

Agenda Item: VI. B.

DATE: January 26, 2017

SUBJECT: Columbia State Community College Master Plan

ACTION RECOMMENDED: Approval

BACKGROUND INFORMATION

Master plans provide an opportunity for long-range planning that incorporates the institution's needs and ambitions, while also providing the public and state government a sense for how the institution might evolve over time. Whether the acquisition of strategic property, the need for and efficient use of facilities, or an analysis of how the campus footprint meshes with the surrounding community, master plans provide a method of anticipating and preparing for the future needs of the campus and the students it serves. THEC encourages institutions to produce a master plan every five years.

MASTER PLAN SUMMARY

Columbia State Community College is centered in Columbia, Tennessee, with satellite campuses/teaching locations in Clifton, Williamson County, Lawrenceburg, Lewisburg, and Spring Hill. In Fall 2015, Columbia State served over 5,400 students (headcount) and had a full-time equivalent (FTE) enrollment of over 3,600. The campus planning and design firm, TSW, used the THEC Space Model, campus input, and local and regional demographic data to develop the Master Plan Update. Over the next seven to ten years, the population in Columbia State's service area is expected to grow by 68,000 residents, a potential enrollment growth of 509 FTE, or 15%. Columbia State's (main campus) average classroom station occupancy (63%) exceeds the THEC Space Guideline of 60%, but lab space occupancy does not (57% to THEC's 80%). The Space Guidelines show needs in class labs, open labs, and faculty offices. Additionally, the quality of labs, classrooms, the gymnasium, and library were found to be inadequate for their purpose and use. Following enrollment growth benchmarks, the main campus Master Plan includes the construction of an allied health building, demolition of the present Walter and Health Sciences Buildings, and major renovations to the library and gymnasium. The Master Plan also includes strategic land acquisition for future expansion, greater security, and increased pedestrian and traffic flow efficiency.

RECOMMENDATION

The 2016 Columbia State Master Plan provides a comprehensive yet flexible plan to guide the College for the next three decades. It has been thoroughly reviewed and THEC staff recommend it for approval.

COLUMBIA STATE MASTER PLAN: EXECUTIVE SUMMARY

Columbia State Community College was the first community college in Tennessee. The Columbia Campus opened 50 years ago in 1967.

This Master Plan focuses primarily on the Columbia Campus. Rapid growth at the Williamson County Campus has led to new facilities which opened in Fall of 2016 and so were not analyzed as part of this effort.

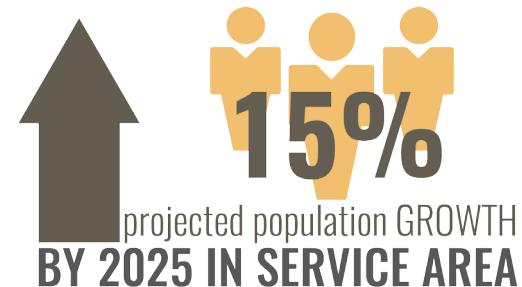
The quality of teaching and other spaces on the Columbia Campus reflects a significant need for improved space. Several key buildings have very outdated interiors, furnishings, and building systems.

A number of improvements are recommended for the Columbia Campus, as shown on pages 7-8. The proposed Allied Health Building will replace, upgrade, and expand currently inadequate space for the College's allied health programs.

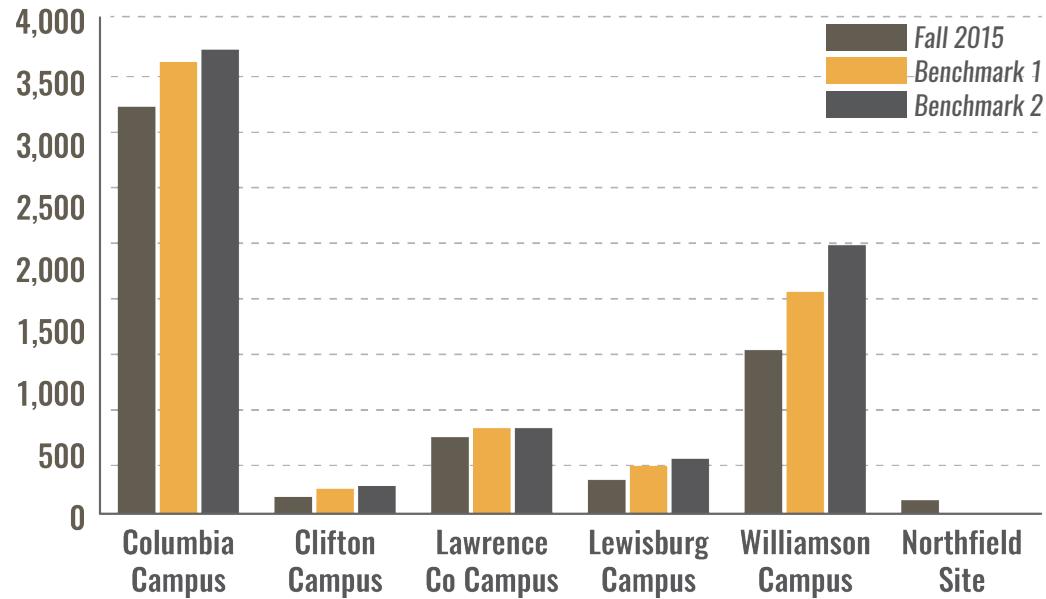
A detailed demographic and labor market analysis is provided on pages 22-33. Key findings are as follows:

- Projected population growth is concentrated in the northeastern half of the service area
- Population growth could increase enrollment 7% over next five years
- Participation rate is lower than peer colleges, especially in rural areas
- Areas of high educational need and high unemployment are more rural

- Service area is generally well served by existing campuses



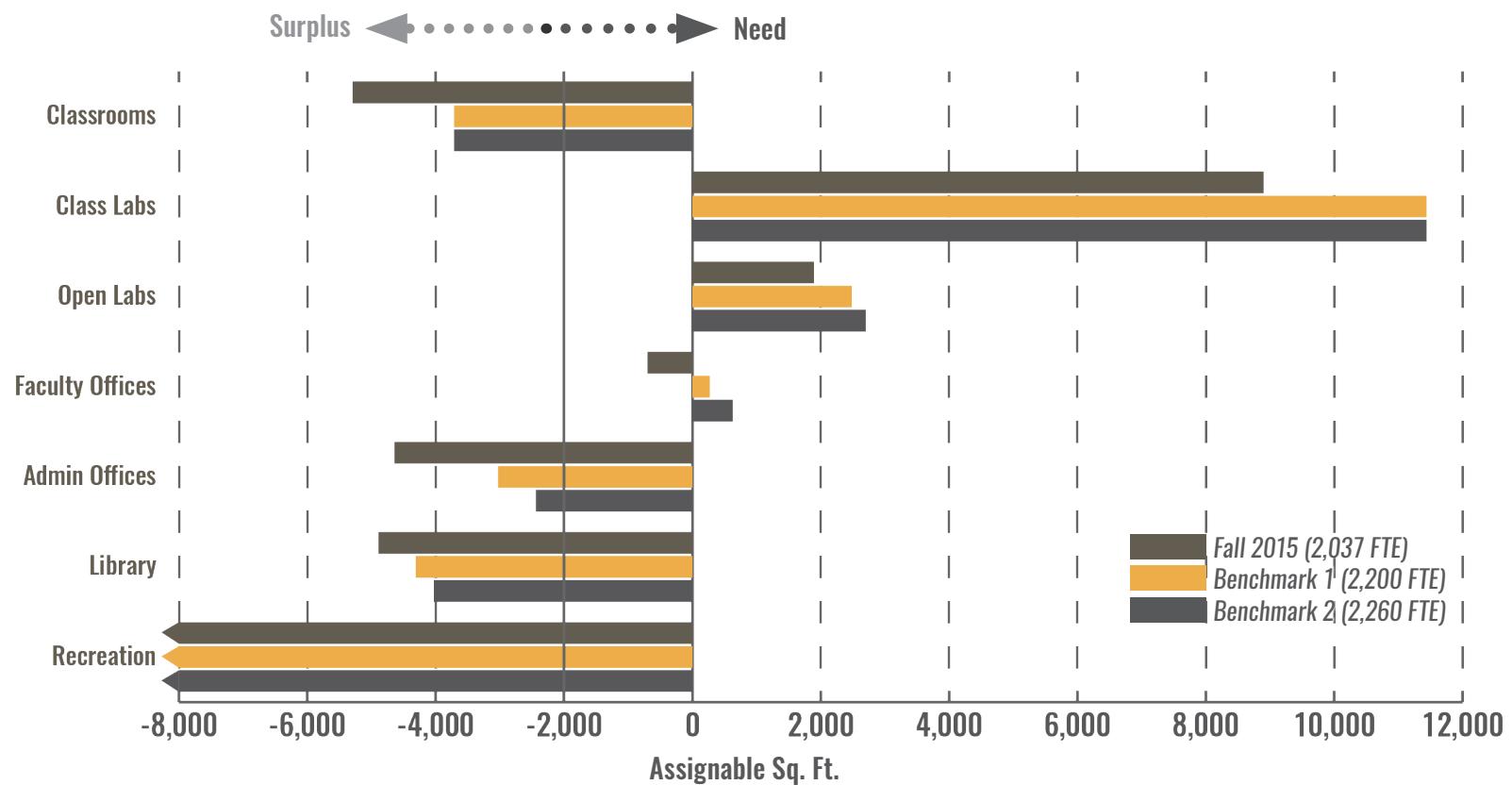
>> ENROLLMENT GROWTH BENCHMARKS BY CAMPUS (HEADCOUNT)



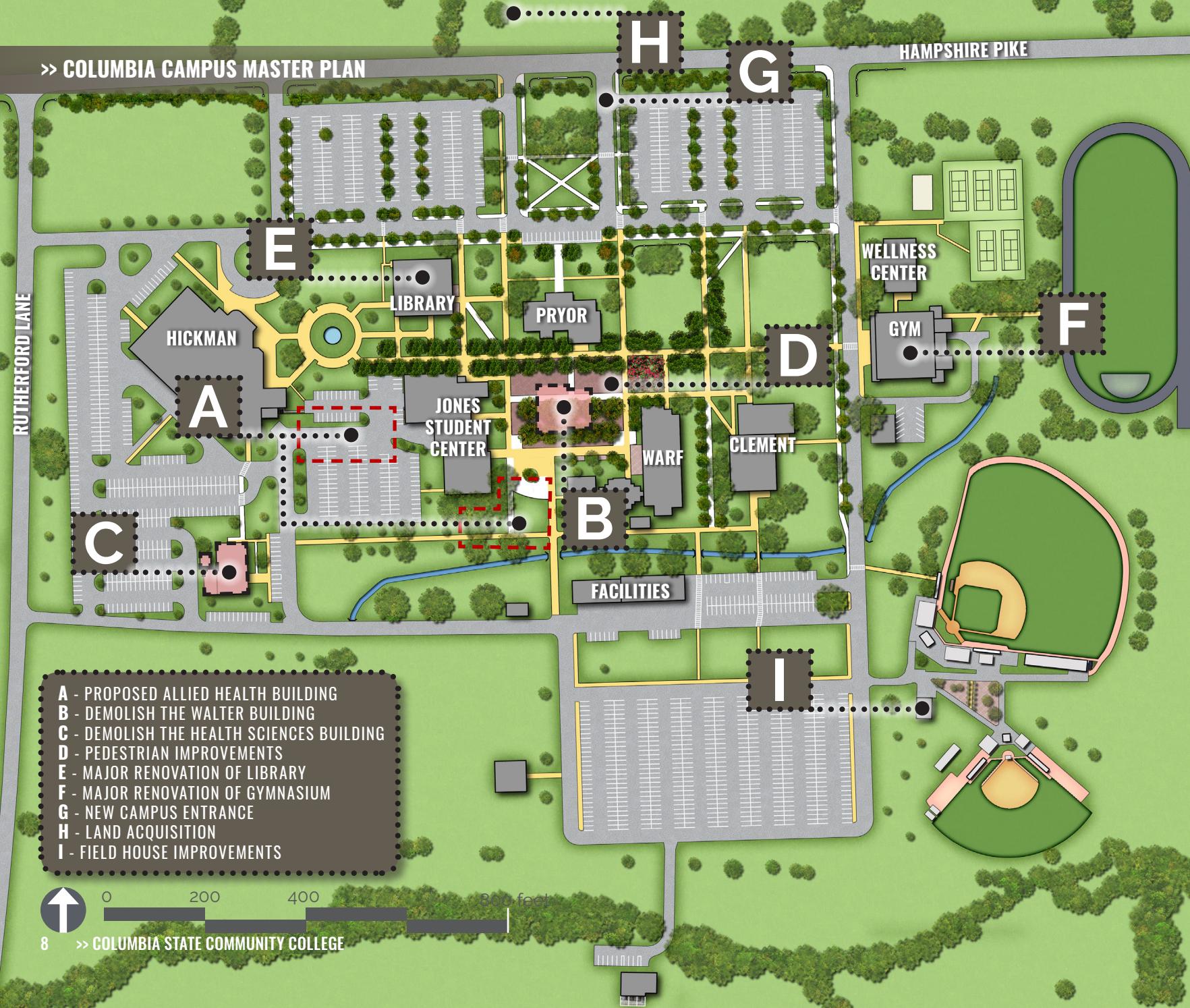
SPACE NEEDS: COLUMBIA CAMPUS

A detailed space analysis was conducted based on THEC space standards (see pages 60-66). Key findings are as follows:

- There is a need for additional lab space.
- While the quantity of some types of space is adequate, the quality of labs, classrooms, gymnasium, and library space is inadequate.
- Seats in classrooms are well occupied, but labs are not.
- Classroom and lab utilization is good, except on Fridays, after 3:00 p.m., and for some special disciplines.



>> COLUMBIA CAMPUS MASTER PLAN



A. PROPOSED ALLIED HEALTH BUILDING

There is currently a need for lab space on the Columbia Campus, a need that is expected to continue to grow with enrollment. In order to meet this need, and provide adequate and consolidated teaching space for existing health programs, a proposed Allied Health Building should be constructed in one of two locations as shown at left.

B. DEMOLISH THE WALTER BUILDING

This building has a number of facilities issues that make it inadequate for continued academic use and difficult to renovate. Once the Allied Health Building is opened, this building should be demolished.

C. DEMOLISH THE HEALTH SCIENCES BUILDING

This building has a number of facilities issues that make it inadequate for continued academic use and difficult to renovate. Once the Allied Health Building is opened, this building should be demolished.

D. PEDESTRIAN IMPROVEMENTS

A number of improvements should be made as shown on the plan at left to facilitate circulation, provided needed outdoor gathering spaces, and modernize the look of the campus.

E. LIBRARY MAJOR RENOVATION

The existing library should be modernized to create a true learning hub, improve student success, and create a better impression for potential students.

F. GYMNASIUM MAJOR RENOVATION

The Wellness Center was recently renovated, but the adjacent gymnasium, known as the Webster Athletic Center, needs substantial upgrades to be usable.

G. NEW CAMPUS ENTRANCE

A fifth entrance should be created to campus Hampshire Pike.

H. LAND ACQUISITION

Land across Hampshire Pike should be acquired as shown on page 67.

I. FIELD HOUSE IMPROVEMENTS

Improvements should be made to the existing baseball and softball field house.

FACILITIES IMPROVEMENTS

A number of upgrades to building systems are also recommended to buildings not covered by the major renovations and other projects above. These are listed on page 83.