

SAMPSON COMMUNITY COLLEGE

a member institution of the North Carolina Community College System

Established 1967

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May 1, 2008

Dear Friends of SCC:

In the Fall of 2007, as part of a NCCCS initiative to document and publicize the need for capital funds for community colleges, Sampson Community College completed a six-year long-range plan identifying anticipated enrollment patterns and the need for program expansion to meet service area employment demands. In response to this long-range plan, the College has developed plans for facility expansion to support this growth and program development which are described in the following master facility plan.

The plan is divided into a six-year and long-term time horizons. The six-year plan includes three major buildings for inclusion in the NCCCS capital budget beginning with the 2008-2009 state budget. A build-out plan provides an understanding of the existing campus capacity and suggests footprints and design concepts to guide long-range campus development.

The three projects included in the six-year plan would expand the physical campus by over 100,000 sf. The first priority, a Nursing and Allied Health Building, would expand cosmetology facilities, remodel the Technology Building to accommodate the growing demands of the Sampson Early College, and construct a 36,000 sf additional building dedicated to meeting the current needs of nursing students and to allow for expansion into additional allied health programs. The second project would construct an additional academic building to accommodate college transfer enrollment as well as enrollment increases. The third project provides for the construction of a basic skills and compensatory education building to meet the unique challenges of these students. In addition, the plan identifies a range of significant renovation and repair expenditures which should be anticipated and budgeted during this period. These include roof replacements, mechanical system upgrades, the repair of masonry and window walls, and parking and roadway resurfacing.

While the master plan identifies new buildings based upon recent program planning, the College's lead design partner, Lappas & Havener, PA, continues previous master planning concepts developed for and adopted by the Board of Trustees in 1999.

We believe this plan presents exciting new plans for Sampson Community College.

Sincerely,

William C. Aiken
President



Lappas + Havener, PA wishes to acknowledge, with gratitude and appreciation, the assistance and information received from the following:

Dr. William C. Aiken, President

Dr. Bill Starling, Dean, Education Programs

Sampson Community College Board of Trustees:

- Larry M. Barnes, Chairman
- Willie D. Jacobs, Vice Chairman
- Douglas M. Daughtry
- Betty Jo Faircloth
- Juanita German
- R. Pat Jones
- Norma R. Naylor
- Carole G. Robinson
- Robert O. Sanderson
- Fay Gaddy
- Randy Jacobs
- Jefferson Strickland
- Cherese Small, SGA

Sampson Community College Master Plan

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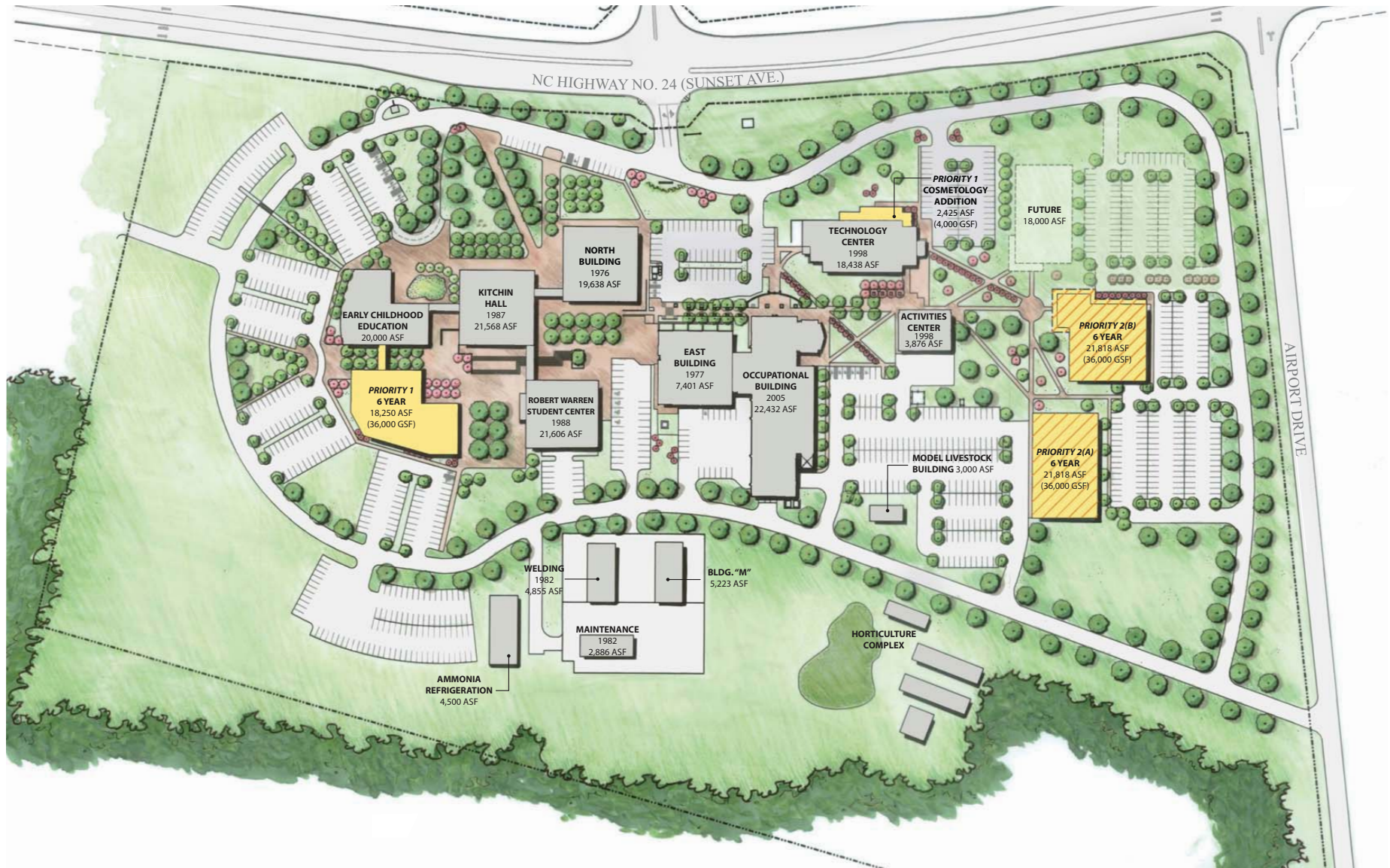
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6 Year Master Plan



LEGEND

- EXISTING BUILDING
(INCLUDES EARLY CHILDHOOD EDUCATION)
- 6 YEAR PRIORITY
- 6 YEAR SECONDARY PRIORITY

Sampson Community College Master Plan

Executive Summary

The purpose of the Master Facilities Plan is to articulate a vision for the physical development and future growth of Sampson Community College including recommended new buildings, renovations, additions to existing buildings and new open space improvements. The study explores a six year and full build out plan to provide the College with the identification of six year capital improvement projects as well as development guidelines for future campus growth.

The Master Facilities Plan is the compilation of a four month study conducted by an interdisciplinary design team with contributions from the Sampson Community College Building Committee and Board of Trustees. The first phase of the planning process included an evaluation of existing conditions and organizational patterns found on campus. The second phase of the process focused on exploring master plan design alternatives for new building and site configurations.

Principal Components of the Plan

Principal components of the Plan will significantly expand the physical campus while also enhancing the character and function of the campus, better serving the College's students, faculty and staff as they are incorporated. They include:

Facilities

- Nursing and Allied Health Building (36,000sf)
- General Academic Building (36,000sf)
- General Academic Building (36,000sf)

Parking and Circulation Improvements

- Parking expansion on the east side of campus to address regional parking deficits
- Improved internal campus signage located across from the College's main entry
- Improved vehicular circulation into north faculty/staff parking lot
- Expanded visitor parking area with improved arrival walkway to east side of the North Building





Sampson Community College Master Plan

I. Introduction

Purpose of the plan

Sampson Community College (SCC) is preparing to better serve its current academic community and positioning the College to respond to the future academic needs of the Clinton County region. In fall of 2007, the College engaged in a long-range planning process to assist in the development of institutional program and capital improvement plans. The SCC Long Range Plan 2007-2012 (LRP) serves as a resource for guiding this Master Facilities Plan (Plan) by providing key program and enrollment growth projection information. Utilizing the Long Range Plan completed in December 2007, as well as additional program and space information provided by the College, the Plan aims to depict physical development patterns from six year and full build-out perspectives. The overall purpose of the Plan is to articulate a broad vision for the campus and framework for future development of Sampson Community College as directed by Long Range Plan implications, insights provided by Sampson Community College administrative leaders and planning process findings.

Master Planning Team

Lappas + Havener, PA

Design Team Lead
Durham, NC

Hobbs Architects, PA

Building Condition Evaluation
Pittsboro, NC

RMF Engineering

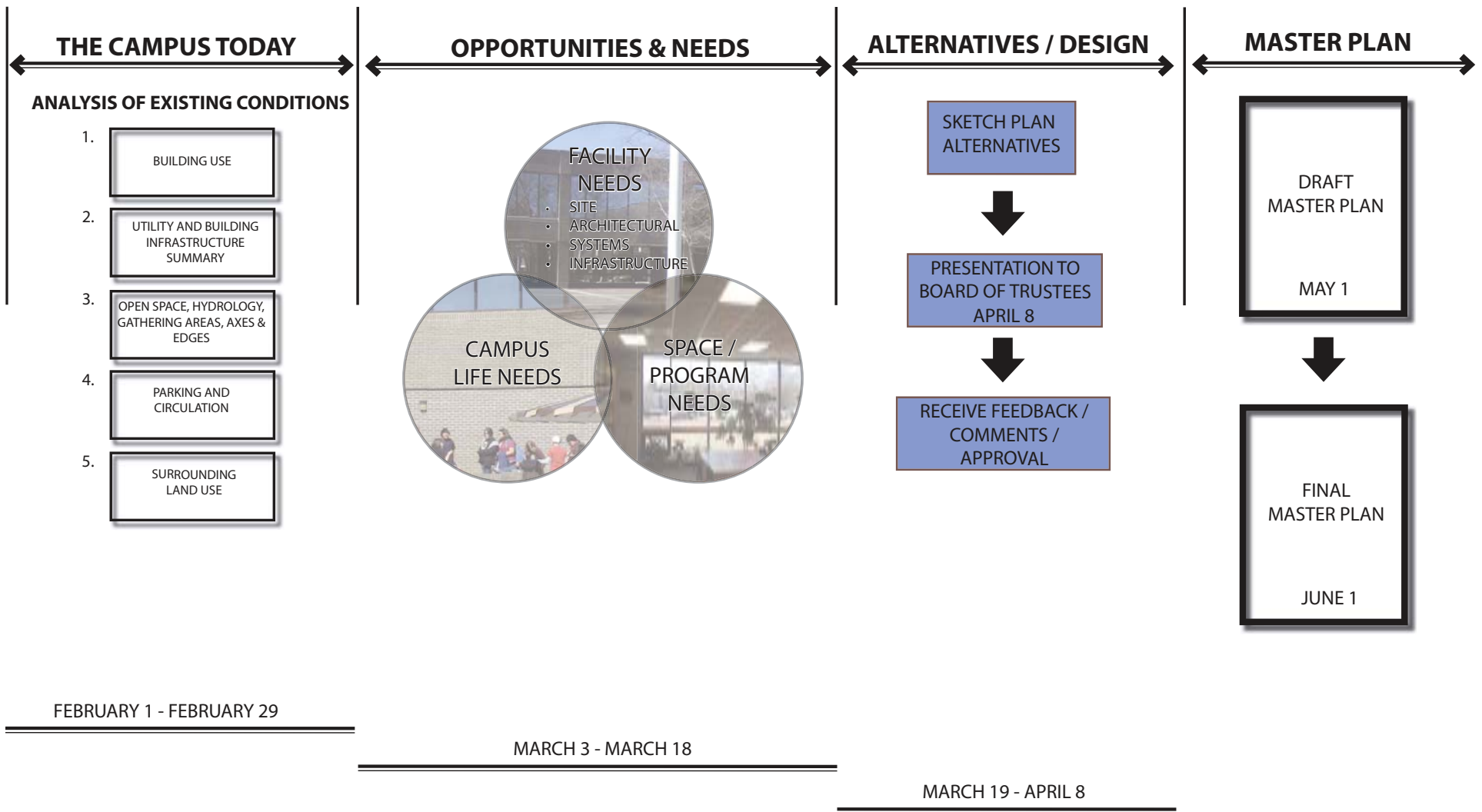
Campus Thermal Utility Evaluation
Raleigh, NC

Mulkey Engineering

Water/Sewer/Storm Utility Evaluation
Raleigh, NC

DRMP

Traffic Analysis
Charlotte, NC



Master Plan Process

Sampson Community College Master Plan

I. Introduction

Planning process

The master planning process consisted of three phases. First, a multi-disciplinary team led by Lappas + Havener, PA (LHPA) conducted an assessment of the physical campus.

In the analysis phase, the planning team first conducted studies to evaluate the following:

- Architectural conditions and uses
- Mechanical system conditions
- Utility and infrastructure conditions and growth capacity
- Pedestrian circulation and access
- Vehicular circulation and parking use and distribution
- The aesthetic and functional character of the campus

Detailed findings from specific studies from the team of consulting specialists can be found in the Master Facilities Plan Technical Appendix. Next, supplementary data was studied including the LRP, existing space information, potential program expansion and enrollment projections. Finally, findings from the site and data analyses were combined to generate a feasible six year plan. During the course of the planning study, the team held two key meetings with the SCC Board of Trustees to keep them informed of the direction of the Master Facilities Plan. Both meetings provided the opportunity for Board of

Trustee members to comment on the progress and directions of the planning process, findings and proposals.

Organization of the Plan

The Master Facilities Plan followed a logical step-by-step planning sequence. Each phase of the study is built upon the information received and the conclusions made in the preceding phases. The underpinnings of this Master Facilities Plan, its working assumptions, findings of the campus analysis, conceptual foundations and specific Plan recommendations are fully presented in this document.

The Master Facilities Plan document is organized in a manner to lead the reader through the study in the same sequence in which it was conducted. The Plan is divided into two main sections:

The Campus Today explores the conditions of Sampson Community College in its current state. The analysis evaluates the campus in terms of its visual character, organization, how it functions and how these attributes collectively contribute to its current physical form. The conclusions drawn from the analysis of existing conditions establish the basis from which campus planning objectives and recommendations for future development were formulated.

The Vision for the Campus articulates an organized response to current facility needs, projected enrollment growth, and the expansion of new and existing academic programs. The campus vision, represented in a six year plan and a full build out plan, illustrates logical development patterns that will meet future needs and improve the current organizational and aesthetic quality of the campus.

The site analysis is augmented by studies which assess current full time equivalency (FTE) totals, historical enrollment trends, and enrollment projections. These studies are summarized in Section III: Projections.

Long Range Plan Executive Summary

The Sampson Community College Long Range Plan (2007-2012) completed in December 2007, played a critical role in forming the direction of this Master Facilities Plan. Below is the excerpted Long Range Plan Executive Summary:

In the Fall of 2007, as part of a NCCCS initiative to support institutions in the development of institutional program and capital improvement plans, Sampson Community College completed a six-year long range program plan. The plan projects enrollment, anticipates demand for existing programs, and identifies new programs that may be needed by area business and industry. The plan identifies facility needs to adequately accommodate the demands of existing programs, any enrollment growth, as well as provide the educational spaces needed to support new programs. This plan is intended to serve as a resource for the development of a master facility plan during the spring of 2008. Collectively, the master facility plans provided by the 58 NCCCS institutions will provide the support for the System's 2008-2009 biennium budget requests for capital funding.

The institution's planning process followed the general guidelines provided by the System Office planning staff. The plan summarizes demographics and labor market information for Sampson County along with faculty and staff surveys and advisory group feedback.

- *The plan includes service area data projections for Sampson County provided by EMSI, a planning consulting firm, under contract with the NCCCS.*
- *College planning staff utilized three enrollment projection methods to project enrollment for curriculum, basic skills, and occupational extension programs.*

- *College staff and faculty completed an on-line survey identifying their perception of the potential for individual program growth and the current adequacy of facilities to meet this growth. The survey requested information concerning programs that should be considered for further study and the adequacy of facilities to accommodate these program needs.*
- *All College program advisory committees were convened for a joint dinner/work session and provided a review of EMSI data and the results of the internal survey of staff and faculty. These stakeholders provided feedback concerning their perception of the data, the College's analysis of the data, and suggestions for program development.*
- *The President's Council of the College formulated key implications from all information sources. The final implications are an attempt to arrive at general conclusions which are best fitted to the objective data and subjective opinions.*

The service area data projections indicated that the most significant changes in the population are those concerning race and ethnicity. The projected growth in the Hispanic population (25% white Hispanic, 10% non-white Hispanic) doubles the expected Hispanic national growth rate. Concurrently, the projected growth rate in the county's historically dominant racial subgroups of White (Non-Hispanic) and African American of 6% and 5% respectively, suggest a reformulation of county demographics within the next decade. By 2011, White (Non-Hispanics) will comprise less than 53% of the population and African Americans less than 28%.

The regional population is expected to grow 9%. Much of this growth will be among people ages 55 and older. The county is expected to have an above average presence in the population of adults ages 70 to 74 and 75 to 79. Above average growth is also predicted in children under age 5 and age groups 5 to 9 and 10 to 14. The number of high school graduates is actually predicted to decline during the period.

Sampson Community College Master Plan

Three methods were used to project enrollment for curriculum, basic skills, and occupational extension. Though expected variances were observed, general trends were consistent in all methods. Modest growth is expected in curriculum enrollment lagging behind growth for the System. Basic skills enrollment is expected to show modest annual increases. Continuing recent trends, an occupational extension enrollment growth of 18% is expected.

Faculty and staff survey feedback provided more optimistic predictions for enrollment growth. Most responses indicated that programs would grow by 10 to 30 students. Existing programs with the highest growth potential were identified as nursing, college transfer, and basic skills. Others identified with the potential for strong growth included early childhood, basic skills, and occupational extension. Space needs were identified for a number of programs with early childhood, college transfer, and nursing most frequently cited. In response to questions concerning the need for program expansion, the most frequent response indicated the need to add programs in allied health.

To solicit input from a cross section of community stakeholders, the College held a joint meeting of all program advisory committees for a dinner and work session. Attendees included representatives of healthcare, local industry, agriculture, small businesses, public schools, contractors and trades people, non-profit organizations, state and local government, and members of the College's Board of Trustees. The committees validated faculty and staff opinions presented with some acknowledgement that faculty and staff predictions concerning the potential for enrollment growth in programs were probably overstated. In suggesting programs to fill perceived gaps in labor demand and existing programs, the committees responded similarly to the faculty and staff survey with allied health programs the most often recommended program additions.

The key implications of the plan are:

- The College's potential for general enrollment growth during this period is modest with the most promising area for growth in courses and programs offered through occupational extension.
- Of the existing programs of study, five were identified with the greatest potential for growth: basic skills, college transfer, early childhood, occupational extension, and nursing.
- Additional facility space is needed to accommodate the current needs of these programs as well as any additional enrollment in these programs.
- For occupational extension, further enrollment growth is probably not available without additional facilities.
- While enrollment growth is not predicted for other programs, a number of programs had need for facility renovation and expansion to meet their space needs brought about by changes in technology and the general aging of the campus.
- There is a perceived need for the College to develop additional curriculum programs of study in health care and allied health.

This plan was developed in response to a System-wide request for institutions to develop six-year program plans and master facility plans as part of the NCCCS to support capital requests to the North Carolina General Assembly. The plan provides an overview of Sampson Community College's predicted enrollment trends by major program, the anticipated demand for existing programs of study, and identifies those programs that can reasonably be predicted to experience significant growth, and suggests programs for possible curriculum programming. The plan provides an initial review of the adequacy of the current campus to meet enrollment and instructional demands during this period. This information will be used to support the development of a master facility plan in the spring, 2008.



A. LOOKING WEST DOWN SUNSET AVENUE



B. LOOKING EAST TOWARD SUNSET AIRPORT DRIVE



C. LOOKING WEST ALONG FORESTED EDGE SOUTH SIDE OF CAMPUS



Adjacent Land Uses



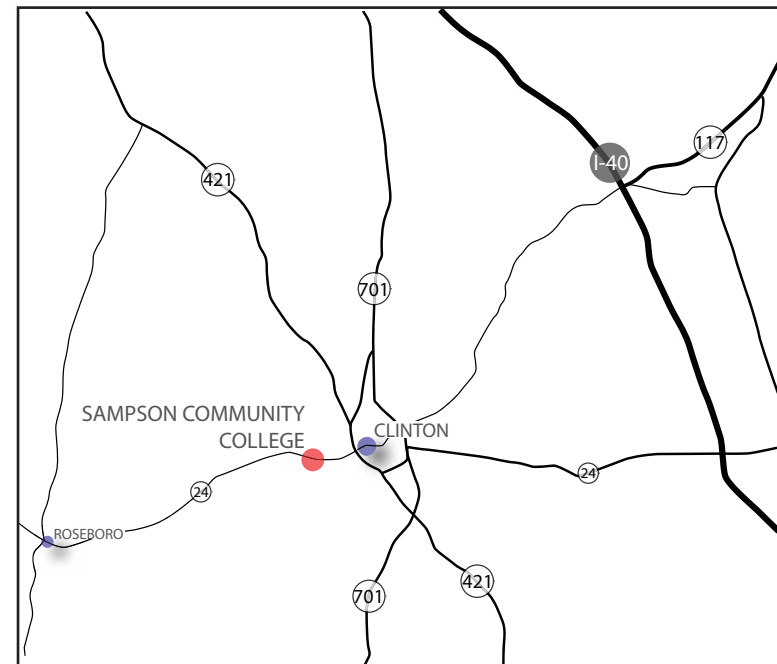
Sampson Community College Master Plan

II. The Campus Today

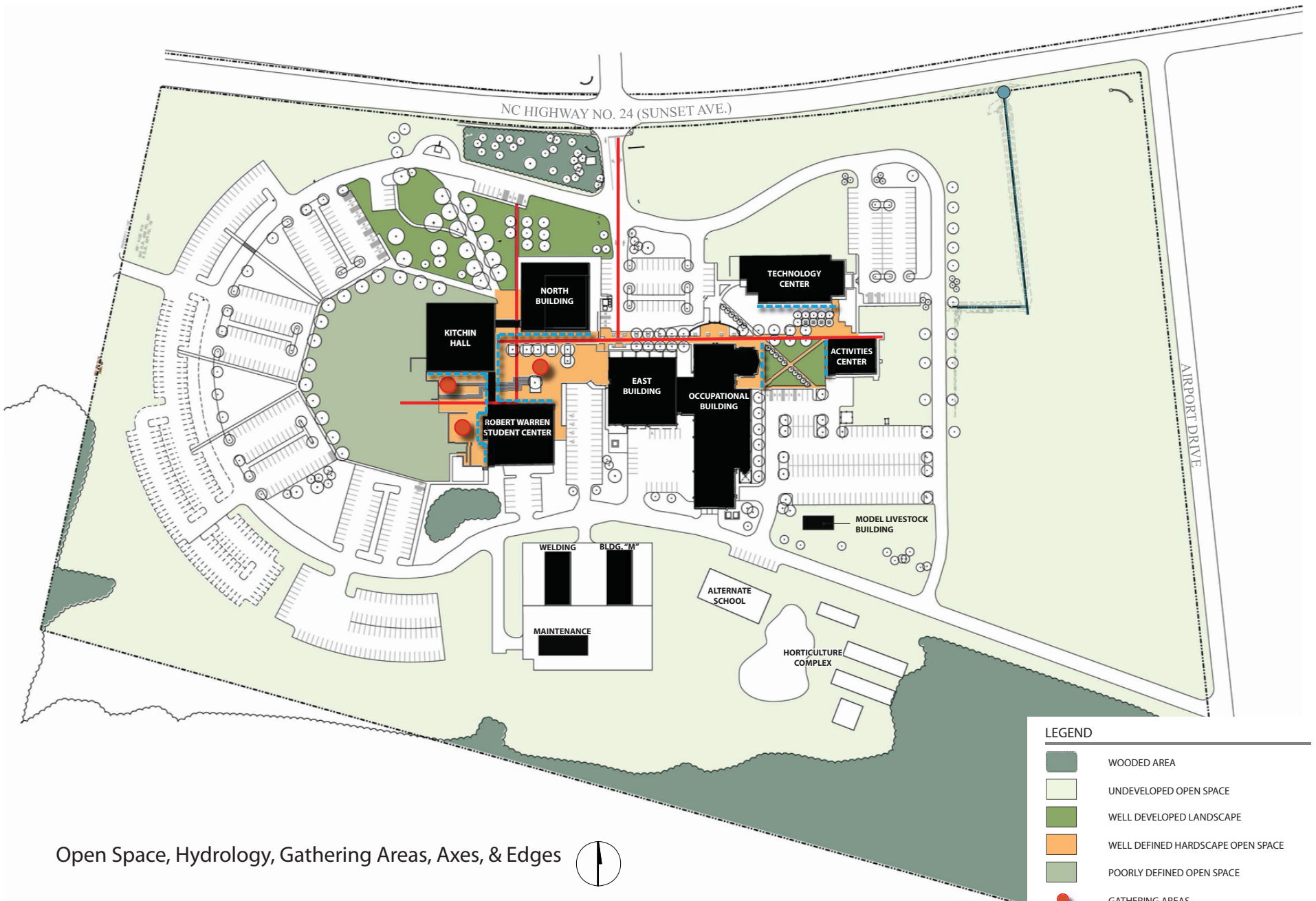
Overview

Sampson Community College is situated on a 55-acre site in Clinton, North Carolina. The campus hosts twelve primary buildings housing a diversity of educational programs including agriculture and industrial technologies, arts and sciences, business, health and public service programs.

Bound by Highway 24 (Sunset Avenue) to the north and Airport Road to the east, Sampson Community College is surrounded by diverse land uses. A residential development sits to the north behind a well developed buffer, and the western edge of campus abuts an adjacent church site. Airport Road separates the east edge of campus from commercial development, and the south side of campus is a forested edge adjacent to an undeveloped parcel.



Vicinity Map
NTS



Open Space, Hydrology, Gathering Areas, Axes, & Edges



Sampson Community College Master Plan

II. The Campus Today

Analysis of Existing Campus

The existing campus was studied from the following perspectives to determine the physical organization, aesthetic character and overall function of the campus:

- Open Space, Hydrology, Gathering Areas, Axes and Edges
- Parking and Circulation
- Building Use
- Architectural Conditions (See Technical Appendix)
- Mechanical Conditions (See Technical Appendix)
- Utility/Infrastructure Conditions (See Technical Appendix)

The following pages present a series of maps diagramming the existing conditions as stated above. Cumulatively, they provide a basis of understanding and useful insights into a number of physical campus needs, areas for improvement and positive characteristics upon which to reinforce and build.

Open Space, Hydrology, Gathering Areas, Axes and Edges

The campus is thoughtfully organized by a central concentration of buildings surrounded by a associated parking areas and a vehicular loop road. The buildings are oriented so that their edges create a series of plazas and courtyards.

This type of configuration encourages an animated pedestrian experience on campus along a primary axial corridor. By keeping parking areas to the perimeter of the site, the heart of campus is prioritized for pedestrian movements and gatherings.

A variety of open space conditions are found on site. For the purposes of this planning effort, open space is classified into the following categories:

- Wooded areas
- Undeveloped open space
- Well developed landscape
- Well defined hardscape open space
- Poorly defined open space

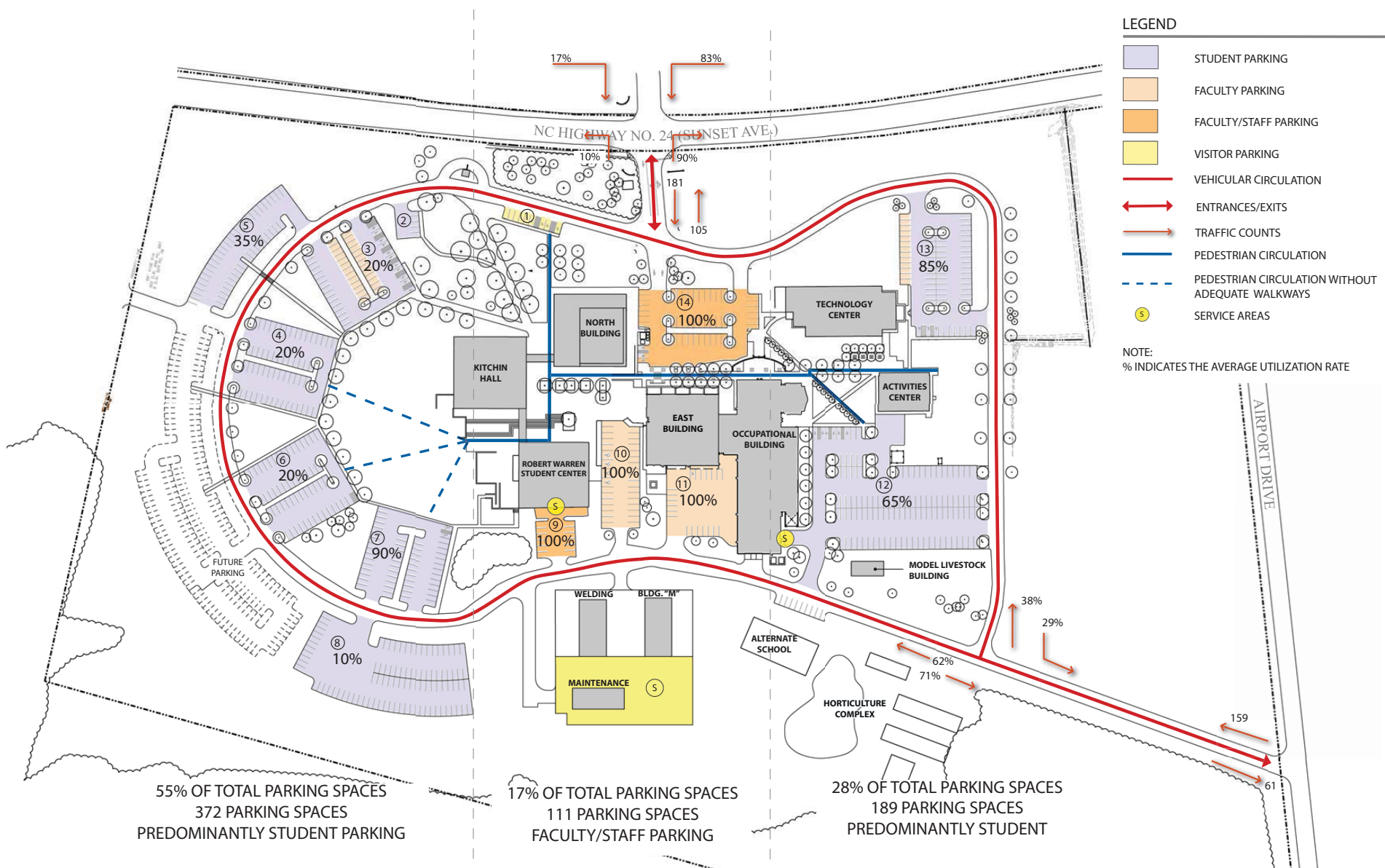
For determining potential development sites on campus, areas classified as undeveloped open space or poorly developed open space were prioritized for future buildings. Areas classified as well defined hardscape open space and well developed landscape were the areas least prioritized for immediate future development. Considering hydrological and soil conditions on site, the area best suited for immediate development is the west lawn panel adjacent to Kitchin Hall. The east lawn panel is secondarily suited for development; however future construction efforts there will have to address existing hydrological conditions. The southern edge of campus would most likely require an

environmental assessment to determine the extent of hydrological systems in this area prior to any development.

Findings from the Open Space, Hydrology, Gathering Areas, Axes and Edges analysis are summarized as follows:

- Future development patterns should follow and enhance the current architectural configurations found on campus to extend the pedestrian core and to improve porous edges and weak terminus points
- The most feasible area for future development is the west open lawn panel
- The second area acceptable for future development is the undeveloped open space adjacent to Airport Drive





Parking and Circulation 

Sampson Community College Master Plan

II. The Campus Today

Parking and Circulation

Current vehicular circulation is organized using a loop road system with a main entry access point from NC Highway 24 and a secondary access point from Airport Drive. The loop road provides a clear circulation route around the perimeter of the site.

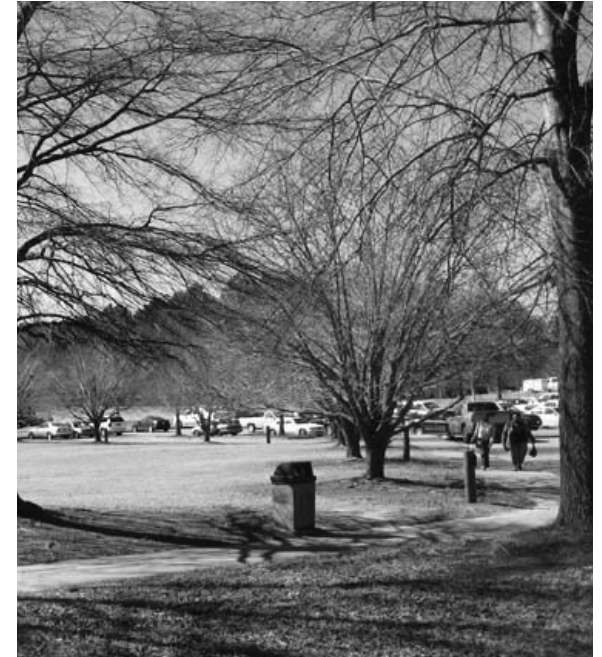
Parking is organized in a manner that locates student parking to the west and the east edges of campus while prioritizing the center of campus for faculty and staff parking areas. A small visitor parking area is located to the west of the main entry drive. The traffic analysis revealed that overall there is adequate parking on campus but that there is a regional deficit on the east side. The west side hosts the largest portion of total parking spaces on campus at 55%; however, many of these parking lots are currently underutilized.

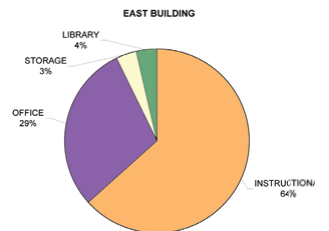
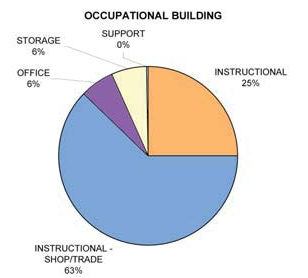
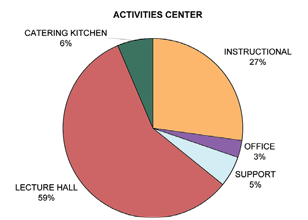
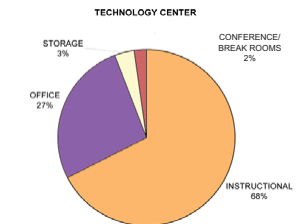
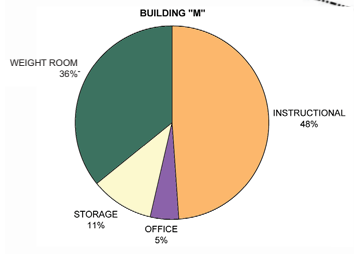
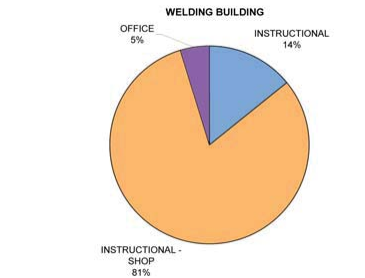
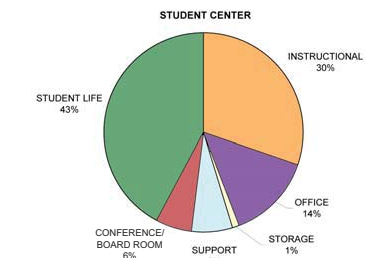
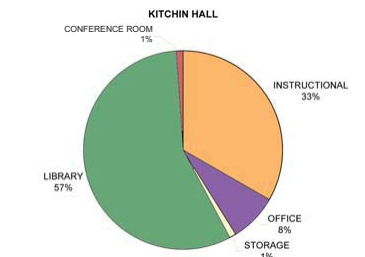
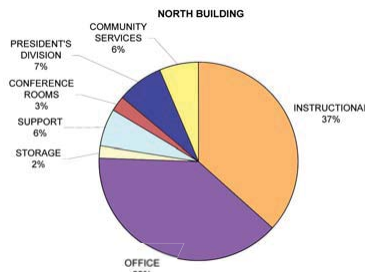
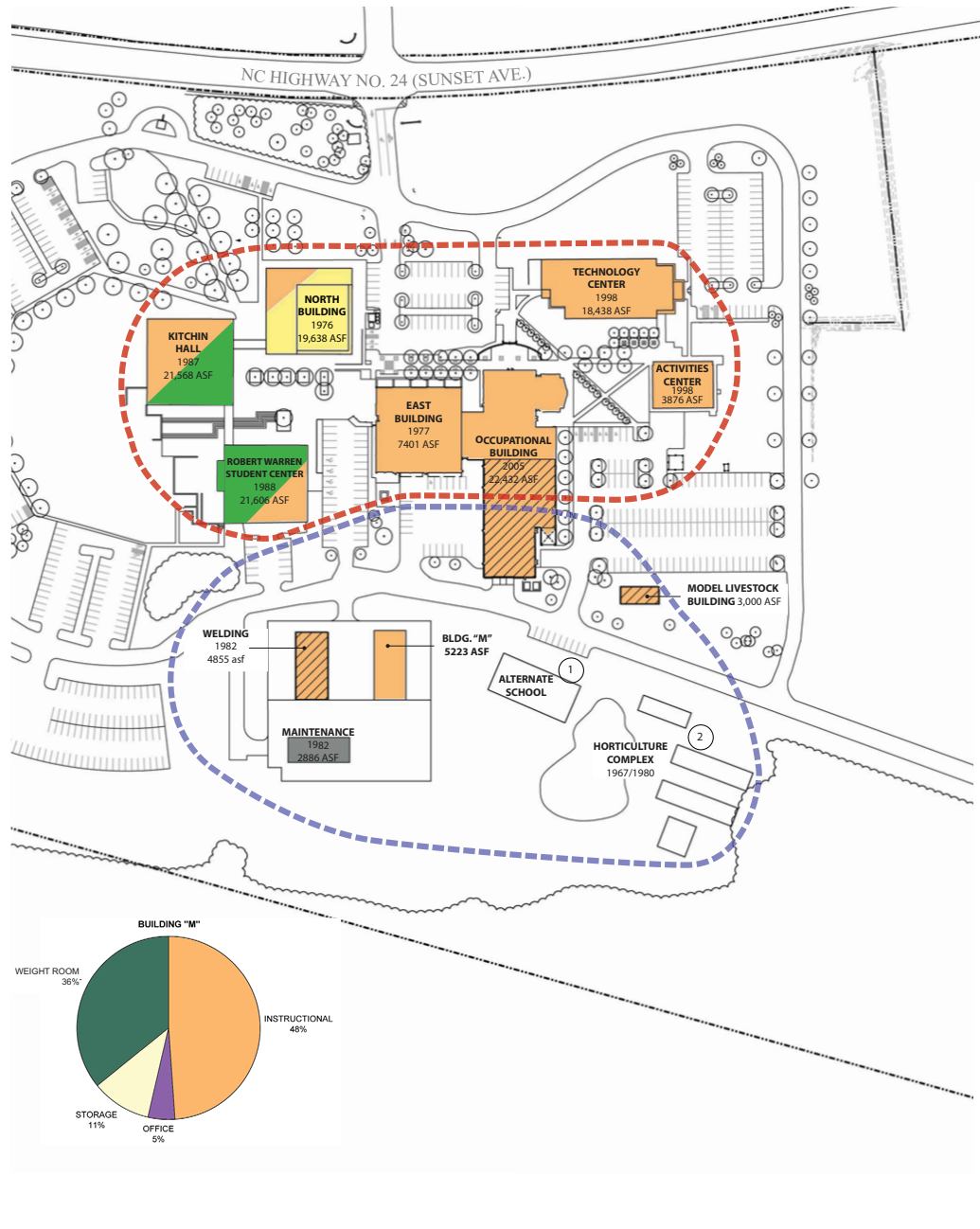
Pedestrian circulation patterns appear concentrated within the center of campus. However, the perimeter parking areas require that people move from these areas to campus locations. While most pedestrian corridors are defined by walkways leading from the parking areas to campus, many pedestrians traverse the open field on the west side to access campus destinations to the east.

Findings from the Parking and Circulation Study are summarized as follows:

- The greatest proportion of parking spaces located on the west side of campus is currently underutilized
- The east side of campus contains approximately 28% of all parking spaces; these are utilized at a rate of 65% to 85%. The east side of campus currently has a parking deficit, especially during special events held at the Activities Center
- Some pedestrian connections from west parking areas to the center of campus need to be improved
- The traffic flow into and out of the east side of Lot #14 is not clear to users and leads to confusion in both connecting intersections

Stacking to exit campus onto Highway No 24 often exceeds the stacking lane (but is a short term peak problem only).





Building Use



II. The Campus Today



Building Use






The building use analysis studied the breakdown of assignable square footage (ASF) per use classification per building. ASF is the actual space that is assigned to and used by a program or department. The primary classifications applied to the building spaces were as follows:

- Instructional: Academic
- Instructional: Shop/Trade
- Office: Administrative
- Student Life/Library



Findings from the Building Use analysis are summarized as follows:

- The existing pattern of academic and shop/trade zones should be reinforced throughout future development efforts;
- Academic and shop/trade buildings should be equally prioritized on campus in terms of physical and visual locations.

LEGEND - BUILDING SPACE

-  INSTRUCTIONAL: ACADEMIC
-  INSTRUCTIONAL: SHOP/TRADE
-  OFFICE: ADMINISTRATIVE
-  STUDENT LIFE / LIBRARY
-  NOT INCLUDED IN STUDY AREA

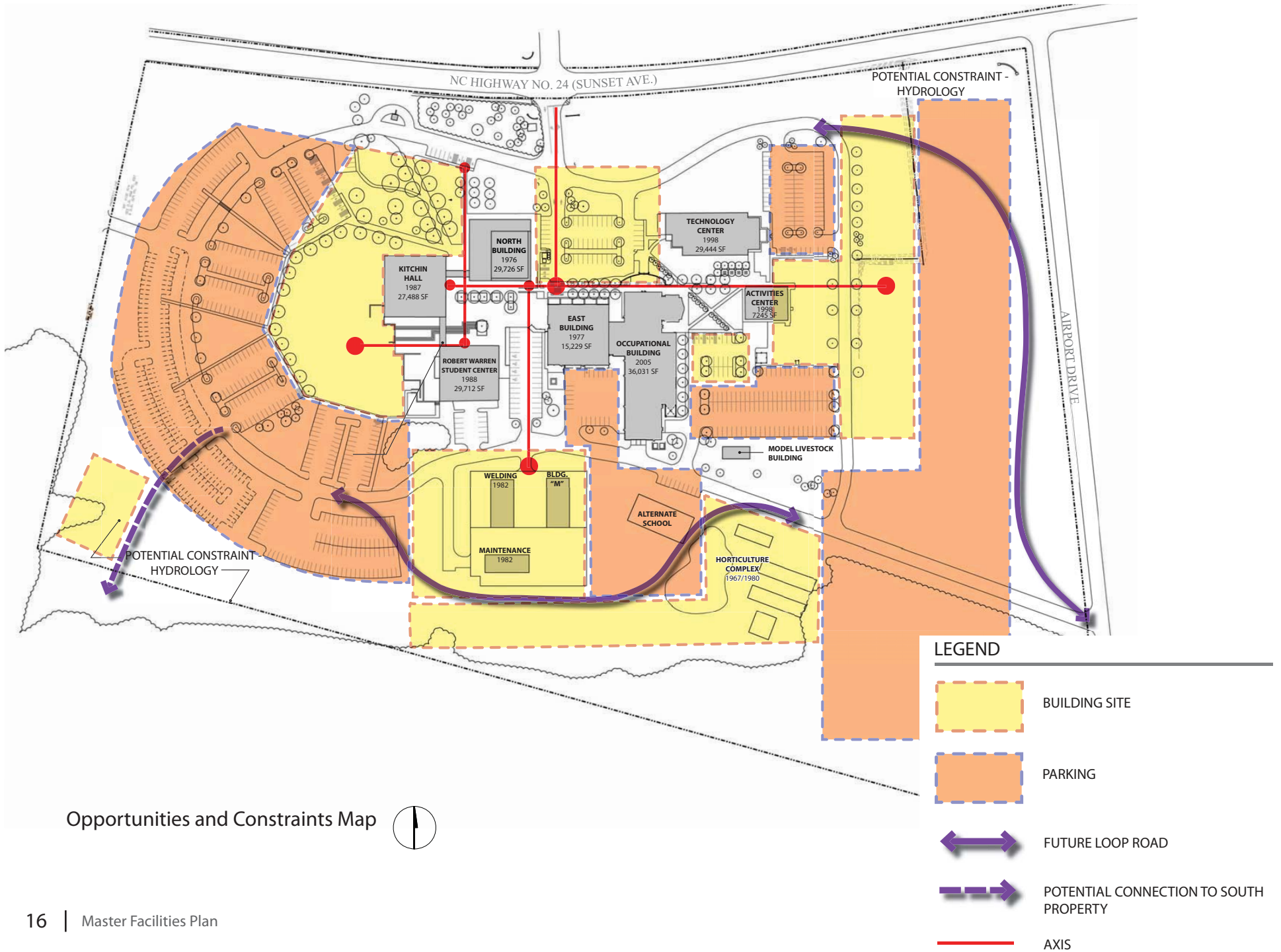
LEGEND - ZONES

-  ACADEMIC - CLASSROOM
-  INSTRUCTIONAL - TRADE

NOTE:

- ① ALTERNATE IS HOUSED IN MODULAR BUILDING OWNED BY THE COUNTY. (NOT IN STUDY)
- ② HORTICULTURE COMPLEX IS A COLLECTION OF METAL BUILDINGS AND GREENHOUSES (Not in study)

Additionally, the predominant use per building was mapped, revealing two distinct zones on campus. The core of campus is primarily an instructional academic zone while the southern portion of the site is largely the instructional shop/trade zone. The shop/trade zone is effectively incorporated into the campus with the Occupational Building located along the primary axial corridor while other shop/trade buildings are located in areas allowing the appropriate space for their assigned uses while still being in close physical and visual proximity to the rest of campus. The Board's intention is that future development continues to follow this pattern in a manner that equally prioritizes both types of academic zones while appropriately positioning future buildings by their designated use.



Opportunities and Constraints Map



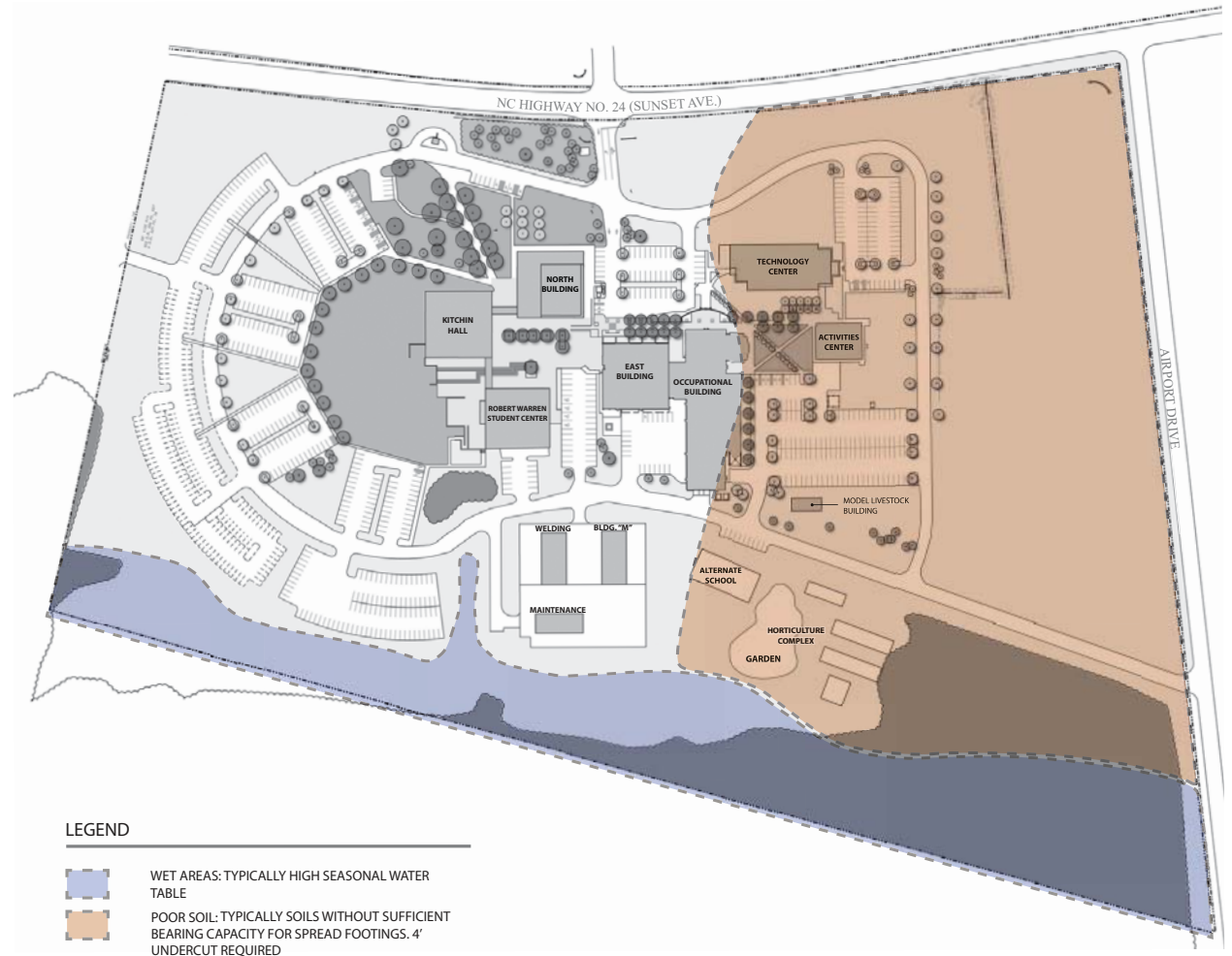
Sampson Community College Master Plan

II. The Campus Today

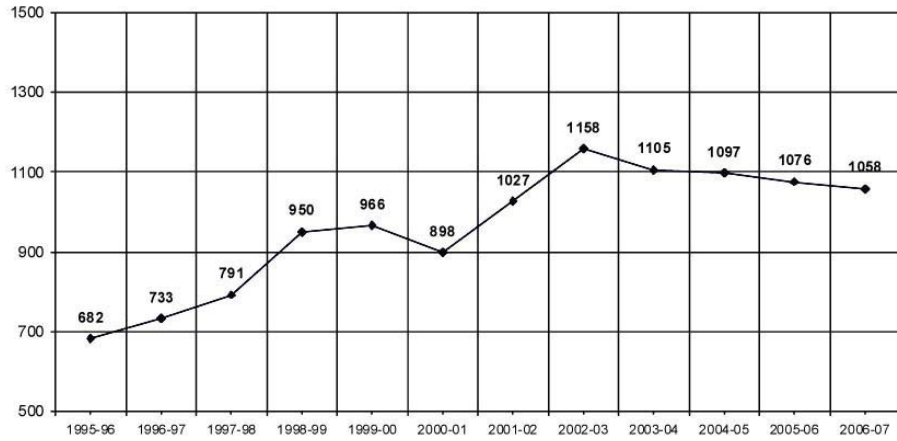
Opportunities and Constraints

The opportunities and constraints diagram summarizes the findings from the analysis while establishing future development zones and loop road configurations for a full buildout campus scenario. The study designates areas for future building sites with associated parking and serves to guide planning efforts to ensure that the campus will continue to evolve over time into a legible and efficient built environment.

As discussed in the Open Space analysis, hydro-logical issues found on site provide their own set of development limitations and challenges. While development is not impossible, areas designated as wet areas may require additional environmental studies prior to any development and areas designated as poor soils will require the removal of low bearing capacity soils and replacing with higher bearing capacity soils.



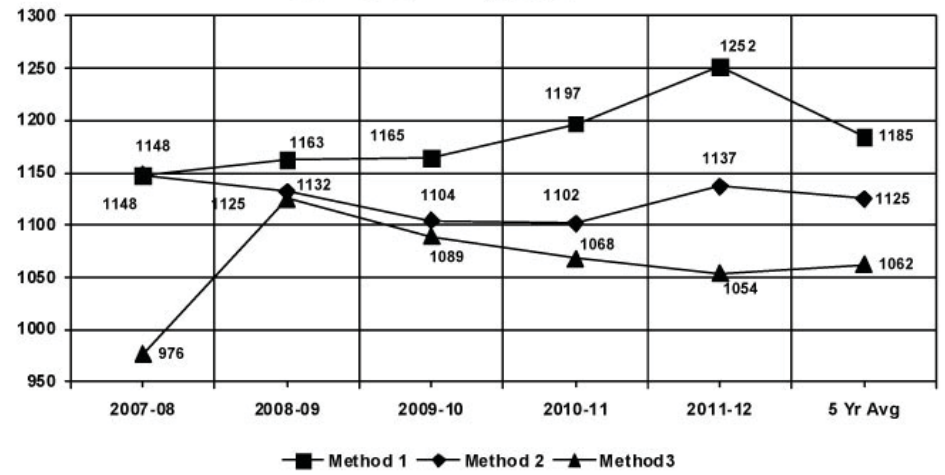
**Curriculum Total Average Annual FTE
1995-96 through 2006-07**



Source: NCCCS Annual Statistical Reports
Research Office

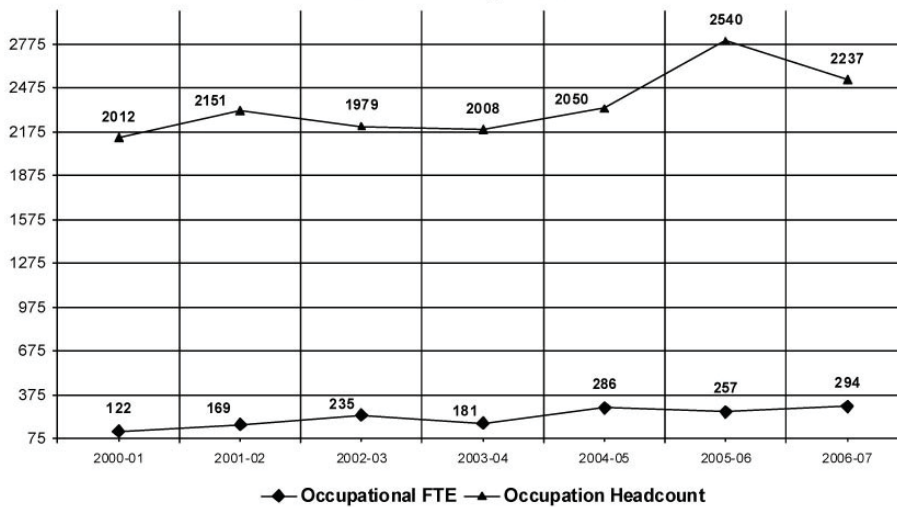
Planning and
February 2008

Curriculum Projected FTE



Source: SCC LRP 2007-2012

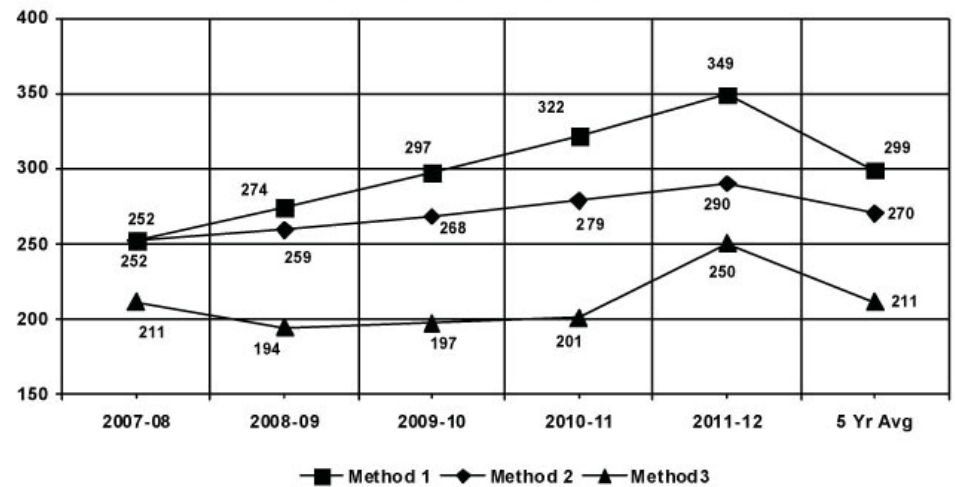
**Extension Program
Occupational Unduplicated Headcount and FTE
2000-01 through 2006-07**



Source: NCCCS Annual Statistical Reports

Planning and Research Office

Occupational Extension Projected FTE



Source: SCC LRP 2007-2012

Sampson Community College Master Plan

III. Projections

Introduction

The following section illustrates the projections used to inform the Master Facilities Plan. The Plan is the response to current facility needs, projected enrollment growth, and the expansion of new and existing academic programs. The six year plan illustrates how future development patterns should occur to enhance and improve the current organizational and aesthetic quality of the campus. The Plan responds to findings from the analysis phase and direction from the Board of Trustees.

The planning process relied on space planning information provided by the College, including findings from the LRP, to assist in determining future campus facility needs. Historical enrollment trends, enrollment projections per primary academic category, and current facility needs/shortages were studied to develop a growth metric to identify campus facility needs. Additionally, a parking use study was conducted to ensure the expansion of sufficient parking facilities along with the development of new buildings.

Primary Academic Category Projections

Curriculum

The historical enrollment trends for Curriculum programs illustrate a fairly steady climb since 1995-1996 with a peak in 2002-2003. A slight

decline occurs in enrollment from 2002-2003 and continues through 2006-2007. This trend is aligned with LRP findings which states that, "Unless curriculum programs are developed that have high student interest and regional employment demand, the College is not expected to experience enrollment growth in curriculum programs." (p.19) According to LRP findings, enrollment projections for Curriculum programs are "optimistically projected at less than 10% growth in FTE during the five-year period." (p.9)

Occupational Extension

Occupational Extension enrollment trend shows a climb in enrollment since 2000-2001 with steady enrollment patterns since 2004-2005 through 2006-2007. The Long Range Plan findings project that "occupational extension is expected to exhibit growth through 2011-2012." (p.20) Per LRP findings, this academic category exhibits the highest potential enrollment growth at 18% FTE during the five-year period. (p.9)

Basic Skills

Basic Skills programs demonstrate a rather steady enrollment with a recent jump of 44 students between 2005-2006 and 2006-2007. Long Range Plan findings state that "the demand for basic skills instruction, including GED instruction completion, is expected to grow consistent with that across the state." (p.20)

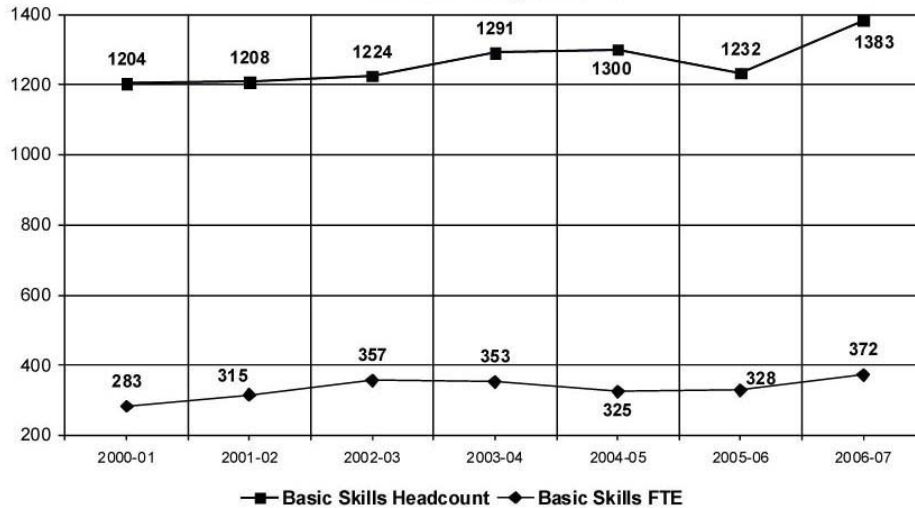
However, Long Range Plan enrollment projections only indicate modest growth from 1% to 3.8%. (p.10)

The Early College High School program, housed in the Technology Building, is expected to grow from its current enrollment of 150 to 200 students by the fall of 2008 and upward to 250. With the success of Governor Easley's "Learn and Earn" program, which enables students who successfully complete a five year Early College program to finish their four year degree at a state university debt-free, it can be assumed that this program will continue to have a strong presence on the Sampson Community College campus. The anticipated growth and longevity of this program on campus impacts space and facility needs and was thus included in the study.

Current Space/Facility Deficiencies

Adequate instructional spaces are a major component of an effective and efficient learning environment and will help determine the extent to which programs and the College at large can expand and respond to future academic needs. A variety of instructional space types are perceived as currently lacking or in need of renovations or expansion. The LRP summarizes space needs suggested by final implications as follows:

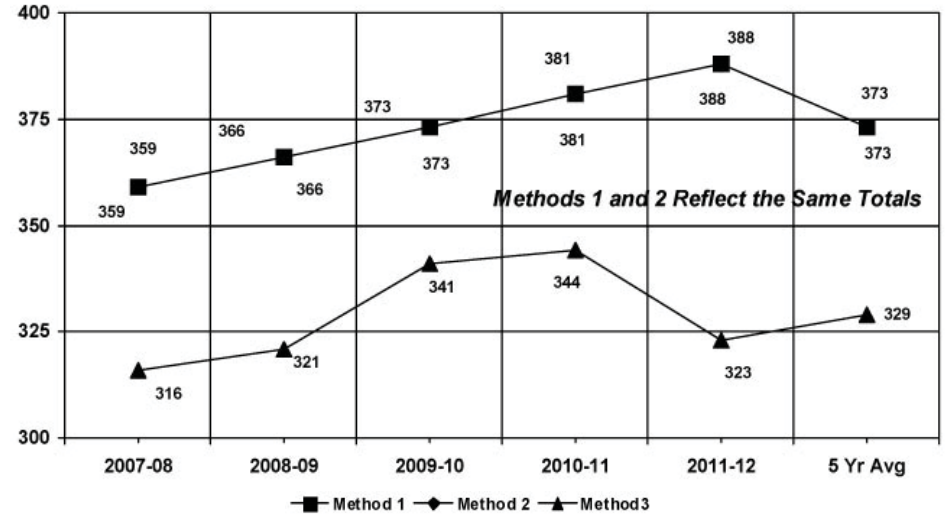
**Extension Program
Basic Skills Unduplicated Headcount and FTE
2000-01 through 2006-07**



Source: NCCCS Annual Statistical Reports

Planning and Research Office

Basic Skills Projected FTE



Source: SCC LRP 2007-2012

Existing Conditions			6 year	
FTE			FTE	2012
Curriculum	1,058 FTE		Curriculum	1154
Occupational Extension	294 FTE		Occupational Extension	347
Basic Skills	372 FTE		Basic Skills	386
Early College	113		Early College	124
total 1,837			total	2012
Faculty/Staff				
Faculty: Full time	59 FTF		Faculty: Full time	65
Faculty: Part time	82 PTF		Faculty: Part time	90
Staff: Full time	73 SFT		Staff: Full time	80
Staff: Part time	12 SPT		Staff: Part time	13
total 226			total	247

Figure 1

Sampson Community College Master Plan

III. Projections

Programs lacking space to accommodate their current enrollment:

- College Transfer
- Early Childhood
- Nursing

Laboratory space needs

- Cosmetology

Facility expansion needed

- Basic Skills
- Occupational Extension

Renovation needs

- Classrooms that support business and public service programs
- Welding

Overall space needs

- Allied Health (new programs)

Narrative information provided by Sampson Community College identified the following additional space deficiencies:

- Welding: additional space needed
- Open computer labs: additional space needed
- Gymnasium: space needed
- Student Services staff and support spaces: additional space needed
- General maintenance and support spaces: additional 4,000 SF needed
- Manufacturing and Industrial Technology: new program space needed

Determination of Need: Facilities

A common metric to generally assess the amount of space needed in academic facilities involves multiplying the full-time equivalent (FTE) student enrollment against the average square footage available per student. FTE is the unit of measure which is equal to a full course load in a particular program. Today's total enrollment at Sampson Community College is 7540 with an FTE enrollment figure of 1,837. Using enrollment projections as provided in the Long Range Plan, the College will have an FTE of 2012 at the end of the six year period which is approximately a 10% growth rate. It is assumed that faculty and staff will grow proportionally with FTE growth and was thus projected at 10%. (See Figure 1) This projection does not include unrealized new programs.

The process for determining the required square footage per student involved totaling all campus ASF and dividing by the number of students. The ASF per student at SCC is currently 90 asf/student. It should be noted that the Early Childhood Education building as well as the Ammonia Refrigeration building were included under existing buildings. Regarding programs with space deficits, Nursing, College Transfer and Cosmetology were assumed to have a 10% space deficit while Occupational Extension was assumed to have a 4500sf deficit. The maintenance and storage space deficit number provid-

ed by SCC was also included in the calculation. The total of all these figures determined a total existing adjusted campus ASF of 165,578sf. (See Figure 2)

Using these calculations, the six year projection identifies an ASF deficit of 15,502. A standard grossing factor of 1.65 was applied to the ASF deficit to identify a GSF (gross square foot) deficit of 25,578gsf. (See Figure 3)

Determination of Need: Parking

With the expansion of facilities comes an increased need for parking. The team studied the existing parking and use rates to determine if existing parking will accommodate future growth projections or if parking expansion is required.

Based on the traffic analysis, it was determined that current parking is estimated to be used regularly at 50%. In other words, one parking space is needed per four students. Taking into account peak rates (i.e. special events), it was assumed that during peak periods, parking is used at 75% or one space per 3 students. Using student and faculty staff projection numbers, it was determined that existing parking will accommodate six year growth. However, this calculation does not address regional parking deficits on the east side of campus. (See Figure 4)

Buildings				
Plant Operations Building (New Maintenance Bldg)	3,000	gsf	2,886	asf
Welding (Industrial Bldg)	5,000	gsf	4,855	asf
Technology Center	29,444	gsf	18,438	asf
Student Center	29,712	gsf	21,606	asf
Occupational Building	36,031	gsf	22,432	asf
North Building	29,726	gsf	19,638	asf
Model Livestock Building	4,000	gsf	3,000	asf
Maintenance Building (Bldg M)	5,400	gsf	5223	asf
Kitchen Hall	27,488	gsf	21,568	asf
East Building	15,229	gsf	7,401	asf
Activities Center	7,245	gsf	3,876	asf
Amonia Refrigeration Building	5,000	gsf	4,500	asf
Early Childhood Education	25,000	gsf	20,000	asf
subtotal asf			155,423	asf
Deficit space by program	EX ASF		Deficit	
Nursing	5439	asf	544	asf
College Transfer	7882	asf	788	asf
Cosmetology	3229	asf	323	asf
Occupational Extension		asf	4500	asf
General Maintenance/Storage			4000	asf
subtotal deficit asf			10155	asf
total campus asf			165,578	asf
ASF Per Student			90	asf/student

Figure 2

GSF Needs Projection

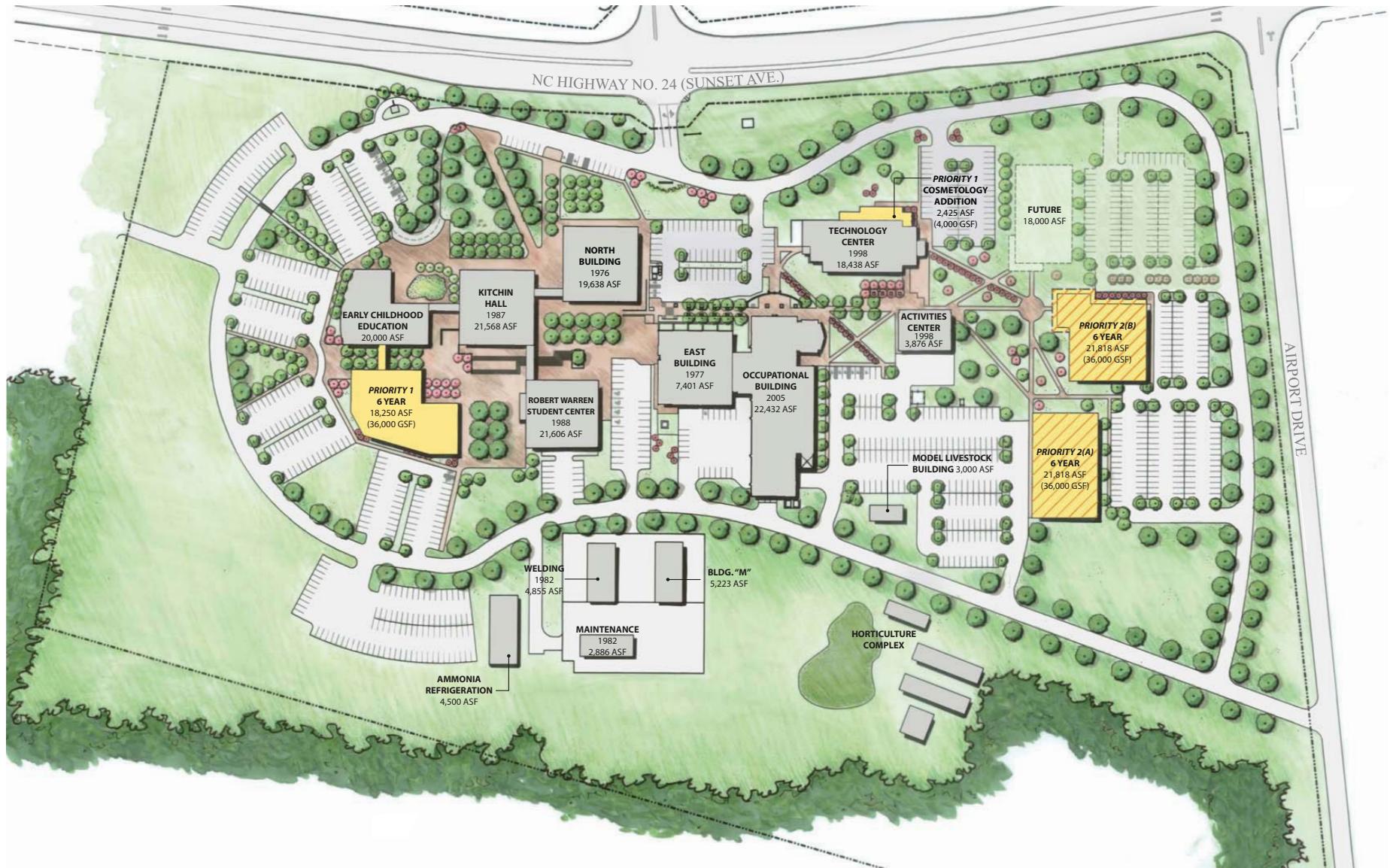
Total FFE	2012	(from Figure 1)
Total Campus ASF	181,080	(2012 x 90asf/student)
ASF Deficit-6 years	15,502	(181,080-165,578)
GSF Needs Projection	25,578	(15,502 x 1.65)

Figure 3

Parking	Existing	Used	Excess	Parking Needs - 6 years	Used	Excess	Needed
Student	485	243	242	Student -regular use	330	155	0
Student (peak use)		364	121	Student (peak use)	495		10
Faculty/Staff	128	128	0	Faculty/Staff	139		11

Figure 4

The Vision for the Campus: Six Year Master Plan



6 Year Master Plan



LEGEND

- EXISTING BUILDING
(INCLUDES EARLY CHILDHOOD EDUCATION)
- 6 YEAR PRIORITY
- 6 YEAR SECONDARY PRIORITY

Sampson Community College Master Plan

IV. The Vision for the Campus: Six Year Master Plan

Priority 1

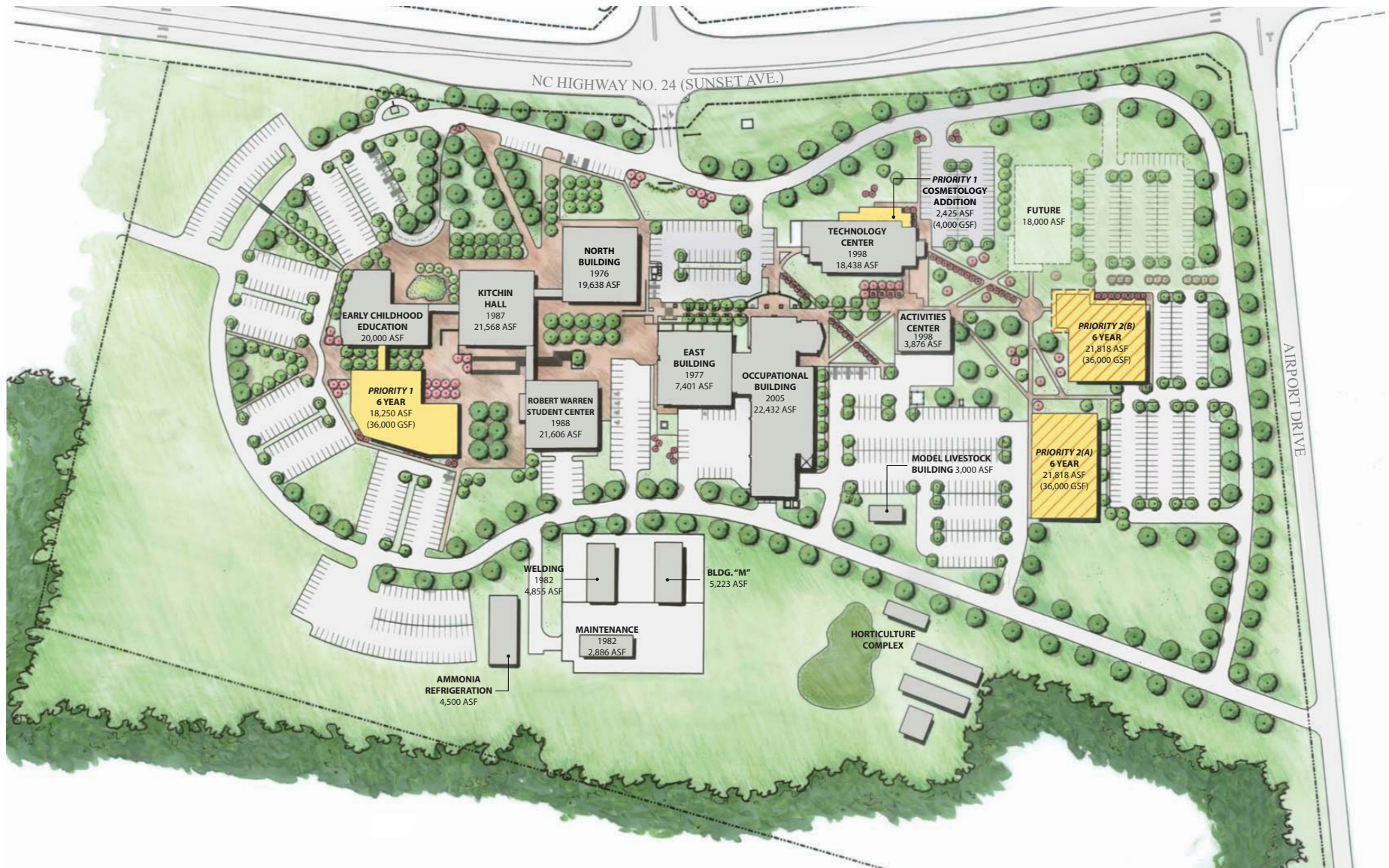
Based on the calculations provided in Section III, a high-priority project was identified in the six year plan. Described below, the project addresses the need for a facility for the expansion of Nursing and Allied Health programs while also addressing the current need for Cosmetology space renovations.

The proposed 36,000 sf building is proposed on the west side of campus south of the future Early Childhood Education Building (ECE). The suitability of soils here as well as its proximity to a high number of under-utilized parking spaces made this site a viable location for the building. The siting of this building also helps to extend the axial corridor that defines the core of campus while creating a stronger arrival from west parking areas. Though the ECE was funded prior to the inception of the present Plan, it is important to note that the ECE Building has been schematically located through the process of this Master Facilities Plan. The ECE facility location helps to define the architectural edges at the west edge of campus and incorporates a drop off area for the future daycare housed in this building as well as a children's play area that is separated from College activities.

Estimates for infrastructure and mechanical systems expansion required to support the proposed buildings are included in the Technical Appendix.

Nursing and Allied Health Building

36,000 sf building to provide general classrooms, laboratories, conference rooms, and offices for the continuum of nursing education. (Additional space to be provided for expansion of college transfer program initially; then available for addition of allied health program when Project 2 is completed.) Project includes renovation of nursing offices and laboratory spaces vacated by the nursing programs on the second floor of the Technology Building for the early college program and the renovation and expansion of first floor cosmetology spaces with an addition along the north wall providing a separate and identifiable entry for the program.



6 Year Master Plan



LEGEND

- EXISTING BUILDING
(INCLUDES EARLY CHILDHOOD EDUCATION)
- 6 YEAR PRIORITY
- 6 YEAR SECONDARY PRIORITY

Sampson Community College Master Plan

IV. The Vision for the Campus: Six Year Master Plan

Priority 2

The following two projects are secondary priority projects for the six year Master Facilities Plan.

Project A provides expanded classroom, laboratory, and faculty offices for college transfer and general academic use. Recent proposed changes in the cost of attendance (free tuition for NC residents) by North Carolina’s political leadership suggest the demand for Associate of Arts and Associate of Science programs markedly increase above historical enrollment levels.

Project B provides classroom and learning laboratories for adult basic education programs and greatly expanded instructional and life skills and occupational areas for the College’s compensatory education program. This will provide an opportunity for the centralization of the county’s adult handicapped programs and for the first time, adequate facilities to meet the special demands of these students and their families.

Both projects are proposed on the east side of campus to begin the architectural definition along this edge. With the addition of these buildings, the loop road is proposed to be rerouted to the east side of the future buildings. By rerouting the loop road, pedestrian circulation will have a more fluid connection to the

rest of campus and will not require pedestrian road crossings. To complement the hardscape open space areas found along the primary campus spine, a series of traditional quadrangle spaces with connecting sidewalks are proposed in relation to the new buildings. The quadrangle spaces will provide a “soft” open space pattern on the east side of campus and can offer the opportunity for shaded gathering areas. New parking facilities are proposed to the east of the future buildings to accommodate new parking demands associated with the new buildings. The proposed location continues the existing successful pattern of locating parking at the perimeter of the site.

Estimates for infrastructure and mechanical systems expansion required to support the proposed buildings are included in the Technical Appendix.

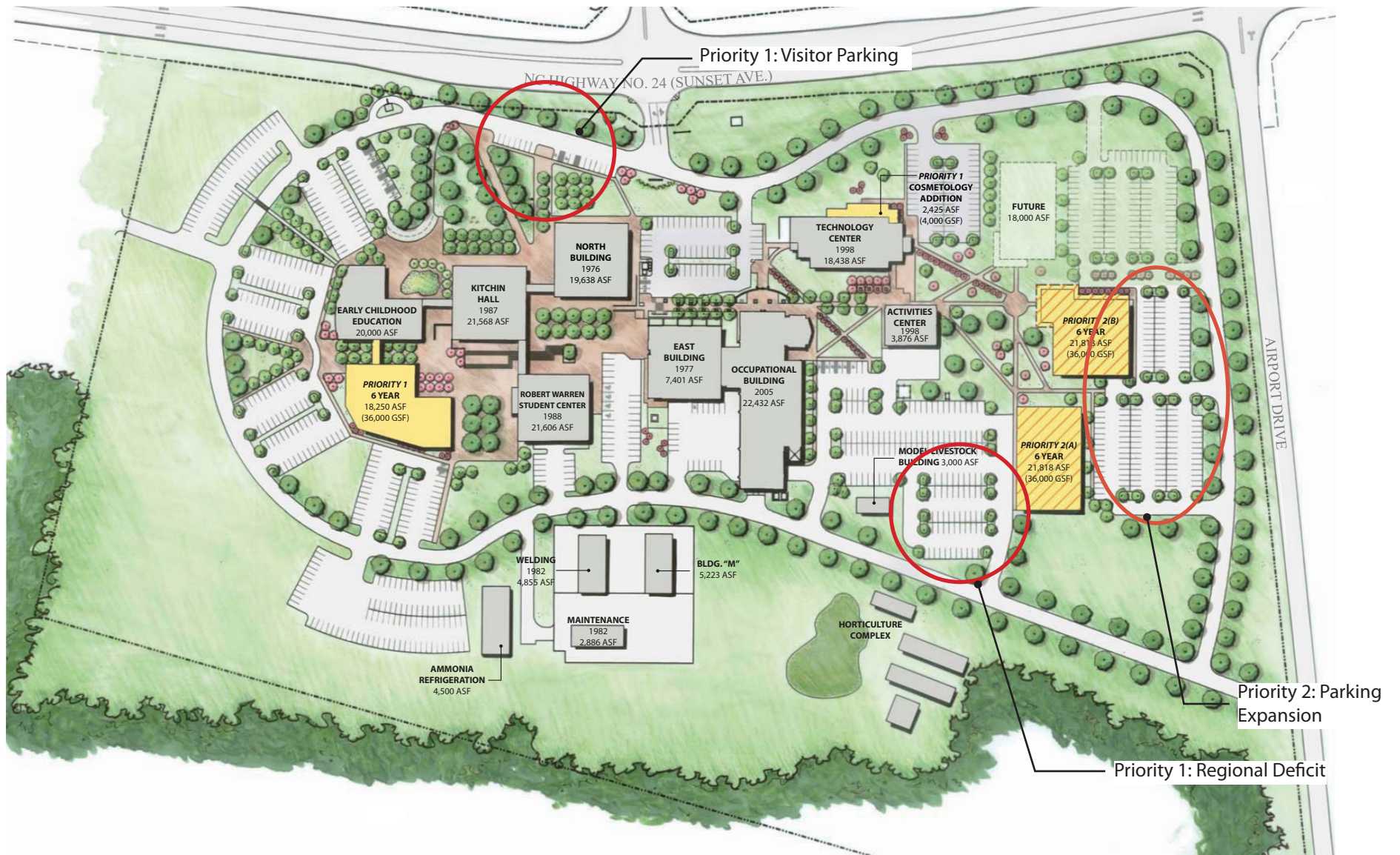
A central energy plant option was explored in relation to the six year Master Plan and was deemed not economically feasible. For the complete study and analysis, reference the Technical Appendix report provided by RMF Engineers.

A. College Transfer and General Academic Building

This 36,000 sf building will provide general classrooms, distance education classrooms, computer labs, science laboratories, and office space for college transfer and other programs requiring general classroom space. Classrooms will be designed to support the use of current instructional technologies, which are unavailable in the majority of classrooms now on the campus.

B. Basic Skills and Compensatory Education Building

This 36,000 sf building will provide classrooms and individualized instructional laboratories for basic skills and ESL instruction. Classroom, life skills laboratories, and vocational spaces will be provided for compensatory education classes. The project includes the renovation of selection portions of East Building now utilized by compensatory education, as well as second floor renovation of the Warren Student Building, which currently houses basic skills instruction.



6 Year Master Plan



LEGEND

- EXISTING BUILDING
(INCLUDES EARLY CHILDHOOD EDUCATION)
- 6 YEAR PRIORITY
- 6 YEAR SECONDARY PRIORITY

Sampson Community College Master Plan

IV. The Vision for the Campus: Six Year Master Plan

Priority 1: Visitor Parking and Regional Deficit

Visitor Parking

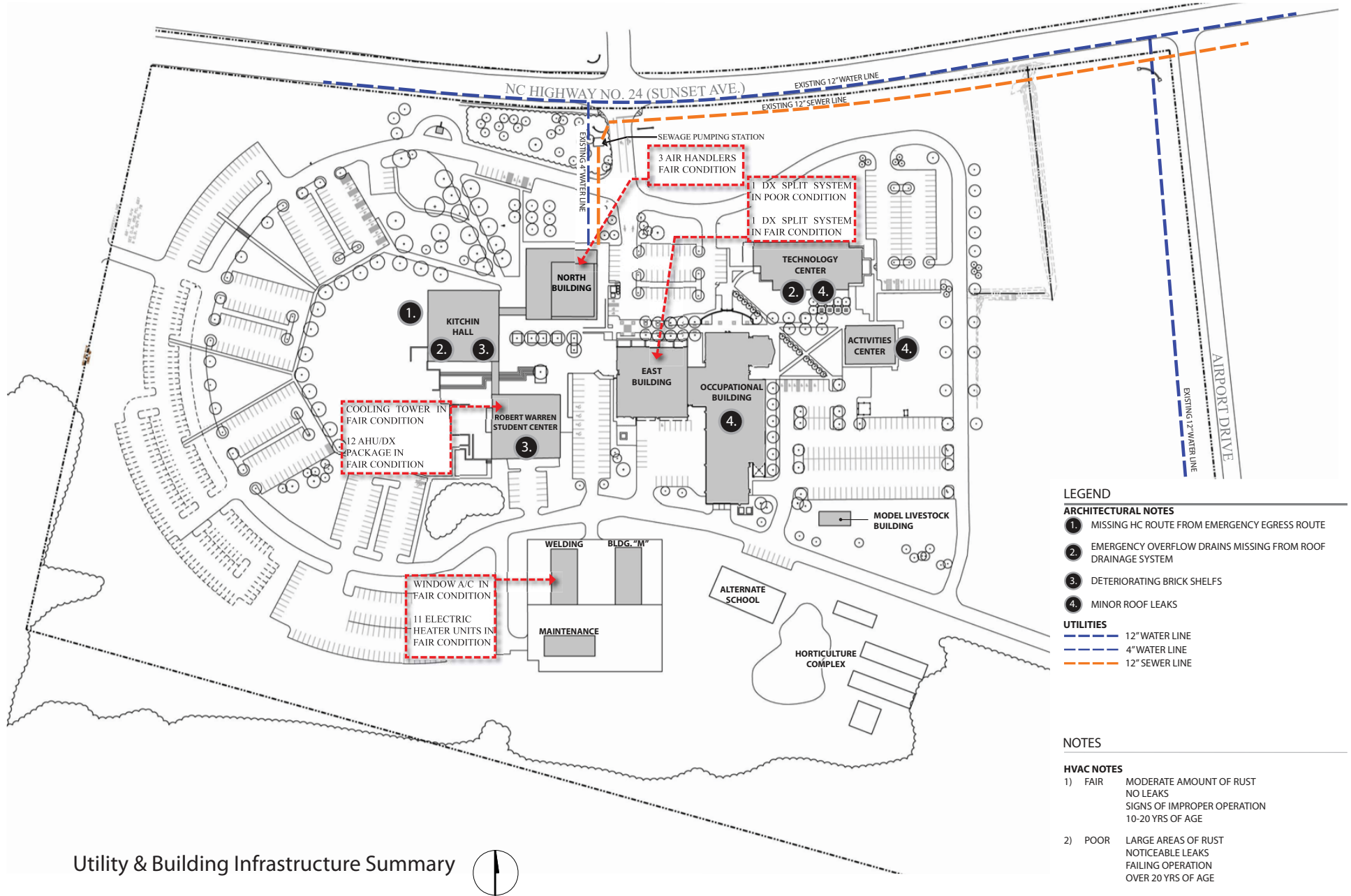
Currently, minimal visitor parking exists on site with nine visitor spaces located to the west of the main entry drive. As the campus grows, visitor parking should expand accordingly. The six-year plan proposes to extend the visitor parking area by approximately ten spaces. With expanded visitor parking, an improved walkway from the visitor parking to the North Building is recommended to enhance the initial experience for visitors as they are introduced to the campus.

Regional Deficit

A small parking area of approximately 80 spaces is proposed to the south of the existing southern parking area on the east side of campus to alleviate the current regional deficit in this area.

Priority 2: Regional Parking Facilities for Priority 2 Buildings

Parking facilities are proposed to the east of the future buildings to accommodate regional parking demands associated with the new buildings. The proposed location continues the existing successful pattern of locating parking at the perimeter of the site.



LEGEND

ARCHITECTURAL NOTES

- 1. MISSING HC ROUTE FROM EMERGENCY EGRESS ROUTE
- 2. EMERGENCY OVERFLOW DRAINS MISSING FROM ROOF DRAINAGE SYSTEM
- 3. DETERIORATING BRICK SHELVES
- 4. MINOR ROOF LEAKS

UTILITIES

- 12" WATER LINE
- 4" WATER LINE
- 12" SEWER LINE

NOTES

HVAC NOTES

- 1) FAIR MODERATE AMOUNT OF RUST
NO LEAKS
SIGNS OF IMPROPER OPERATION
10-20 YRS OF AGE
- 2) POOR LARGE AREAS OF RUST
NOTICEABLE LEAKS
FAILING OPERATION
OVER 20 YRS OF AGE

UTILITY NOTES

- 1) WATER AREA USE 1.8 MILLION GALLONS
AREA CAPACITY 3 MILLION GALLONS
- 2) SEWER AREA PRODUCES 2.5 MILLION GALLONS
AREA CAPACITY 5.0 MILLION GALLONS

Utility & Building Infrastructure Summary



Sampson Community College Master Plan

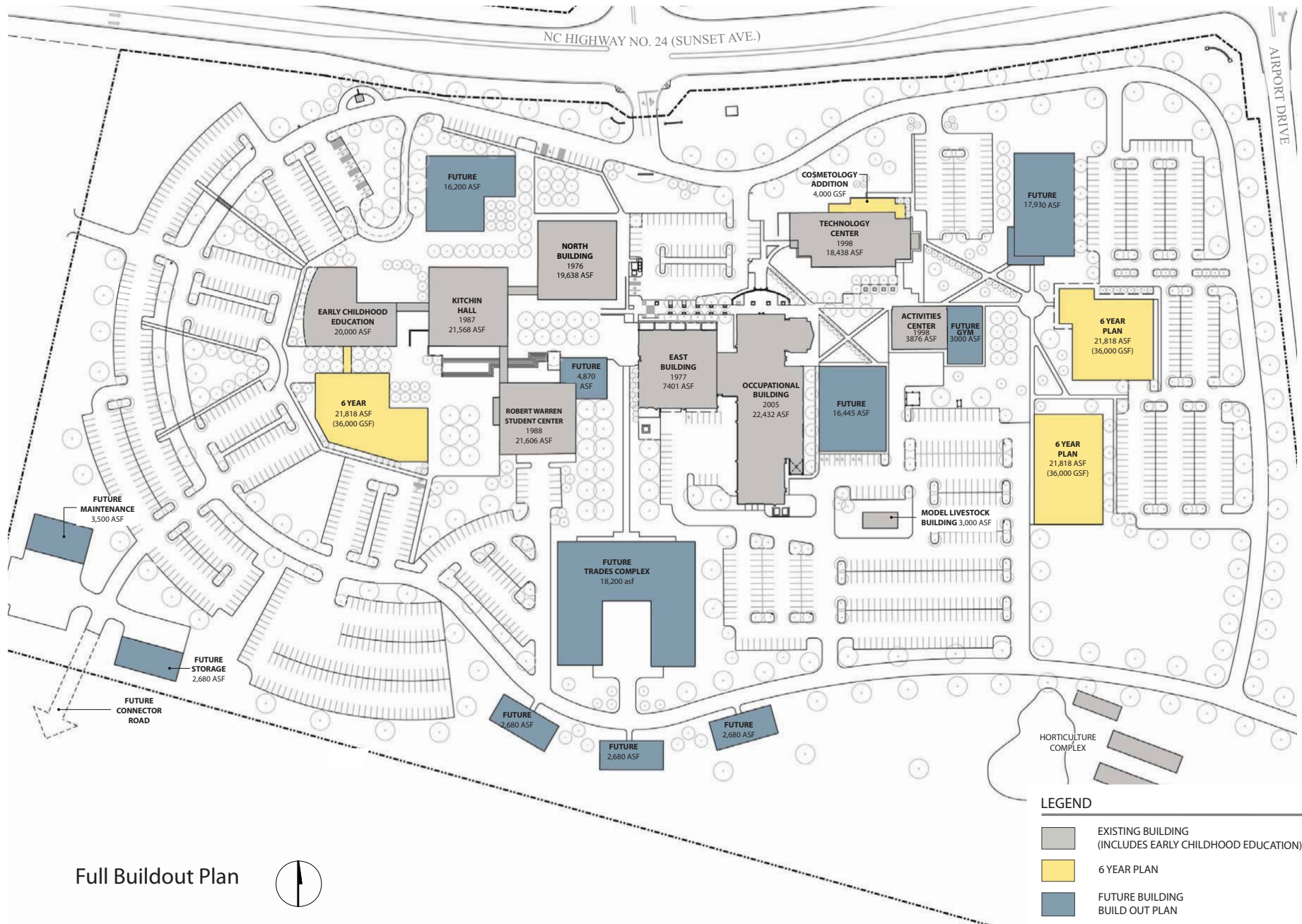
IV. The Vision for the Campus: Six Year Master Plan

Renovation/Rehabilitation Projects

As a component of the Site Analysis studies, consultants identified Renovation and Rehabilitation projects that would need to occur within the six year period to ensure that the campus continues to function at its current level. Overall, the College is a well maintained and high functioning campus with renovation and rehabilitation needs as would be expected on a campus. The priority projects are listed below and full lists and supplementary narratives are located in the Technical Appendix. (See Figure 5)

Priority 1	Architectural Renovation/Rehabilitation Projects		
	Building	Repair	Cost
	<i>Student Center</i>	Roof and minor repairs	\$25,500
	<i>Kitchin Hall</i>	Roof repairs	\$15,000
	<i>North Building</i>	Roof replacement and minor repairs	\$157,100
	<i>Technology Center</i>	General repairs	\$53,500
		Clean and coat EIFS	\$15,000
	<i>Activities Center</i>	Minor repairs	\$23,300
Priority 1	Mechanical Systems		
	Building	Repair	Cost
	<i>Warren Student Center</i>	Cooling tower to be cleaned and any repairs, such as leaks, performed	\$4,500
	<i>Kitchin Hall</i>	Cooling tower to be cleaned and any repairs, such as leaks, performed	\$4,500
	<i>East Building</i>	Upgrade 3 aged condenser/compressor HP units with minimum 13 SEER units	\$12,500
	<i>North Building</i>	Overhaul existing air handlers by replacing fan, motor, couplers	\$9,000
Priority 1	Site/Landscape Projects		
	Site Area	Repair	Cost
	South east parking lot	Expanded parking area	\$280,000
Priority 2	General site	Asphalt and parking area resurfacing	\$85,000
Priority 3	Visitor Parking Area	Visitor Parking Expansion	\$40,500
	North lot at main entry	Closed curb cut into north parking lot (#14) w/ improved directional signage	\$85,000

Figure 5



Full Buildout Plan



Sampson Community College Master Plan

IV. The Vision for the Campus: Full Buildout Plan

Full Buildout Plan

The Buildout Plan was conducted as a test to determine if, under current assumptions, the College would need to consider adjacent land acquisition. It is further provided to guide future development patterns in a manner that supports and expands upon current campus configurations. Parking was calculated using the same metric as was used for the six year plan to ensure that proposed parking facilities can support this type of high density plan for the College. The Buildout Plan approximately represents a 30-year scenario.

A building and associated parking is proposed to the east of the Technology Center. This building will help to complete and further define the east edge of campus and associated quadrangles. Several infill buildings are also proposed in the Buildout Plan. Along the east side of the Occupational Building, a future building defines the south edge of the small existing quadrangle and shares a service area with the Activities Center. A future building proposed to the north of Kitchin Hall further extends the current open space pattern found on the west side of campus while helping to create a stronger arrival from the visitor parking area. A small expansion on the north side of the Robert Warren Student Center is proposed to help accommodate expanded student life needs associated with the growth of the College.

Along the south edge of campus, the loop road is proposed to move further south to engage the shop/trade buildings with the campus core. A Trades Complex is proposed on the site that currently houses the maintenance and welding buildings and is connected to the center of campus with a strong axial corridor. Smaller shop/trade buildings are located on the south side of the loop road. Separate maintenance and storage buildings with associated parking areas are proposed in the southeast corner of the site and will serve to alleviate maintenance and storage demands associated with the growth of the College.

The Full Buildout Plan indicates substantial room for growth. Coupled with the potential for satellite facilities, Sampson Community College will have ample growth capacity within the next 30 years.

