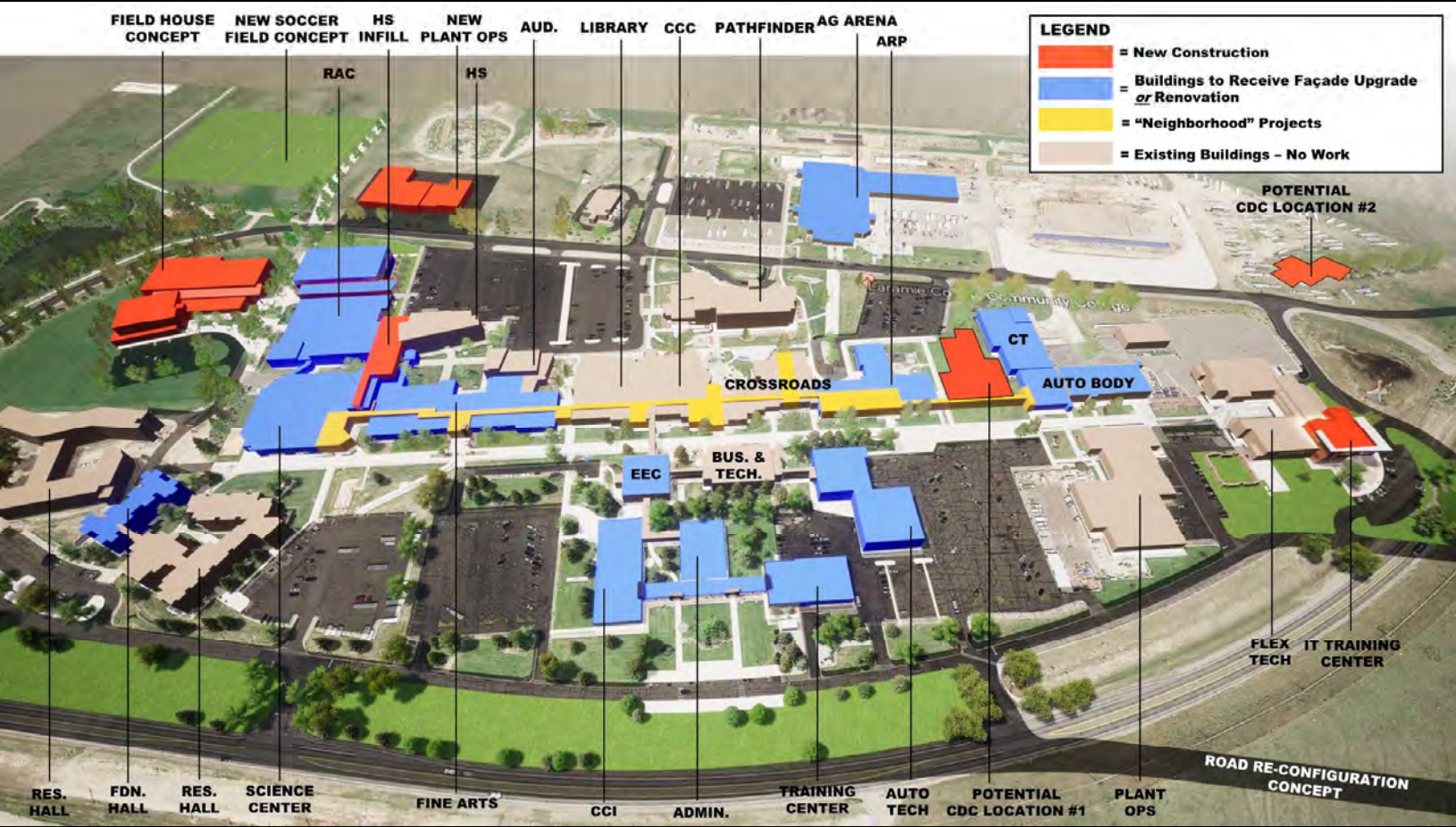




# LARAMIE COUNTY COMMUNITY COLLEGE



## LARAMIE COUNTY COMMUNITY COLLEGE MASTER PLAN UPDATE

FEBRUARY 1, 2022



February 1, 2022

Dr. Joe Schaffer, President  
Laramie County Community College  
1400 E College Drive  
Administration, Room 138  
Cheyenne, WY 82007

Re; Laramie County Community College  
2021 Master Plan Update

Dear Dr. Schaffer;

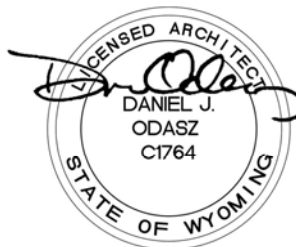
Attached is the 2021 LCCC Master Plan Update, for your use, distribution, and submittal to the State of Wyoming. The purpose of this master plan update is to set a high-level overview of projects and facility improvements for the future of the LCCC campus. Additionally, a number of campus wide assessments have been performed and included, which provide detailed base data for major maintenance expenditures.

It has been a pleasure working with your leadership group and staff. The following information shows a great level of enthusiasm and forward thinking by your organization, all geared towards providing opportunities for our youth and community.

Sincerely,



Dan Odasz AIA, President  
Plan One/Architects







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# Executive Summary



**Executive Summary:** Laramie County Community College retained the services of Plan One/Architects in July 2021 to update the LCCC Campus Master Plan. The scope of work for the project was identified in Request for Proposals RFP-142111 titled “Campus Master Plan Update” which was publicly advertised through the Wyoming Public Purchase website. The detailed scope of work is contained in the RFP, which is included in the appendix of this report. The Plan One/Architects design team submitted a proposal to LCCC dated May 25, 2021. The Plan One team was selected for the project, and a contract for the work was executed on June 21, 2021.

**Master Plan Requirement:** Each Wyoming community college is required to provide a campus master plan update every five years. This requirement is manifested in Wyoming State Statute W.S. 21-18-225. As a college institution experiences changes in the needs of students, differing economic conditions in Wyoming, and different needs in regional workforces, it then reacts by tailoring its educational offerings. Inclusion in a master plan is the first step towards implementation of a project. It shows forethought and planning on behalf of the institution, and an intent to make progress in that direction. The next step in the progress is the development of a Level I / Level II Study. This takes the development of the project to the next highest level, commonly recognized as schematic design. The Level II is generally used for the pursuit of full project funding. Once funded, the project moves into Level III development, which is the preparation of full construction documents, bidding activities, and the actual construction itself.

**Leadership and Guidance:** As the team moved forward with the master plan update, leadership and guidance was provided by the following LCCC Administrative Staff:

- Dr. Joe Schaffer, President
- Mr. Rick Johnson, Vice President of Administration and Finance
- Mr. Bill Zink, Director of Physical Plant
- Ms. Jamie Spezzano, Director of Contracting & Procurement
- Mr. Chad Marley, Chief Technology Officer

**Individual Project Leadership and Guidance:** For each of the renovation and new projects included in the master plan, additional guidance was provided by specific staff dedicated to each curriculum area. In this manner, master plan input was gained from both top LCCC leadership, and curriculum specific user groups. This provided a well-rounded basis for the formulation of each project.





**Master Plan Design Team:** Plan One/Architects utilized the services of a number of specialized engineers and consultants to complete these tasks. Their respective expertise was necessary not only to assist with each of the project designs, but to complete the full campus wide building assessments that were a part of this update as well. Each of their significant contributions can be found in this report. The full master plan update team consisted of the following:

• Plan One/Architects	Dan Odasz, AIA	Architecture & Planning
• Martin/Martin Engineering	Derek Swanson	Structural Engineering
• Martin/Martin Engineering	Ben Nemec	Civil Engineering
• Wood	Nick Pickering	Mechanical Engineering
• Wood	Rick Shields	Electrical Engineering
• TCS	Marc Auville	Technology
• Studio Plaats	Shane Fagan	Landscape Architecture

**Master Plan Update Process:** The Request for Proposals (appendix) defined the scope of work for this master plan update. It included eleven new construction projects, and a full compliment of campus wide facility evaluations. Each project started with a different level of baseline information. Some were basically started from the beginning, while others already had the benefit of some preliminary planning work. The goal of the master plan team was to advance each of these for inclusion in the master plan update. Each of the projects was developed through the following process flow:

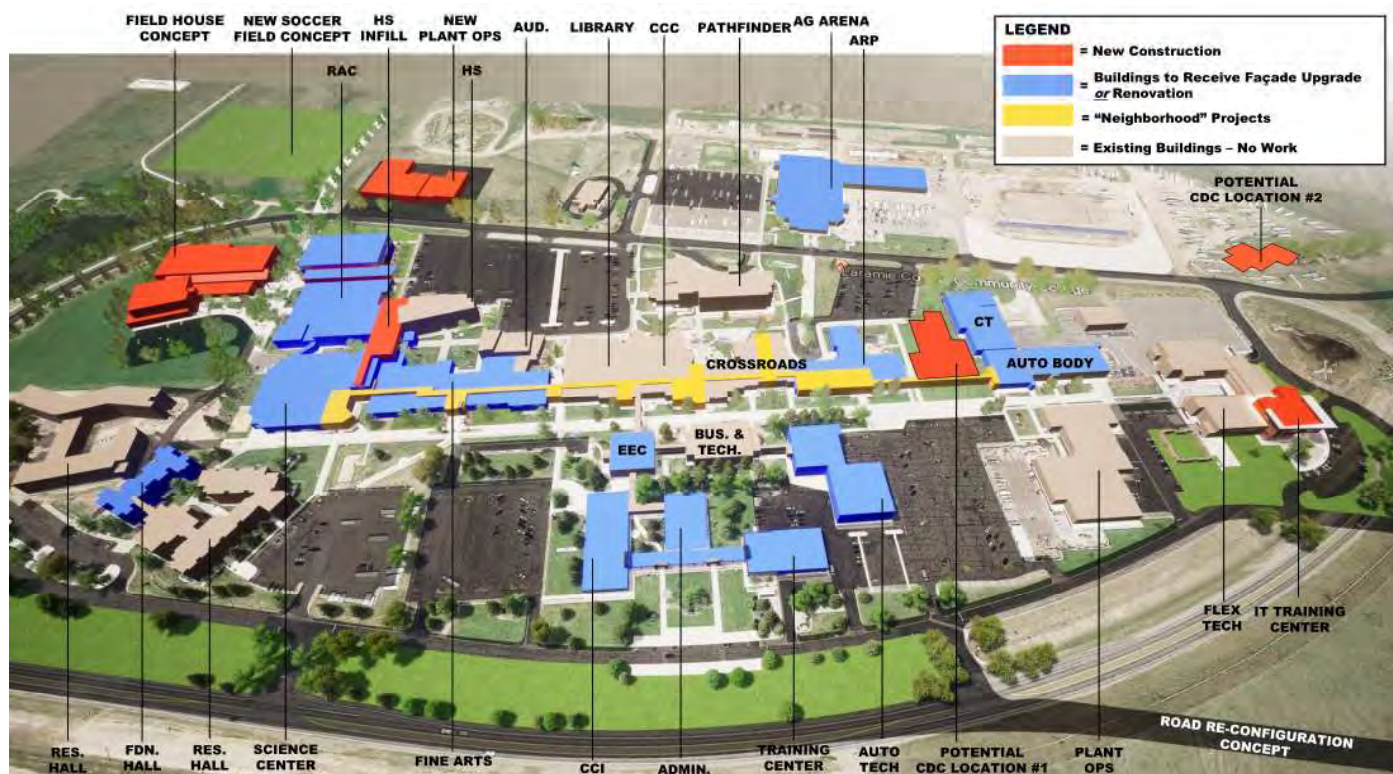
- Staff interviews
- Review of previously prepared materials
- On-site field investigations of the existing facilities
- Development of space programs of needed spaces and attributes
- Conceptual design services including new site plans, floor plans, and 3D imagery
- Conceptual cost estimating

A distinct chapter is provided in the master plan update for each of these projects.





**Campus Three-Dimensional Model:** In order to assist in the visualization of each project, the Plan One Team built a full campus, three-dimensional model in our software program. This model was used to insert new projects, show renovation areas, façade improvements, and other master plan ideas. The three-dimensional model has the benefit in that it can be viewed from any angle, giving the users many benefits over flat two-dimensional drawings. The three-dimensional aspect gives verticality to the campus, and allows building mass to be seen as well as location. The overall campus map is seen below:

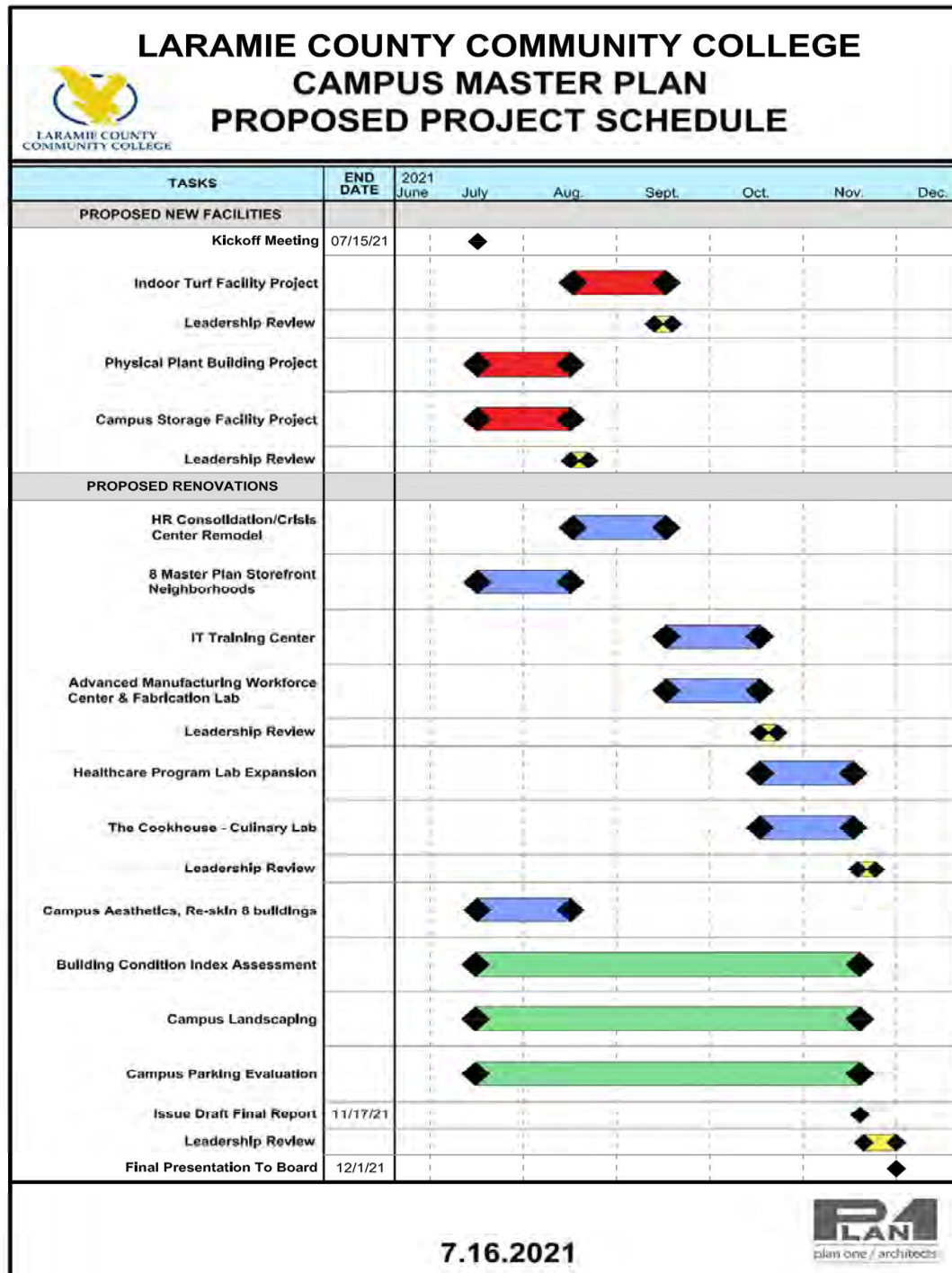


*This 3D model of the campus is color coded based on the particular projects within the Master Plan Update.*

**Master Plan Schedule:** The master plan kick-off meeting was held on July 15th, 2021. At this meeting a suggested plan of action was approved by the leadership group. The scheduling concept was to develop two or three of the proposed projects at one time concurrently, then seek review and advice from the leadership group. This provided a more focused and thoughtful approach to each project, rather than starting all of them at the same time. The groupings of projects were spread out over the time frame of July 2021 to December 2021.



Concurrently, the campus wide facility assessments were initiated and progressed through the entire time frame. These elements included the more “nuts and bolts” type of assessments such as civil, landscape, structural, mechanical, electrical and technology assessments. Progress of these activities were presented to the leadership group at each meeting, along with the specific project design exercises for that time period. The full master plan project schedule, dated July 16, 2022, is displayed below.



#### Appendix

1. Request for Proposals RFP-142111 titled “Campus Master Plan Update”
2. Engineering Parts



