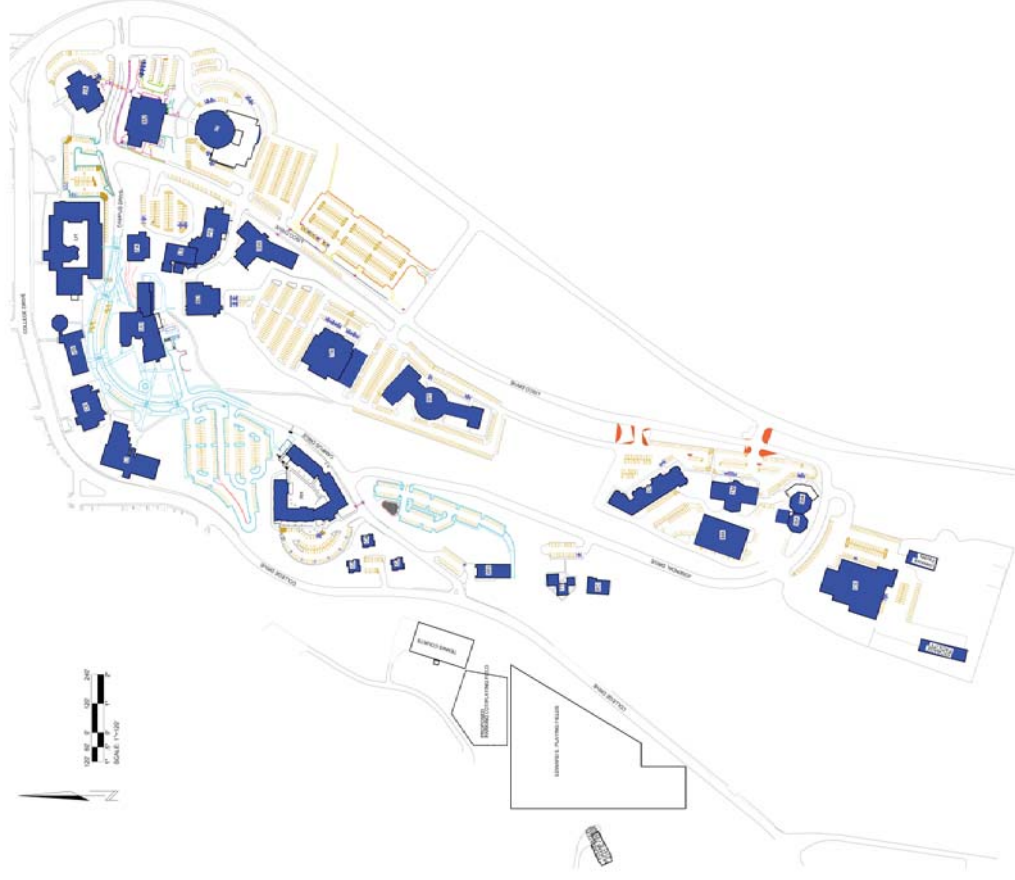
Funding required:

- \$100,000 if landscaping and site lighting is not included
- \$150,000 if a landscaping and site lighting master plan update is desired

Priority:

Study should be completed within the next 2-5 years for projects to be implemented after 7 years.

### CASPER COLLEGE CAMPUS FUTURE BUILDINGS



### Summary of Project

The scope of the 2012 Master Plan Refresh only included 6 buildings, as noted in phase one of the Refresh, and the additional building needs of the campus, described in phase two of the Refresh. Non-building needs were not evaluated.

In the process of collecting comments from Faculty, Staff and Administration during the first two phases of the Master Plan Refresh numerous comments concerning the campus in general were heard.

- The 'front door' of the campus appears to be at the Northeast near the Arts District. This is the original entrance to the campus but is no longer the only way to enter the campus. The possibility of downplaying the Northeast entrance makes considerable sense in light of the limited parking on the lower, or north campus. Study of a more east-central entrance to campus should be undertaken.
- Parking is reasonably sufficient on campus for day-to-day academic activities. Any special event, however, and variable public use of parking, overwhelms the available parking. A parking and vehicular movement study needs to be undertaken.
- Larger vehicles provide a significant challenge to the Casper College road systems. These vehicles can include general delivery trucks, truck-trailer combinations, and some semi vehicles. These vehicles can disrupt the flow of automobiles and pedestrian movement. A study of how larger vehicles can safely come onto campus and carry out their required activity without disruption needs to be undertaken.
- As the residential capacity of the campus increases, the pedestrian flow of students increases. Movement of students from the residence hall area to both the lower and upper campus is not easy or convenient, resulting in increased vehicle movement on campus. The future plans of the campus include additional residence halls. Pedestrian movement during winter wind and snow conditions makes pedestrian movement difficult. A full study of how to increase the safety and efficiency of pedestrian movement on campus should be undertaken.
- Bicycle movement is complicated due to the lack of bike paths and the use of either vehicle roadways or pedestrian sidewalks by bicycles. Safer and dedicated bike paths are needed. A bicycle movement and parking plan needs to be undertaken.
- Casper College presents several challenges to persons who are not fully mobile or are disabled. While the parking, vehicle, pedestrian, and bicycle movement studies are being done, ADA compliance for exterior movement needs to be fully integrated into any proposed solutions. Site lighting is both a code requirement and an aesthetic requirement which should be evaluated.

PHASE TWO - FUTURE BUILDINGS

NOVEMBER 2012

Priority	Project	Description	Time Frame		Construction Cost Basis	Soft Cost	Extended Cost Opinion
			2-7 years	>7 years			
1	Agriculture & Equine Resource Center and Fire Science Training Center	New Facility off-campus on donated land. Includes academic functions, rodeo arena and animal support facilities. See below for later renovation of the on-campus Ag Pavilion.  The college is need of a facility for live-fire drills and building evacuation training as part of the very popular Fire Science Program	X		60,000 sf new facility at \$7.0 million.  A 2,000 sf burn building with a 2,000 sf burn tower will require a budget of \$530,000	\$500,000  \$50,000	\$8,080,000
2	Visual Arts Facility	This project proposes a new visual arts classroom building and the renovation of the Goodstein Facility to accommodate the significant collection of art and the popularity of the arts curricula at the college	X		Renovation of 16,000 sf and construction of a 20,000 sf new facility for a construction budget of \$9 million	\$1 million	\$10,000,000
3	New Greenhouse Classroom	New facility containing a classroom adjacent to the greenhouse lab space with support facilities. Possible locations include an addition to Skelton Energy or the Career Studies Center	X		2,500 sf addition at a cost of \$400,000 to include special construction for high humidity and wet conditions	\$50,000	\$450,000
4	Loftin Science Renovation - Phase One	This facility has fallen behind in providing modern teaching labs with proper preparatory space. These issues now present safety concerns and poor teaching efficiency. In addition, the building operating and maintenance budgets are far higher than in today's modern lab facilities. See below the second portion of this renovation project.	X		A budget of \$2.5 million is recommended to be used for the first phase of renovating the 19,450 sf building.	\$500,000 which would include a budget to perform an initial Level I feasibility study of the entire renovation project	\$3,000,000
5	Wheeler Terrace Exterior	Renovation of the exterior of the Wheeler Terrace residential building	X		A budget of \$400,000 is needed for various exterior improvements	\$50,000	\$450,000
6	Library Renovation - Phase One	The current entrance to the library and lobby needs repair. Prior to a full building renovation, several areas of the library have a surplus of space that should be renovated to more efficiently support its academic mission.	X		A \$325,000 renovation is recommended in which approximately 3,000 sf feet of the library and entrance would be renovated.	\$25,000	\$350,000
7	Thunderbird Gymnasium Renovation and Expansion	New practice gymnasium and addition of an internal second floor will allow for separation of P.E., Athletic and Recreational needs	X		6000 sf gym addition at \$1.5 million, 6000 sf second floor infill at \$1.6 million, and 5000 sf of renovation at \$500 k	\$400,000	\$4,000,000
8	Campus Site Master Plan	The next Campus Master Plan Refresh should include a thorough study of the campus vehicular movement and parking plans, plus the pedestrian and bicycle movement plans. Lighting and landscape plans should be updated. This study should include and conclude the various conversations on the campus 'front entrance' location.	X		\$100,000 without landscaping and lighting; \$150,000 if landscape and lighting are added to the scope	\$100,000	\$150,000

PHASE TWO - FUTURE BUILDINGS

NOVEMBER 2012

Priority	Project	Description	Time Frame		Construction Cost Basis	Soft Cost	Extended Cost Opinion
			2- 7 years	>7 years			
	Campus Museum	The current Tate Museum and the Werner Wilofie Museum are crowded and have some poor exhibit storage and prep deficiencies. In addition, the Western History Center will continue to grow and needs a permanent home with high density storage. A common campus museum would serve a full academic mission plus be a more efficient way to solve the needs of all three functions.		X	The size is estimated at 30,000 sf, but a detailed Level I Feasibility Study should be undertaken. The potential budget needs are \$10-\$11 million	\$50,000 for a Level One study plus approximately 30% for furniture and fixture design requirement	\$11,000,000
	Community Classrooms and Conference Facilities	Even with the construction of the Gateway Building which contains new community classrooms, the campus is finding some difficulty in scheduling non-recurring classes. When the Robert's Commons Building is demolished, additional scheduling pressure for larger conference space will occur. During the next Campus Master Plan Refresh, it may become obvious that every School at the College is experiencing some growth which may suggest a central conference/community classroom facility on campus could relieve the academic scheduling requirements of all the other academic buildings.		X	Size is unknown at this time	\$20,000 for a Level One Feasibility Study	\$20,000
	Library Renovation - Phase Two	The campus library needs a complete reconfiguration to meet the standards of modern libraries which are much more electronic and much more of a social learning center. The proposed complete renovation assumes the Western History Center has moved to a new museum building (or some other location).		X	Renovation of the entire 50,000 sf library for a construction budget of \$3,500,000	\$500,000 to include significant furniture and computer upgrades	\$4,000,000
	Loftin Science Renovation - Phase Two	Complete the second phase of the renovation of this building, per the building feasibility study		X	A budget of \$2.5 million will be remaining to complete the second phase of renovating the 19,450 sf building.	\$300,000	\$2,800,000
	Werner Ag Pavilion Renovation	The on-campus agricultural facility will be renovated for use by the School of Science		X	16,000 sf renovation of existing facility at \$1.2 million	\$100,000	\$1,300,000

All numbers are estimated on 2013 costs

