

CENTRAL OREGON COMMUNITY COLLEGE
Facilities Advisory Committee
Meeting NOTES

IS.1 – Expand and refine data, research and assessment systems and infrastructure to support student success.

IS.6 – Further develop and enhance facilities and infrastructure to ensure institutional quality, viability and environmental sustainability.

IS.8 – Expand access throughout the district with long-term strategies for educational services in underserved geographic areas.

Date:	April 14, 2017		Chair:	Chris Egertson		
Time:	10:00-11:30am		Chair Elect:	Jenny Cruickshank		
Place:	Juniper Hall		Notes:	Jennifer Peters		
Attendees:	Brian Bubak	Yes	Matt McCoy	Yes	Guests:	
	Jenny Cruickshank	Yes	Joe Viola	No		
	Chris Egertson	Yes	Kirsteen Wolf	Yes		
	Mary Beth Hamilton	Yes	<i>Student (vacant)</i>			
	Tyler Hayes	No	<i>Student (vacant)</i>			
			Support:			
			Jennifer Peters	No		
Agenda Item		Discussion		Decision/Action		DRP <i>Designated Responsible Person(s)</i>
Call to Order/Welcome (5 minutes) <ul style="list-style-type: none"> Welcome and Introductions Notes from 03.17.17 CAC Meeting Committee Structure Facilities Modification Request Form 				Chris will notify appropriate people (FF, President, CA) regarding openings on the committee Form will be revisited before being sent to PAT sept 2017		Chris Egertson
2016-17 Proposals (15 minutes) <ul style="list-style-type: none"> Update on status of proposals Ponderosa – new request 		Matt provided status updates on the facilities proposals (see below). The committee received a facilities request after the established process timeline. it was decided to hold the request until next year's 2017-18 process in order to set a precedent to the college.				Chris Egertson/ Matt McCoy
2016-17 Maintenance Budget/Projects (20 minutes)		Discussed the 2016-17 maintenance budget. Many items on the list roll to the next year, every year because they		Joe will share the 2017-18 budget at the end of May with the committee		Joe Viola

	are regular maintenance issues (snow removal, paint, etc.). Many Items do not get addressed because other "emergency" items arise. The Maintenance budget was decreased for 2017-18. Because of this, the deferred maintenance will increase.	before it goes to the board for approval. Ask Joe to share what's been done during the summer (when most of the maintenance happens) on the maintenance list at the first Fall Meeting.	
Juniper Hall (45 minutes) <ul style="list-style-type: none"> • Tour Juniper Hall • Discussion on possible future usage 	Committee reviewed suggestions received from campus about what could be done with juniper hall and toured the building. The committee will continue to gather suggestions.	Next year, the Committee might consider establishing a task force to continue conversation on campus.	Matt McCoy
Next Steps (5 minutes) <ul style="list-style-type: none"> • May meeting • Committee Yearly Review • September – Facilities Requests to PAT 		May meeting is not needed. Chris will post a yearly update to the college.	Chris Egertson

Juniper Hall Ideas – Gathered from Commlines post on 4/7/2017

1. Hostel
2. I've actually been thinking about this for quite some time! I think turning into rooms that part-time faculty/staff could live in, given how little money they make and the lack of housing affordability in Central Oregon. I see members of our COCC community crying out for rooms/apartments on Staff Commlines quite a bit. It would be wonderful to have faculty/staff live on campus and they can use the common areas to get together, not only to congregate recreationally, but collaborate professionally :-). I'm not sure how to determine applicants, but maybe by household income, etc?
3. Housing for our homeless students whom can't afford the residence hall.
4. My understanding is that, if we demo the building but leave one wall standing, it would be considered a remodel and we could keep the existing footprint. If that's the case, I would recommend doing that and then building apartments or townhouses that could be rented out to College employees at discounted rate. This would be a revenue stream and recruiting tools for the College and a huge benefit to current and future employees that are getting squeezed out of the Bend housing/rental market. Just my two cents. 😊
5. Renovate the 2nd floor of Ochoco FIRST before touching Juniper Hall. The 2nd floor of Ochoco is a ghost town of wasted potential and it was promised to World Languages and Cultures.
 - a. As for Juniper:
 - i. Give it to World Languages and Cultures if Ochoco 2nd floor is going to be left to languish
 - ii. Use it for the First Year Experience seminar building---basically, allowing it to be a more creative space for team taught classes and smaller seminars, plus computer labs, writing/math tutoring, etc.
 - iii. We need more flex classrooms, ones that are partly computer classrooms, but also partly regular classrooms, so the computers can be moved or are only against the walls, etc. (many models)
 - iv. If the 2nd floor of Ochoco is renovated than Fine Arts will need space for a sculpture/3D studio space and probably other studio spaces.
 - v. Metolius needs a major overhaul—so maybe the deans/vpi/fiscal can use a redesigned Juniper while Metolius becomes something else in a redesign?
6. Someone passed along to me (it was not my idea) that it could be used (leased) by Mt Bachelor and/or seasonal employees for employee lodging (ie some employees are recruited from CA, Australia, etc.)
7. Here is my crazy idea I have been advocating for a while. I propose to turn Juniper Hall to be a faculty/staff housing!

Rationale:

 - i. The real estate pricing keeps going up with very little rental properties available, Bend has become a not-so-affordable place to live.

- ii. I have seen an external candidate withdrew his application after finding out the cost of living (rent) does not equate with the salary. There are many staff and faculty currently struggling to find a rental place after their landlord decided to sell the house. I also have seen people leaving COCC for a better paid job just to make their ends meet even though they liked working for COCC.
- iii. Juniper Hall is already designed as a residence hall. With some cosmetic updates and some renovations (add kitchenettes, making some units for couples and families), we could make it simple yet affordable faculty/staff housing.
- iv. I was told that the facility must be ADA compliant if it is going to be used as a classroom or other academic facility. Instead of spending the money we do not have to convert the building on top of the hill to become an ADA compliant facility, why don't we generate the rental revenue while providing the safe, stable living space to those who are committed to work for the College?
- v. Of course I do not know any legal requirements so my idea could be totally off. But I think it is worthwhile to think about what makes COCC an attractive workplace. Better staff/faculty retention will leads to the better service to our students☺
- vi. Here are some colleges who provides on/off campus or mortgage support.
 1. <http://smccd.edu/facstaffhousing/>
 2. <http://www.swarthmore.edu/provosts-office/faculty-housing>
 3. <https://www.pepperdine.edu/about/administration/provost/housing/>
 4. <http://campuslifeservices.ucsf.edu/housing/services/on-campus-housing/faculty-housing>

8. Day care/Preschool with our Early Child Educators at the helm

9. How about a Youth Hostel?

10. How about some inexpensive staff housing. Years ago the college said they were going to build some, but that never happened.

11. Use Juniper Hall for low income housing for students? Or convert it to a regional hostel run by Deschutes County and the City of Bend? Many COCC students cannot afford to live in the residence hall. A low-cost, safe alternative might help a lot of students and put the building to good use.

12. An early childhood “lab” space where our students could explore play environments, set up activity stations and actually experiement with “hands on” materials that we discuss in our classes. We have many books that we would love to have out in a permanent space for students to access and room to leave things up for an entire term.

13. Our ECE program has started a closet we call “The Clothing Connection” where we have gently used clothing available for students to access if they need them for field placements, interviews or work sites. We have a small space in Ochoco right now, but if there would be a bigger space available in Juniper we would love to have more room to expand this project. We are limited on

our ability to grow the effort because we don't have adequate storage or display space (although we greatly appreciate the space we do have!). Let me know if you have any interest in hearing more about this. We would need easy access to loading and unloading clothing and it would ideally be near a bathroom so students could try things on.

14. I would like to suggest a daycare center. I know this is a complicated thing to set up legally, but it would be a fabulous benefit to our students!
 - a. Other suggestions would be:
 - b. Lunch / coffee services
 - c. Commuter student lounge
 - d. Another large room such as Willie Hall for events/meetings etc.
 - e. More classrooms with tables & room to move that can be used by the departments housed in upper campus

15. A childcare facility!!!! Help out ECE students and the OTHER students, some of whom have had to drop out because of a lack of childcare. COCC once housed Head Start. What happened? A local business once wanted to partner with COCC, offering to pay for a building if we would staff it and let their kids as well as COCC students' kids attend. Thanks so much for asking!

16. Ideas:
 - Faculty/staff offices – I mean really the views!!
 - Offices that could be rented out to small businesses/individuals for income
 - Make the TV/Game room a workout area for “upper-campus” folks to use instead of MAZ. Then fix the shower-rooms for employees to use
 - Turn the “apartment” into an apartment to use for out-of-town “guests”...candidates...guest speakers...etc
 - Rooms for visiting prospective families or other COCC guests – save on hotel expenses
 - Change the lobby to a nice area for social gatherings or musical performances
 - Something to replace the Java Hut – coffee snacks for upper campus folks
 - Specialty classrooms – DJ recording studio... (talk to Tony Russell) or something else that is unique and might require a smaller contained space
 - Music practice rooms
 - Rooms for “needy” students

17. I apologize for the delayed response, but some of my students just last night mentioned an idea, and I remembered this email. I'm not sure of the feasibility, but they talked about an on-campus daycare for the children of students, staff, and faculty. They even mentioned the idea of early childhood education majors working at the daycare as part of their curriculum. I was impressed with their thoughts, and I wanted to send them your way. :)

18. I think that we should keep it as a residence hall. With occupancy being full in Wickiup in the fall of 2016 and a waiting list of approximately 40, we could use Juniper as overflow housing in the

short term with our eye on an update to the building and additional campus occupancy after the 17-18 year.

19. I wanted to send a note regarding an idea for Juniper Hall. We have had many a conversation down here around Juniper. Some are complex but one thought that is less complicated would be to rent it out to resorts to house seasonal workers. I can tell you the demand for that is there. The level of service could vary – from literally 3rd party managed to us running the check-ins/outs, custodial, live-in staff, etc. The latter is obviously more complex.
20. From what I understand, this is an interior with a lot of “character” that may require some good creativity, even quirkiness, to repurpose. My first recommendation is for COCC to remove itself from any efforts to manage; that is, leasing the space to someone from outside with ideas on its use may be the most efficient and cost effective way to deal with this building. Also, as far as handing it to someone with a good amount of creativity and quirkiness, I would suggest contacting the McMenamins bothers! These guys are awesome taking old, funky buildings and turning them to fun, wacky, popular places. Imagine the traffic COCC can get with a new McMenamins right next door! And a good brew nearby to top it all off....
21. I think a daycare center for our students’ children would be perfect.
- 22.