



HOCKING  
COLLEGE

CAMPUS  
MASTER PLAN  
2013 - 2023

September 2013

# HOCKING COLLEGE MAIN CAMPUS

# LAKE SNOWDEN



### Legend

 Hocking College Parcels



Hocking College 07/31/2013  
 Source: Athens County Auditor, Hocking County Mapping & Drafting Department, & Perry County Engineer's Office  
 Projection: Lambert Conformal Conic

# LOGAN CAMPUS

# PERRY CAMPUS

# JOHNNY APPLESEED PARK



# Campus Master Plan

2013 – 2023

Hocking College's Ten-Year Campus Master Plan is intended to provide a flexible framework to manage the growth and development of the college's multiple campuses and facilities over the next five years. It is important to note that while many large facility and campus design projects are proposed in this plan, each project will require its own thorough due diligence and financial analysis before being approved by the Executive Leadership Team and the Hocking College Board of Trustees. Undoubtedly, many of the projects described in this plan will evolve over time and some may not proceed at all.

Long-range planning is a dynamic exercise for an organization as diverse as Hocking College. Campus development tends to be opportunistic when outside financial support and donor interest provide momentum to a specific project. Further, Hocking College operates in a fluid environment where market and technological changes greatly impact the College's facility needs. Therefore, the Executive Team will amend this plan every two years so the plan remains relevant and retains its ability to guide future campus development.

The organizing themes and constraints for this Campus Master Plan are defined and shaped by the existing conditions of the facilities on each campus as well as by development plans and academic needs. Each campus is shaped by its location, the configuration of its land, natural and manmade features, and by regulations that have governed its development. Thus, each of the Hocking College campuses is distinct from the others in character and appearance, and in its potential to serve specific Hocking College needs.

## Locations and Property

Hocking College owns and operates three campuses and one education/recreation park.

- The main campus, founded in 1968, is set in the scenic town of Nelsonville, Ohio. The 2,300-acre campus provides the footprint for 17 campus buildings as well as acreage for academic learning laboratories.
- Hocking College Perry Campus, situated just west of the city of New Lexington, is located in a lovely rural setting. The campus is located approximately 55 miles southeast of Columbus and is accessible by several state highways.
- Hocking College Energy Institute in Logan, OH, was awarded LEED Platinum Certification earlier in 2011. Of the eight LEED Platinum buildings in Ohio, Hocking College is the only educational facility with this distinction
- Hocking College purchased Lake Snowden from Le-Ax Water District in 1998. Lake Snowden is a 675-acre education and recreation park, featuring the largest of four lakes that form the Margaret Creek Conservancy District. The lake covers approximately 136 acres offering camping, boating, fishing, picnicking and swimming. The shelter houses, restroom facilities, beach, shoreline fishing holes, and fish hatchery make Lake Snowden a full-featured recreation park.
- The College's comprehensive property inventory consists of over 60 parcels of land and buildings.

## Facilities Condition Index

The Facilities Condition Index (FCI) is a comparative indicator of the relative condition of facilities. The F.C.I. is expressed as a ratio of the cost of remedying maintenance deficiencies to the current replacement value. The F.C.I. provides a method of measurement to determine the relative condition index of a single building, group of buildings, or the total facility (physical plant). This calculation also provides a corresponding measurement for the annual reinvestment rate (funding percentage) to prevent further accumulation of deferred maintenance deficiencies.

Building	FCI	Natural Resources	87.00%
Auto Petro	96.00%	North Hall	100.00%
Bookstore/Warehouse	91.30%	Oakley Hall	93.20%
McClenaghan Center	98.20%	Public Safety Services	99.60%
Davidson Hall	97.50%	Shaw	91.80%
Early Learning Center	97.20%	Downhour Hall	100.00%
Hocking Heights	92.50%	Student Center	99.90%
Inn @ Hocking College	85.20%	Visual Arts Center	88.70%
Light Hall	84.70%	Perry Campus	95.70%
Logan – Energy Institute	100%	Washington Hall	99.90%

### Deferred Maintenance

The total dollar amount of existing major maintenance repairs and replacements, identified by a comprehensive facilities condition audit of buildings, grounds, fixed equipment, and infrastructure needs. It does not include projected maintenance and replacements or other types of work, such as program improvements or new construction; these items are viewed, as separate capital needs. Hocking College's facilities component data is compiled using MARS Whitestone software, a predictive modeling tool for forecasting facility maintenance and repair, operations, and capital costs. Deferred maintenance for each main campus building is generated to guide our maintenance and repair efforts. A variety of energy conversation measures (ECMs) have been completed over the last two years resulting in favorable impact to overall deferred maintenance totals by a reduction of over \$200,00 from 2012.

Building	Square Footage	Construction Date	Total Deferred Maintenance
Auto Petro	16,200	1984	\$109,544
Davidson Hall	39,483	1995	\$216,648
Early Learning Center	3,400	1986	\$17,821
Visual Arts Center	10,028	1974	\$414,494
Light Hall	82,465	1974	\$2,193,020
McClenaghan Center	28,000	2006	\$133,529
Natural Resources	29,905	1974	\$370,864
Oakley Hall	37,925	1975	\$478,151
Perry Campus	20,971	1996	\$16,517
Public Safety Services	15,824	1999	\$15,545
Shaw Lab	14,952	1983	\$298,927
Washington Hall	5,535	1964	\$966
Subtotal Deferred Maintenance			4,266,026

## 2013 – 2023 Projects

### 1. DAVIDSON HALL LIBRARY RENOVATION

This renovation project will update the layout and finishes of the current Davidson Hall Library. The Library serves the entire Nelsonville campus and has not been renovated since the early 1990's. The method of learning and use of collective spaces in a collegiate setting has changed dramatically since that time. While Hocking College has made minor adjustments over the years, the space is not being utilized to its fullest potential. The College is looking to increase capacity in the existing classroom to allow for a minimum of 5 additional stations; expand upon and more clearly define the group and quiet study areas; provide the students with a small café (to serve beverages and sandwiches), and update the finishes. There are areas of adjacent space available to aid in the mission. This project scope will be designed to alter the space based on the least amount of construction changes, and will utilize furniture and finishes to redefine the flow of the library.

### 2. FIRE ALARM / EMERGENCY NOTIFICATION SYSTEM UPGRADE

A recently completed study and analysis of the Nelsonville campus' current fire alarm system will provide the foundation for this project. The key focus will be to replace the existing systems with a new Honeywell- Fire-lite system that allows flexibility and serviceability by a variety of contractors and vendors. Campus-wide network upgrades will make it possible to integrate emergency notification capabilities as well.

### 3. HOCKING COLLEGE POLICE DEPARTMENT RENOVATION

Renovations will be completed allowing for an individual interview room and evidence room in accordance with state and federal regulations.

### 4. HOCKING HEIGHTS RENOVATION

Hocking Heights is a 42,300 square foot residence hall constructed in 1982. Although the facility is in good structural condition, there has been little capital investment over the years, resulting in the need for major mechanical, electrical, and plumbing system upgrades.

### 5. MUSIC PROGRAM RENOVATION

The music academic program will be relocated from Washington Hall to campus. The goal of this project is the renovation of the 2,500 square footage of existing bookstore space located on the main campus. Approximately half of the existing building houses the Bookstore; the other half is used as a warehouse. The preliminary scope of work consists of:

- Verifying the existing building and site utilities (gas, electric, HVAC, fire protection, sanitary sewer, and telephone/data) for reuse.
- Relocating the existing School of Music program (Music Management with Specialization in Production) in Washington Hall in downtown Nelsonville to the main campus.
- Including a large practice room, multiple individual practice rooms, a control room, and necessary support space.
- Reusing the existing control room equipment at the Washington Hall facility.
- Providing sound isolation needs.

### 6. INN @ HOCKING COLLEGE / BUSINESS TRAINING CENTER RENOVATION

#### *Appendix A*

The Inn @ Hocking College is a prominent facility adjacent to the central Hocking College campus. The exterior and lobby have recently been renovated, and is attractive, well maintained, and up-to-date. The interior of the Inn contains hospitality areas and hotel rooms. Part of the interior is in good

condition and is currently well used by the College, while other areas are vacant and in need of change to be used effectively.

Approximately 60% of the 49,900 square foot facility currently is in active use, housing the renowned McClenaghan Training Center culinary arts program. Spaces utilized for this program include a large-scale commercial teaching kitchen suite with a broad complement of supporting spaces, spacious dining areas, and a large banquet facility. The remaining 40% (19,800 square foot) has been closed for use since spring 2011, and consists mostly of sleeping rooms with fairly typical hotel/motel supporting circulation and support spaces. This unused portion of the facility also contains a 1,600 square foot spa suite that has been renovated recently.

In conjunction with the Tri-County Adult Career Center, there is strong momentum at the College to undertake renovations promptly in order to create a new Business Training Center. This program will allow the college to expand top-notch educational resources and facilities to the business community. The College is considering a financial model to renovate the space, which could consist of a combination of funding sources; including federal and state grants, re-appropriated state capital funds, private funds through charitable giving, and unrestricted education and general (E&G) funds.

## **7. RHAPSODY RESTAURANT RENOVATION**

### *Appendix B*

Rhapsody serves the McClenaghan Center for Hospitality as a laboratory for student learning. Additionally, the restaurant is open to the public for lunch and dinner service.

The renovation plan includes:

- Modifying the kitchen lay out to make it more conducive to student learning
- Redesigning the restaurant dining room
- Replacing some/most kitchen equipment

## **8. EQUESTRIAN EDUCATIONAL FACILITY RENOVATIONS**

The Equine Science Technologies within the School of Natural Resources has reached a peak enrollment of 129 students. To date, no State of Ohio capital funds have been requested to further accommodate this unique, high demand program. With college funds from operations, Hocking College built a horse barn, outdoor riding arena, fenced 200 acres for grazing and adapted a building that was original to the campus before it was acquired by the college.

Hocking College is requesting funding to renovate existing education facilities and to construct a 15,000 square foot indoor riding arena. Horse training is the most essential portion of the curriculum. A dry, out-of-weather area to gain experience and practice techniques is essential to quality instruction, even for backcountry, high adventure venues. To gain the experience needed for extreme conditions often faced in open country, students need the opportunity to begin their educational training in a sheltered environment with a consistent setting, and then with experience and training, they will be better prepared to confront the challenges brought by nature.

## **9. PUBLIC SAFETY SERVICES BUILDING ADDITION**

The School of Public Safety Services is central to Hocking College's mission to provide practical hands-on degree programs. Comprised of associate degrees/certifications in Police Science, Fire and Emergency Services, Social Services, Corrections, and Criminal Justice. The two-story 15,824 sq ft building constructed in 1999 which serves over 300 Public Safety Services degree seeking students and 20

faculty/staff, is at maximum space capacity and has zero potential for growth. Hocking College is requesting funding for 8,625 sq ft to add a third floor to the building (which was in the original design). The third floor addition would include an improved police science-training laboratory with a secure armory, an improved fire science laboratory, as well as a larger classroom to serve campus-wide curriculum needs for CPT and First Aid. Over 900 students registered for this requirement during Fall 2011.

## **10. CAMPUS ENTRY REDEVELOPMENT**

Route 33 currently traverses the City of Nelsonville with an excess of 12,000 cars per day. The Ohio Department of Transportation has funded and began construction (2008) on the Nelsonville bypass project. While a primary exit has been designated to serve as a new corridor to Nelsonville and the campus, its path significantly alters the access to campus from the relocated Route 33 exit road. One of Hocking College's major attributes is the natural beauty of its rural campus. The campus entry area, "its front door", is the visitor's and prospective student's first impression and a focal point for continuing experience with the college. The college is requesting capital funds for the campus entry redevelopment to include landscaping, signage, entry road and utility improvements.

## **11. LAND MANAGEMENT AND MAINTENANCE CENTER CLASSROOM**

Hocking College has enjoyed enrollment growth in its Landscape Management Technology program since its inception in 2006. The faculty and students of the Landscape Management Technology have begun to work in conjunction with our grounds projects over the last year. This has resulted in effective learning experiences that also aid the institution. Furthermore, the Office of Sustainability has begun the development of a comprehensive land management plan that will encompass all grounds plans and campus activities. This plan will set policy and coordinate campus activities throughout our 2,300-acre campus.

While Hocking College has continuously added academic and student services space, including additional campus residential facilities (400 beds), to meet enrollment and new project growth, the need for indirect services of college maintenance and grounds work continues to increase with the expansion of facilities and enrollment. The primary campus location in Nelsonville continues to host over 6,000 students daily. Expanded floor space not only expands inside maintenance, but the building surroundings, parking areas, and landscape requires increased maintenance on the periphery.

Maintenance and grounds personnel have operated from areas, that have been, for the most part, overcrowded and of questionable safety. Grounds maintenance has co-existed with the School of Natural Resources instructional space areas, particularly in terms of equipment storage. The utilization of a 24' x 50' pole barn that was built to house the previously discontinued Oil Well Service program has served the seasonal storage needs of the campus, maintenance workshop, and equipment storage and repair area. The Backcountry Horsemanship program moved into this facility during the 2005-2006 academic year.

It is our desire to bring all three of these units together (Landscape Management Technology, Grounds, Sustainability) so that our grounds work and planning is done with the involvement of students. This will help our campus embody an appearance that mirrors what we are teaching our students while our students learn through application. Finally, all of the work and planning will be done in conjunction with our sustainability goals. To achieve this conjunction of academics (Landscape Management Technology), administration (Office of Sustainability) and campus operations (Maintenance and Grounds) while also solving several facility needs, we are requesting capital funds for the construction of a new 15,000 square

foot building. This new building will house students and staff, operations and equipment storage for the following units:

- a. Landscape Management academic program (40%)  
Single office space, classroom for 30 drafting tables, equipment storage
- b. Maintenance and Grounds (40%)  
Single office space for two, office space for director with space for map/blueprint room, equipment storage and bay shop
- c. Sustainability (5%)  
Single office space with minor storage space in office
- d. School of Natural Resources (15%)  
Seasonal equipment storage for watercraft and fish management

This two-story facility will be the center for all grounds and maintenance daily needs. Landscape classes for degree seeking students will be held in the upper level along with the approximate 6 offices. This classroom space will also be used for equipment training short courses delivered to the professional community like the two day Train the Trainer courses on chainsaw safety and maintenance Hocking College offered to career center teachers in past years. Additionally, we will develop certificate programs for grounds and turf management to be delivered at the center. These certificates will be for potential students interested in technician level jobs in the grounds and green industry with a minimal commitment in time and cost. The lower level will be dedicated for equipment maintenance and storage.

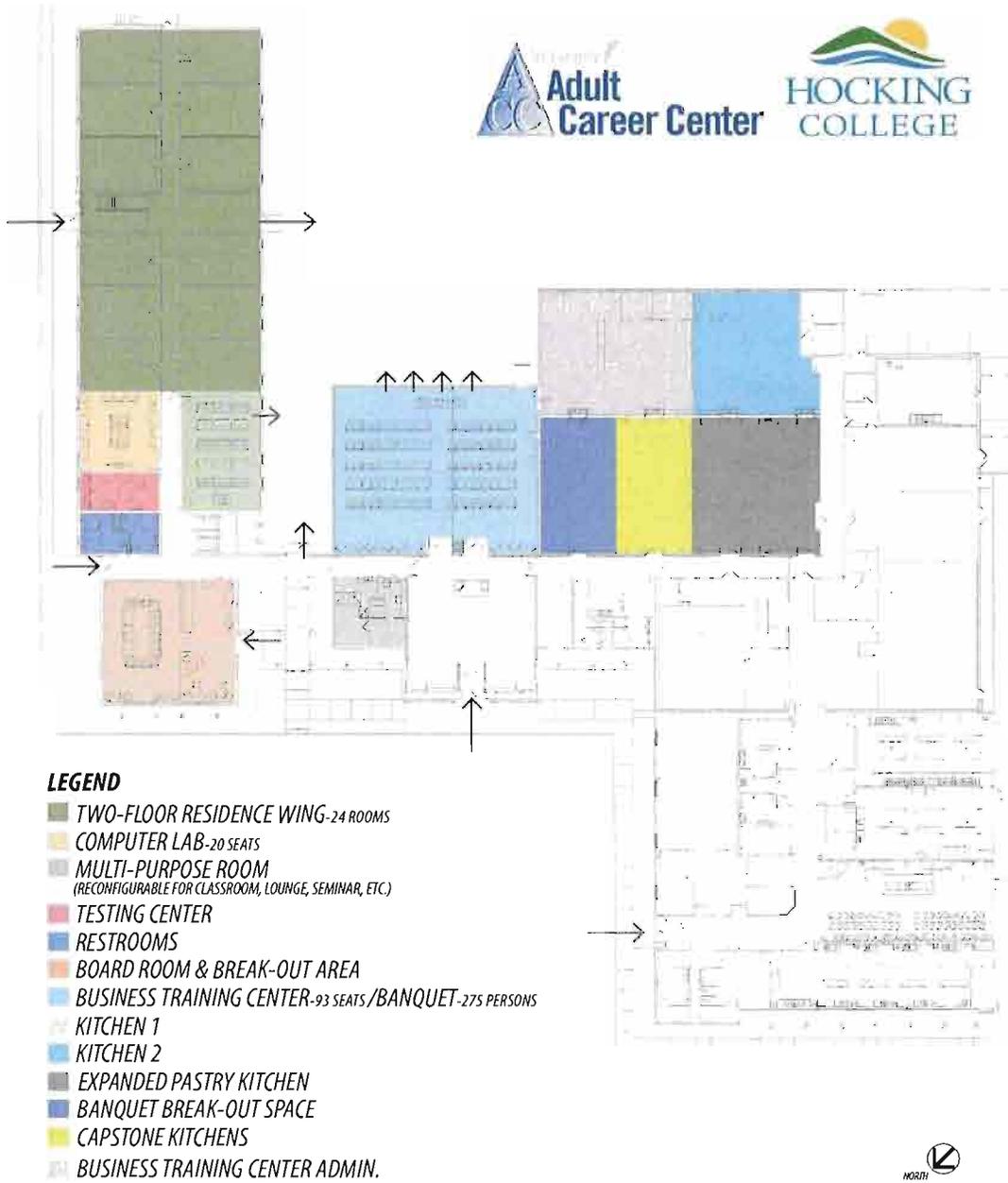
The new structure will be located on the north end of campus adjacent to the current barn that houses the Farrier Bay and Maintenance Shop. There is an old barn currently used for storage for the School of Natural Resources on the new building site. This storage barn is too small and in poor physical condition. It would need to be demolished to make space for the new center.

The hilltop will also need to be widened, leveled and prepped for construction. We envision a metal-sided pole building approximately 15,000 sq ft. with an upper level half the length of the lower level for offices and a classroom. Given that this building will be housing the Office of Sustainability and represent multidisciplinary academic projects, the structure should represent the same image. PV panels, rainwater catchment, green roof, natural lighting and other green design concepts should be strongly considered.

## **12. LAKE SNOWDEN SEWER SYSTEM UPGRADE** (*Appendix C*)

Lake Snowden has an extended aeration package sewage plant that has exceeded its life span. We are in the process of evaluating our options for replacement and reached out to the Village of Albany to see if consideration would be granted to allow Lake Snowden to tap into their system. The College's request was denied as the Village has placed a moratorium on any new taps outside of the village limits. The current sewer plant is designed for 15,000 gallons per day. We estimate 5,000 gallons per day during weekends when Lake Snowden is at 100% occupancy. There are much less gallons on average days and usage reduces to almost 0 gallons during the off-season (November – March). The only effluent that enters the plant currently is from six (6) showers; seven (7) toilets; three (3) urinals and one (1) dump station. Additionally, there are two (2) toilets (not for public use) in the office and we are considering reinstalling flush toilets at beach in the future.

Appendix A  
 Inn @ Hocking College / Business Training Center Renovation



**LEGEND**

- TWO-FLOOR RESIDENCE WING-24 ROOMS
- COMPUTER LAB-20 SEATS
- MULTI-PURPOSE ROOM  
(RECONFIGURABLE FOR CLASSROOM, LOUNGE, SEMINAR, ETC.)
- TESTING CENTER
- RESTROOMS
- BOARD ROOM & BREAK-OUT AREA
- BUSINESS TRAINING CENTER-93 SEATS /BANQUET-275 PERSONS
- KITCHEN 1
- KITCHEN 2
- EXPANDED PASTRY KITCHEN
- BANQUET BREAK-OUT SPACE
- CAPSTONE KITCHENS
- BUSINESS TRAINING CENTER ADMIN.

**CONCEPT PLAN**

**THE MCCLENAGHAN CENTER &  
 THE BUSINESS TRAINING CENTER**

MAY 24, 2013

FEINKNOPF MACIOCE SCHAPPA ARCHITECTS

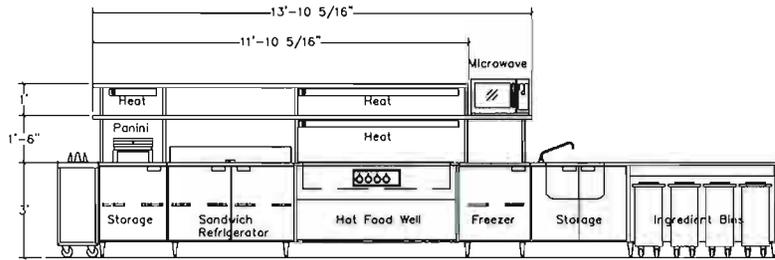
The McClenaghan Center & Business Training Center PRELIMINARY PROJECT BUDGET  
22-May-12

Project scope items	Quantity	Unit	Unit Cost	Total
<b>Building Exterior and Site</b>				
Top-coat asphalt parking lot & restripe-NIC	0	sf	\$2.05	\$0.00
Landscaping clean up and maintenance	1	ls	\$7,500.00	\$7,500.00
Recoat existing metal wall panels	2,550	sf	\$3.75	\$9,562.50
Replace existing windows and doors (older units)	1,994	sf	\$40.00	\$79,760.00
Clean/treat existing wood trim	1	ls	\$10,000.00	\$10,000.00
Gutter repair/sealing	1	ls	\$3,500.00	\$3,500.00
<b>SUB-TOTAL</b>				<b>\$110,322.50</b>
Contractor General Conditions	12.00%			\$13,238.70
Contractor Overhead & Proffit	10.00%			\$11,032.25
Construction Subtotal				\$134,593.45
Soft Costs and Construction Contingency	13.00%			\$17,497.15
<b>COMPONENT TOTAL</b>				<b>\$152,090.60</b>
<b>Lobby, Restaurant, Banquet, &amp; Culinary Training Areas</b>				
Main business center and banquet room	3,060	sf	\$90.00	\$275,400.00
Adjacent expanded pastry and capstone space	1,800	sf	\$120.00	\$216,000.00
Upgraded entry features	3	ea	\$7,500.00	\$22,500.00
Replace doors and select hardware in main hallway	16	ea	\$2,500.00	\$40,000.00
Install a fixed acoustic/fire wall between the bakery and banquet rooms	43	lf	\$150.00	\$6,450.00
Replace floor coverings in main hallway	450	sf	\$6.00	\$2,700.00
Update wall finishes in main hallway	2,000	sf	\$7.00	\$14,000.00
Install double glass doors at entry to McClenaghan Center	1	ls	\$10,000.00	\$10,000.00
Install double glass doors at entry to Business Training Center	1	ls	\$10,000.00	\$10,000.00
Replace signage in main lobby and hallways	1	ls	\$15,000.00	\$15,000.00
Renovate main kitchen for twin space use	1	ls	\$10,000.00	\$10,000.00
Glass doors/windows to courtyard	1	ls	\$30,000.00	\$30,000.00
<b>SUB-TOTAL</b>				<b>\$652,050.00</b>
Contractor General Conditions	12.00%			\$78,246.00
Contractor Overhead & Proffit	10.00%			\$65,205.00
Construction Subtotal				\$795,501.00
Soft Costs and Construction Contingency	13.00%			\$103,415.13
<b>COMPONENT TOTAL</b>				<b>\$898,916.13</b>
<b>Spa and Residential Wing Rehab</b>				
Renovate old spa for new use	1,600		\$80.00	\$128,000.00
Gut & reconstruct new use spaces in residential wing	2,400		\$120.00	\$288,000.00
Ground floor residential space rebuild	5,170		\$85.00	\$439,450.00
Upper floor residential rebuild	5,170		\$85.00	\$439,450.00
<b>SUB-TOTAL</b>				<b>\$1,294,900.00</b>
Contractor General Conditions	12.00%			\$155,388.00
Contractor Overhead & Proffit	10.00%			\$129,490.00
Construction Subtotal				\$1,579,778.00
Soft Costs and Construction Contingency	13.00%			\$205,371.14
<b>COMPONENT TOTAL</b>				<b>\$1,785,149.14</b>
<b>PROJECT HARD COST CONSTRUCTION TOTAL</b>				<b>\$2,836,155.87</b>
FF&E Costs				\$600,000.00
Rhapsody Renovations				\$125,000.00
<b>PROJECT GRAND TOTAL</b>				<b>\$3,561,155.87</b>

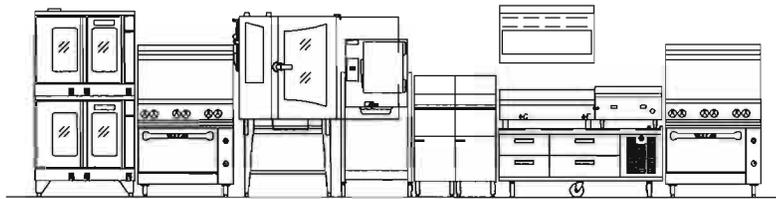




# Appendix B Rhapsody Restaurant Renovation



C  
K2  
Elevation - Chef's Counter



D  
K2  
Elevation - Bakery/Chef's Line

DRAWN BY:  
Mike Hathaway  
DATE:  
06-18-2013

C & T DESIGN & EQUIPMENT CO., INC.  
7063 Huntley Road Columbus, OH 43229  
P. (614) 433-7360 F. (614) 433-7379  
Project Manager: Mike Hathaway, CFSP  
SCALE: 1/4"=1'-0"

Hocking College  
Nelsonville, OH  
Rhapsody

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SHEET NUMBER  
**K3**  
OF 1





Appendix C  
Lake Snowden

