

**Umpqua Community College**  
**Oregon Legislative 2016 Request: Snyder Hall Renovation**

How to repair and repurpose Snyder Hall has been a topic of conversation since shortly after the incident on October 1<sup>st</sup>, 2015. UCC's president, administrative staff, faculty, students and community leaders all have opinions on the best way to renovate or re-use Snyder Hall. Opinions range from immediate demolition to simple repairs of the affected classrooms. It is emotionally difficult for many people to even consider re-entering the building so the decisions would have to be carefully considered.

To arrive at a course of action the College assembled a committee including faculty, staff, board members, UCC Foundation board members, students, community leaders, and representation from the families of the victims to ensure that all viewpoints were represented and considered. This committee, led by a UCC board member, has coalesced and worked congenially on concepts for redesign and renovation, with a combination of similar and different uses of the space.

The architects who previously developed the campus master plan in 2014 were contracted to draw the concepts. The committee discussed emotions and the willingness of students and faculty to re-occupy the building and or the affected rooms. After a month of meetings there was close to universal consensus in two arenas:

- 1) Almost no one wanted to completely demolish the building. The consensus was that we are stronger than that, we do not want to let the event shape our future or defeat us.
- 2) No one wants to just minimally repair the building and leave it as is. Many are unwilling to sit in the actual classroom or adjacent areas. Although most faculty have reoccupied their offices many are unwilling to cross the hall into the classroom areas. Students are also very unwilling to leave the restrooms unchanged. Many took refuge in the restrooms so they have strong negative associations with going into the restrooms. Additionally, the building is hard to secure. Every classroom opens to the exterior and the restrooms are accessed across a breezeway, again opening to the outdoors.

The committee decided to settle somewhere in between these two options. The plan is to remove the two affected classrooms and change the use of that area; creating a garden, meditative area or quiet study area. The students who were in the classroom do not want a memorial at that exact place; feeling that re-living the scenario at the exact place it happened would be too emotionally difficult. The balance of the building would be modified and upgraded to improve the structure and security. If we delete classroom space by removing those two rooms the committee recognized that would mean recreating the space elsewhere.

The Board of Trustees is aware that the adjacent Science Building will be vacant within a year, when the new Health, Nursing and Science building is finished. This will open up new classroom space, reducing the need to replace all classrooms in Snyder. However, the Science classrooms would need to be remodeled from lab space to classroom space. But that might not be the best course of action as the science building is so old that remodeling labs into classrooms without touching the balance of the building might be wasted money. The building needs structural overhaul and a new roof.

This is also true of the existing Snyder Hall. It is fifty years old, the roof and infrastructure are failing and the walls are thin panels and poorly insulated. The restrooms do not meet current code, let alone accessibility. They are accessed from an outside breezeway which makes them far from secure. This is why the shooter was able to stash extra ammunition in the restrooms without being seen. In addition most students are reluctant to go into the restrooms after the event. They hid in them for hours. To move them, or upgrade to current code would be impossible as the plumbing is buried in the fifty year-old concrete slab.

As the architects worked with the committee, discussing the difficulties of a moderate renovation, with a change in the use of the affected classrooms, it became apparent that Snyder Hall will require significant renovations to fix structural issues and improve the security and function of the building. Therefore the conclusion of the committee was to rebuild most of the building while retaining architectural features consistent with other buildings on the campus. We are also using the redesign to implement features of the master plan that improve function and improve connectivity between all the buildings on the campus.

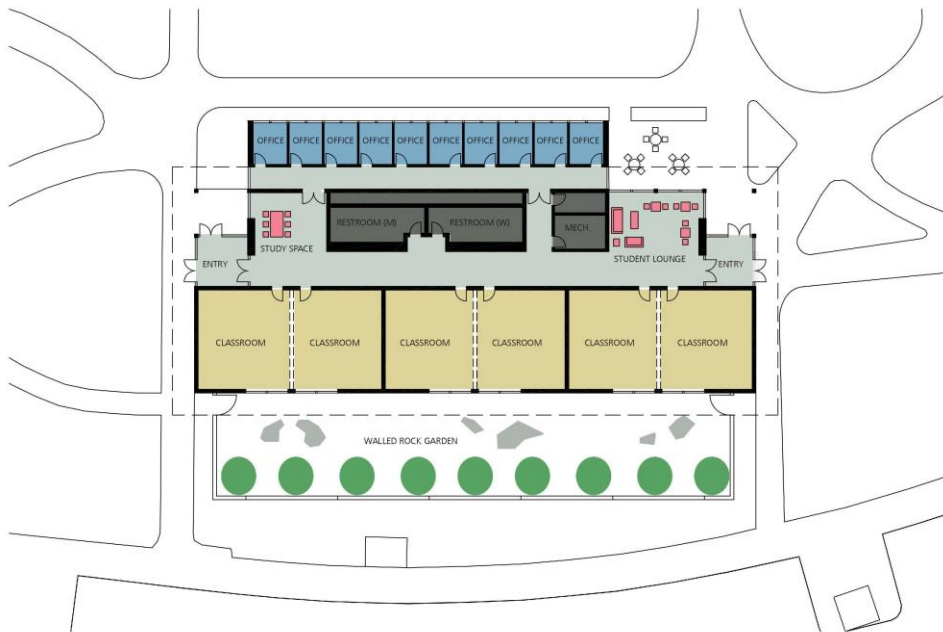
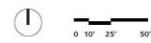
The resulting plan is no larger than the existing Snyder, except that it effectively encloses the breezeways. This allows us to include some student convening areas, so that students don't have to wait in the weather for a classroom to open for their class. This will improve socialization, allow for group studying, and, most importantly, improve security. The new plan also has an enclosed garden which shelters the windows of the classrooms from the parking lot. This creates a serene space that gives daylight to the classrooms and adds security.

As the attached drawings show there are design elements that tie into the campus while modernizing the structure and improving function of the building.



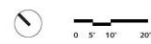
mahlum

SITE PLAN  
 UMPQUA COMMUNITY COLLEGE | 05 JANUARY 2016  
 MAHLUM ARCHITECTS INC



mahlum

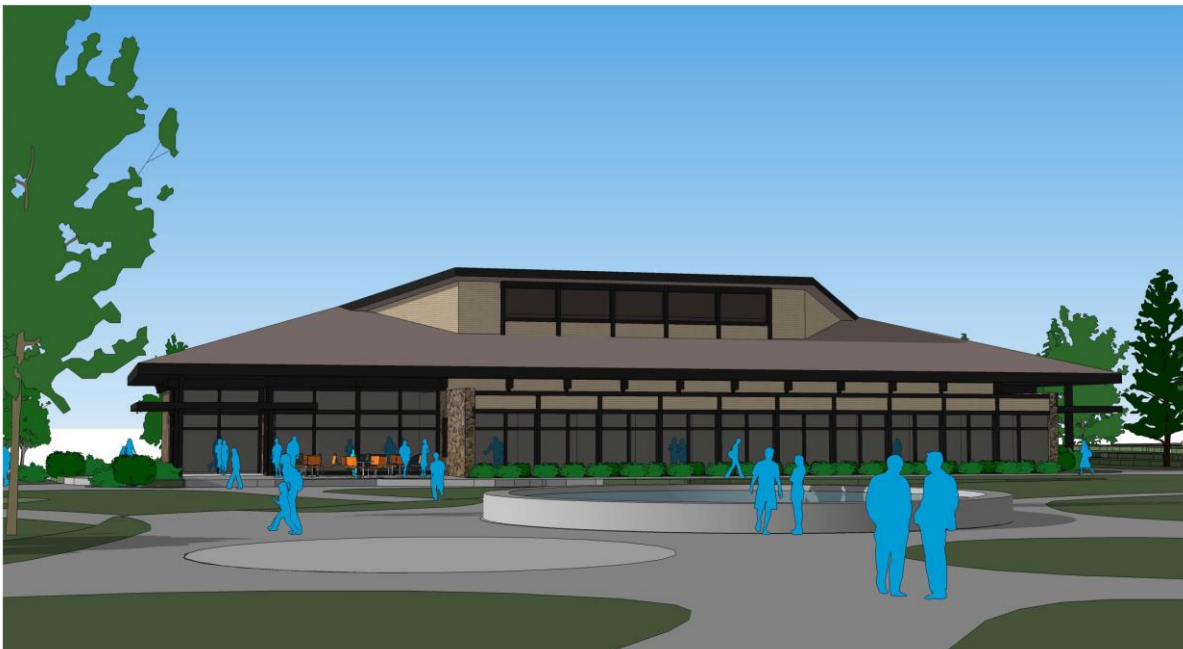
FLOOR PLAN  
 UMPQUA COMMUNITY COLLEGE | 05 JANUARY 2016  
 MAHLUM ARCHITECTS INC





mahlum

AERIAL VIEW FROM EAST  
UMPOQA COMMUNITY COLLEGE | 05 JANUARY 2016  
MAHLUM ARCHITECTS INC



mahlum

VIEW FROM CAMPUS FOUNTAIN  
UMPOQA COMMUNITY COLLEGE | 05 JANUARY 2016  
MAHLUM ARCHITECTS INC



mahlum

VIEW FROM CAMPUS GREEN (NORTH)  
UMPOUA COMMUNITY COLLEGE | 05 JANUARY 2016  
MAHLUM ARCHITECTS INC



mahlum

VIEW FROM PARKING LOT (WEST)  
UMPOUA COMMUNITY COLLEGE | 05 JANUARY 2016  
MAHLUM ARCHITECTS INC



mahlum

VIEW FROM PARKING LOT (SOUTH)  
UMPUQA COMMUNITY COLLEGE | 05 JANUARY 2016  
MAHLUM ARCHITECTS INC



mahlum

VIEW FROM CAMPUS GREEN (EAST)  
UMPUQA COMMUNITY COLLEGE | 05 JANUARY 2016  
MAHLUM ARCHITECTS INC

## Snyder Renovation Costs

### **Construction Costs**

|              |           |
|--------------|-----------|
| Construction | 2,944,500 |
| GC O&P       | 246,843   |
| Contingency  | 240,000   |
| <hr/>        |           |
| Subtotal     | 3,431,343 |

### **Development Costs**

|                              |         |
|------------------------------|---------|
| Permits, Testing, Staking    | 181,600 |
| Furnishings                  | 74,000  |
| Architecture, Engineering    | 317,399 |
| Accounting, Legal, Financing | 185,250 |
| Soft Contingency             | 60,000  |
| <hr/>                        |         |
| Subtotal                     | 818,249 |

|              |                  |
|--------------|------------------|
| <b>TOTAL</b> | <b>4,249,592</b> |
|--------------|------------------|