

● MASTER PLAN 2014



ROGERS STATE
UNIVERSITY



We, at Beck Design are honored to present an updated Master Plan for the Claremore campus of Rogers State University. This package is the culmination of wish lists and visions gleaned from several meetings with senior administration, staff and faculty. We are grateful for this opportunity.

This book includes identification of strong existing and future axes for future development, present and future functional clusters, evaluation of existing buildings, analysis and summarization of additional space requirements, future parking allocations, as well as future vehicular and pedestrian pathways.

The resultant master plan seeks to create a cohesive campus interconnected strongly through paths and weaved together through green spaces that are intended to serve as outdoor learning spaces. It also proposes strategic locations for future buildings and other developments based on functions, cross utilization and proximity.

We are excited to be a part of the future of Rogers State University and look forward to continued collaboration as we proceed to future phases.



Goals 1

Existing Campuses 2

Vision for the Future

Space Needs

Goals	1
Existing Campuses	2
Vision for the Future	3
Space Needs	4

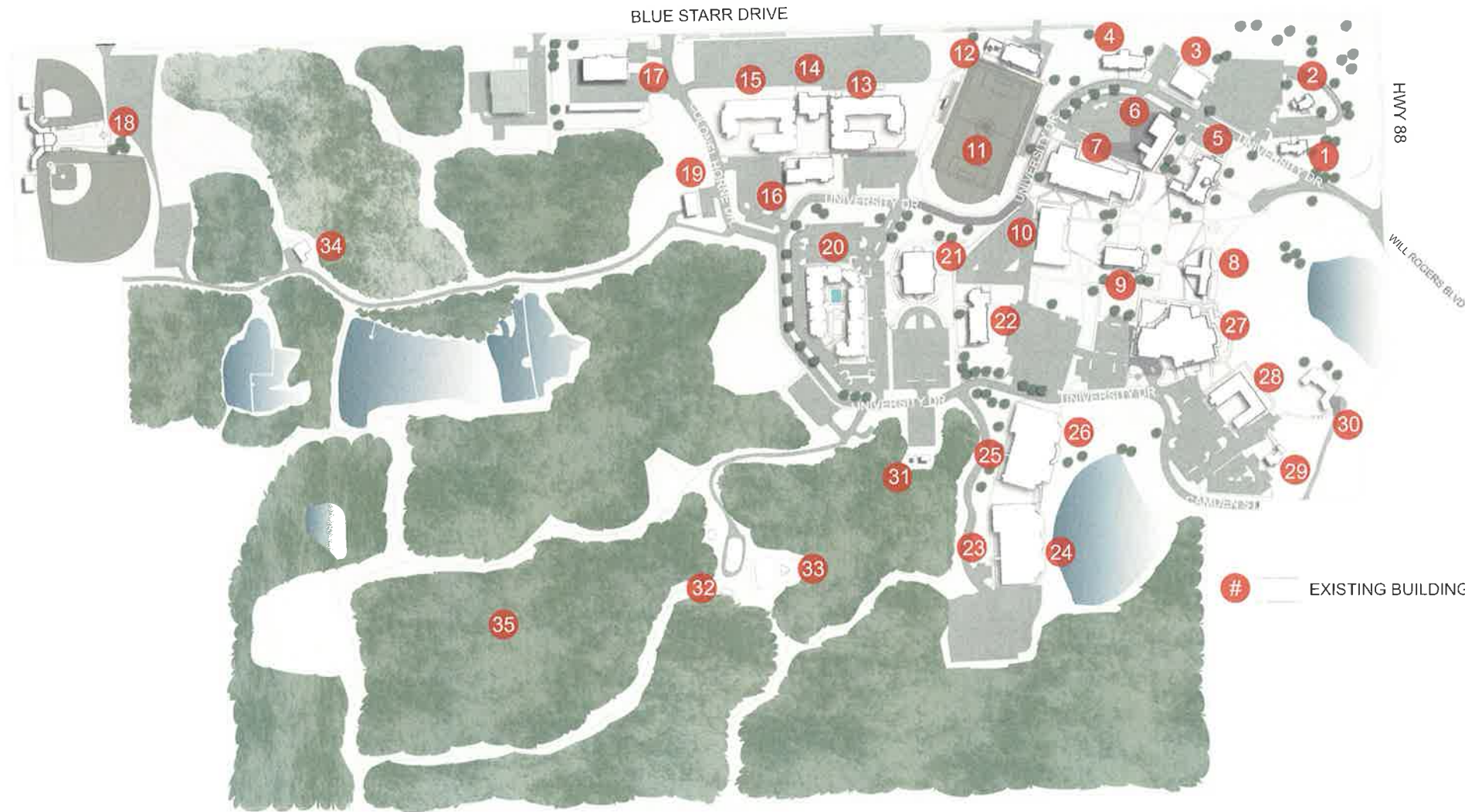
The goals for the Master Plan are as follows:

- Identify like-functioned zones in campus to locate future buildings.
- Enhance connectivity in campus – pedestrian and vehicular.
- Provide spaces that contribute to collaboration among students, faculty and staff – the campus becomes a classroom.
- Focus development at the core and move parking away from the center.
- Enhance accessibility within the campus.
- Facilitate sustainability in all new construction.
- Identify infrastructure.

The specific tasks are as follows:

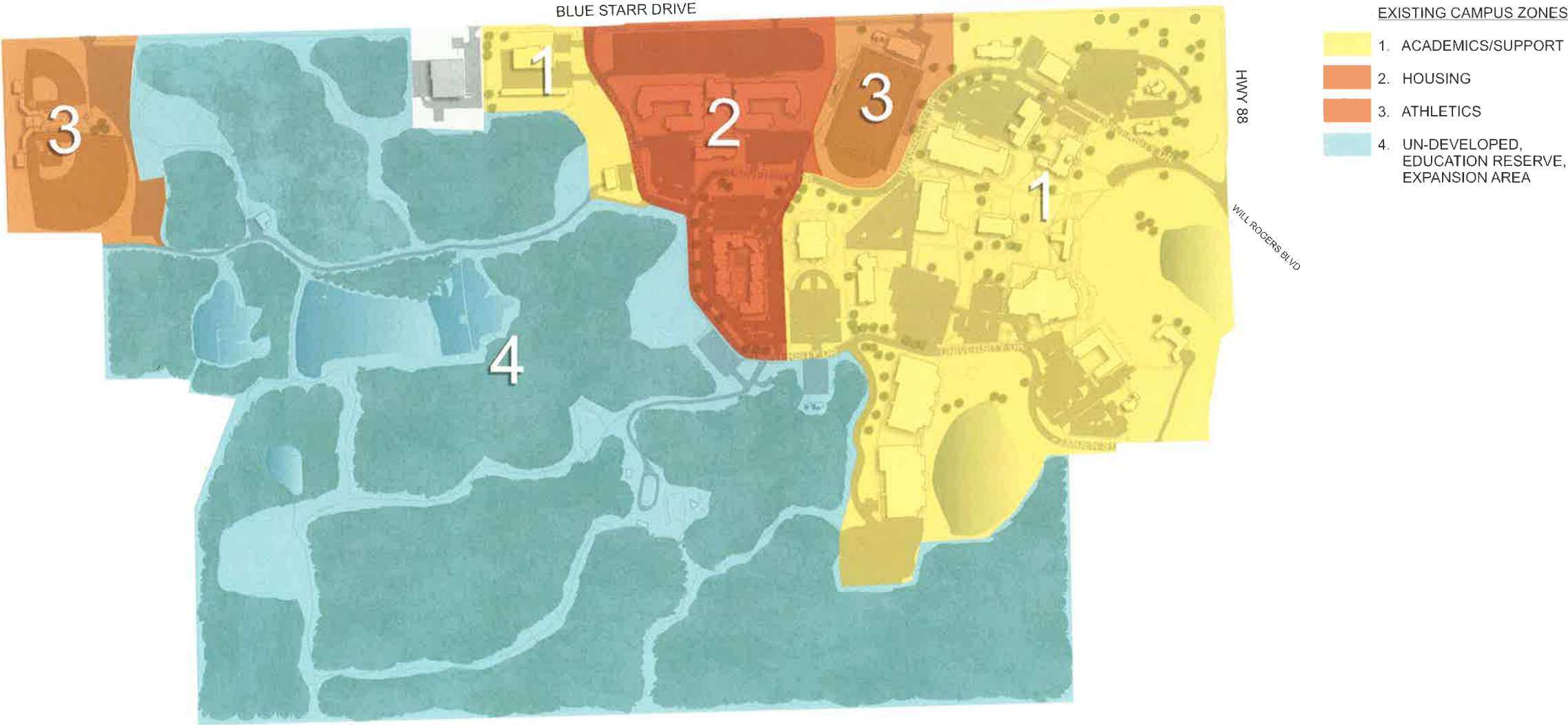
- Analyze and tabulate spatial requirements for proposed buildings and evaluate the number of levels for each building.
- Evaluate the best location on campus for each proposed building.
- Generate preliminary conceptual designs for each building which would include concept plans and massing models.
- Incorporate models into the 3D master plan.
- Map infrastructure.

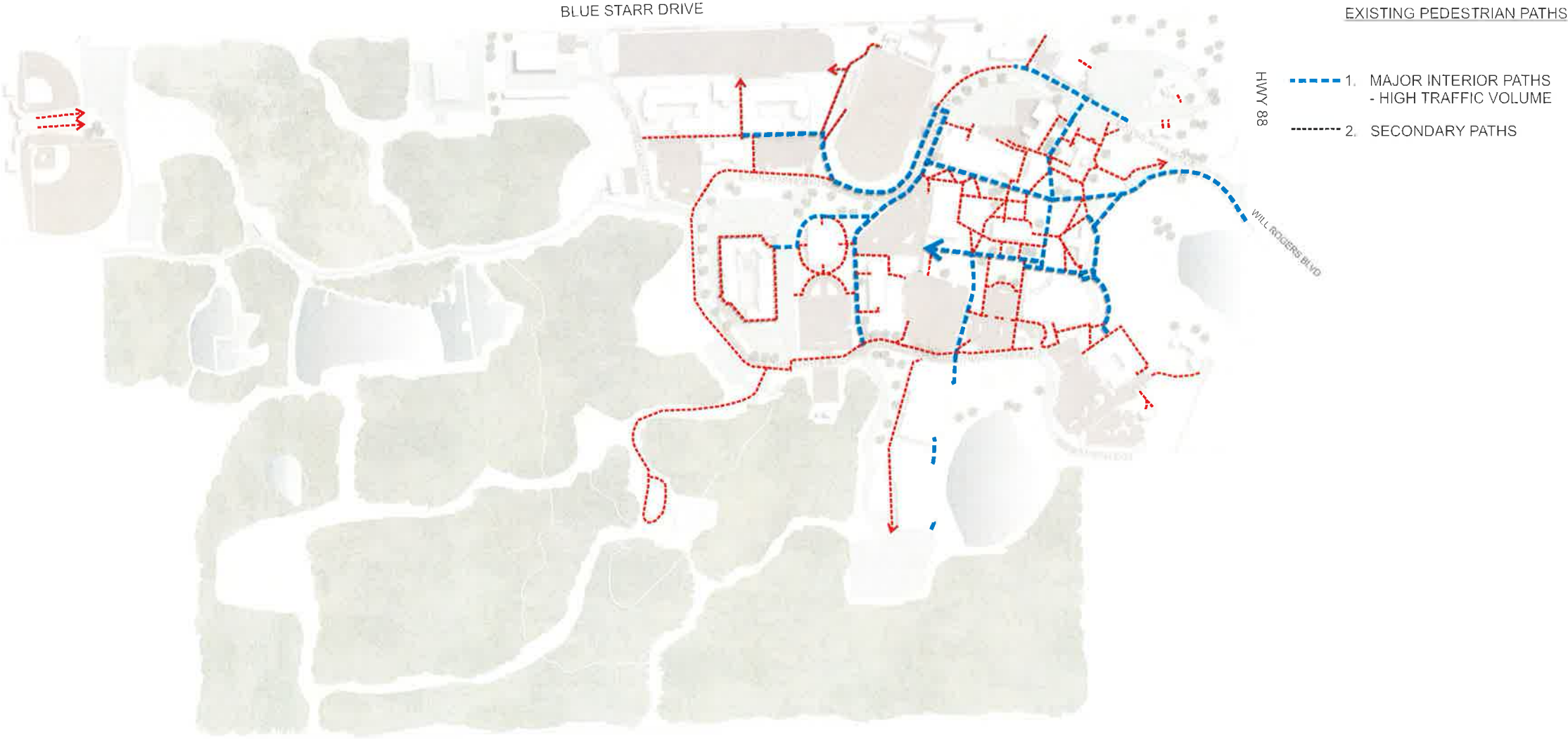
- Goals ①
- Existing Campuses ②
- Vision for the Future ③
- Space Needs ④

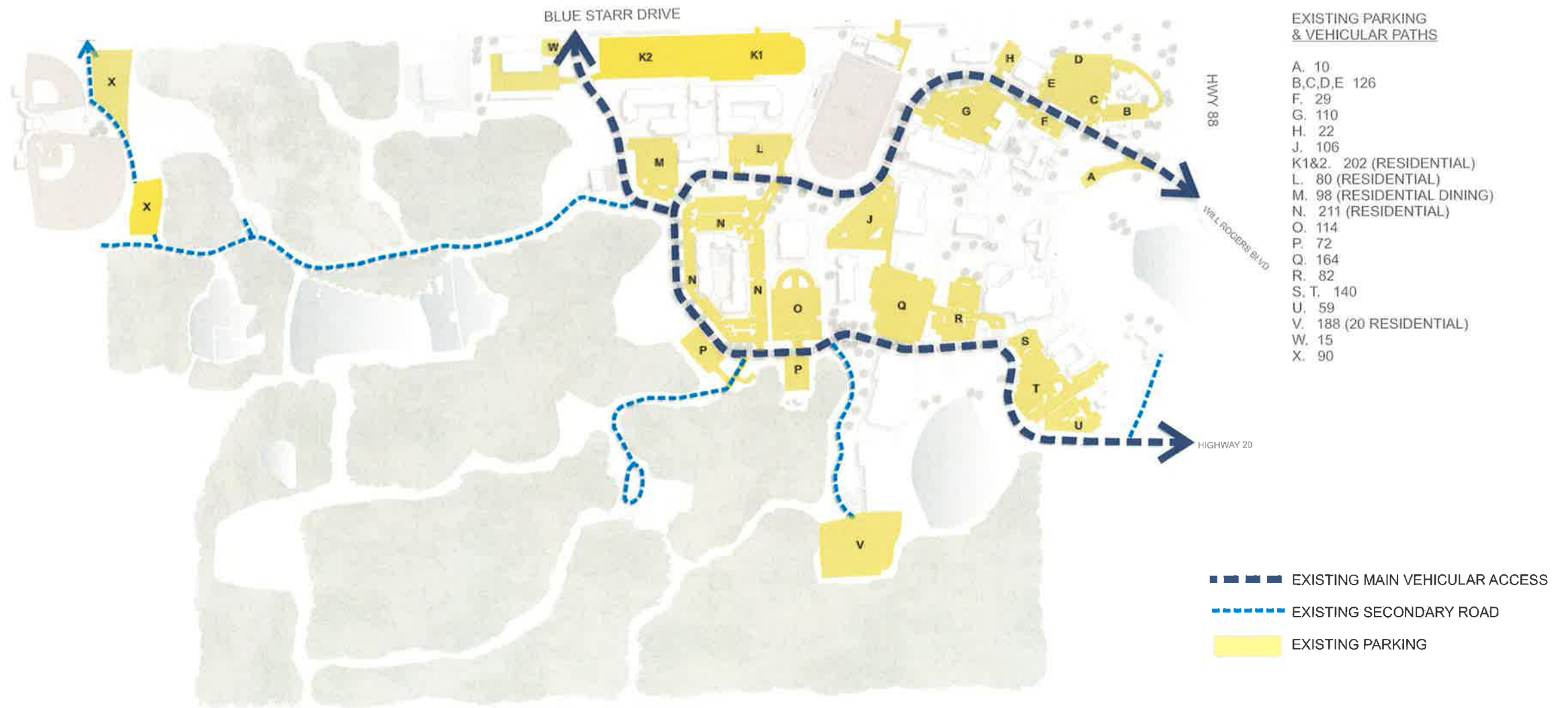


CAMPUS EXISTING BUILDING LEGEND

1. FOUNDATION-ALUMNI CENTER
2. CAMPUS POLICE
3. PERSHING HALL
4. INNOVATION CENTER
5. PREPARATORY HALL
6. FINE ARTS ANNEX
7. BAIRD HALL
8. MEYER HALL
9. WILL ROGERS AUDITORIUM
10. BUSHYHEAD FIELDHOUSE
11. SOLDIER FIELD
12. HILLCAT ATHLETIC CENTER
13. UNIVERSITY VILLAGE B
14. UNIVERSITY VILLAGE CLUBHOUSE
15. UNIVERSITY VILLAGE C
16. UNIVERSITY DINING CENTER
17. PHYSICAL PLANT OFFICES
18. DIAMOND SPORTS COMPLEX
19. SCULPTURE LAB
20. UNIVERSITY VILLAGE A
21. STRATTON TAYLOR LIBRARY
22. LOSHBAUGH HALL
23. LEDBETTER HALL
24. HERRINGTON HALL
25. DOWNS HALL
26. HEALTH SCIENCES BUILDING
27. CENTENNIAL CENTER - STUDENT SERVICES
28. MARKHAM HALL
29. OMA HOUSE
30. PRESIDENT'S HOUSE
31. ROPES COURSE
32. TERRA LAB
33. OUTDOOR AMPHITHEATRE
34. AQUATICS LAB
35. CONSERVATION EDUCATION NATURE RESERVE





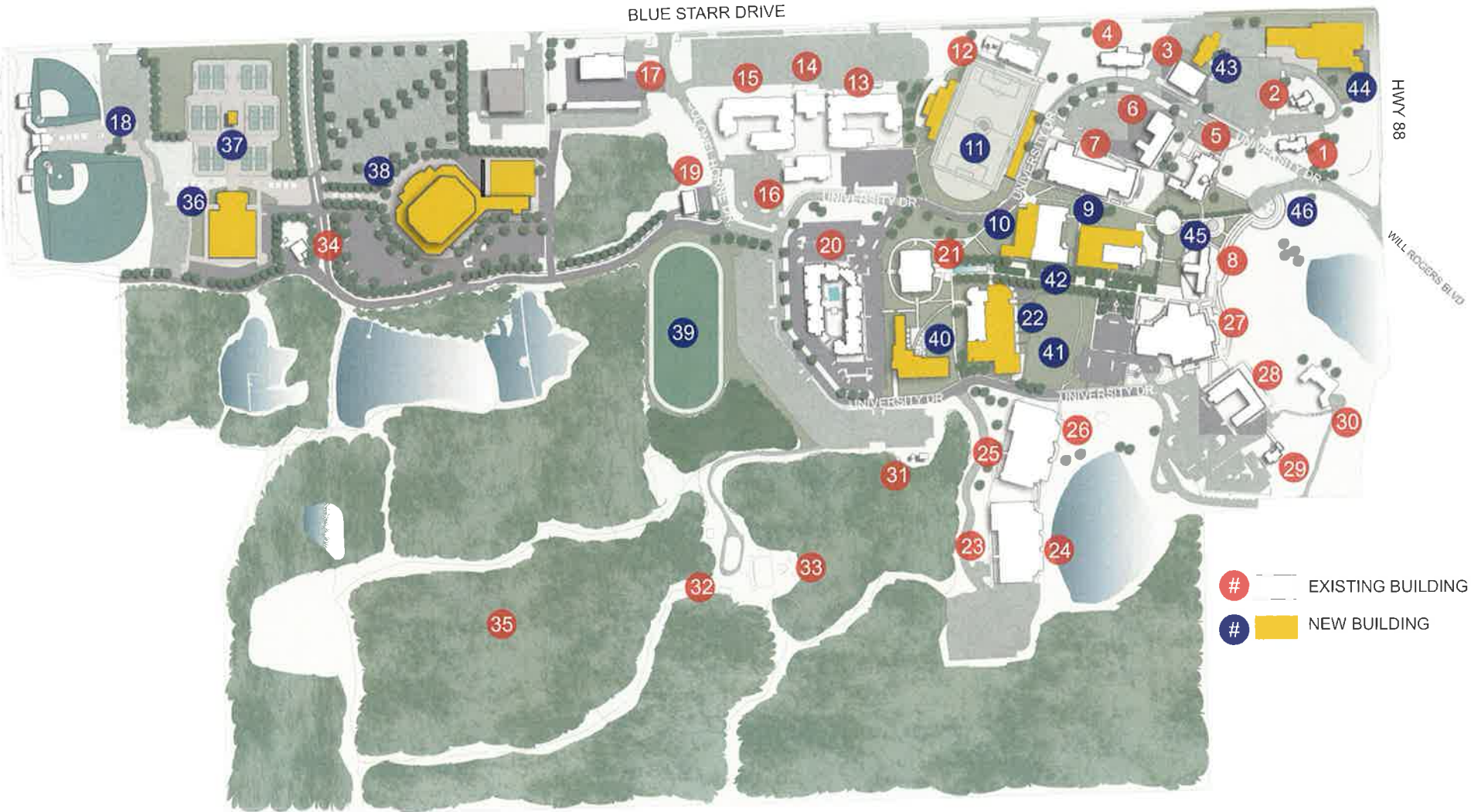




EXISTING BUILDING/PARKING LEGEND

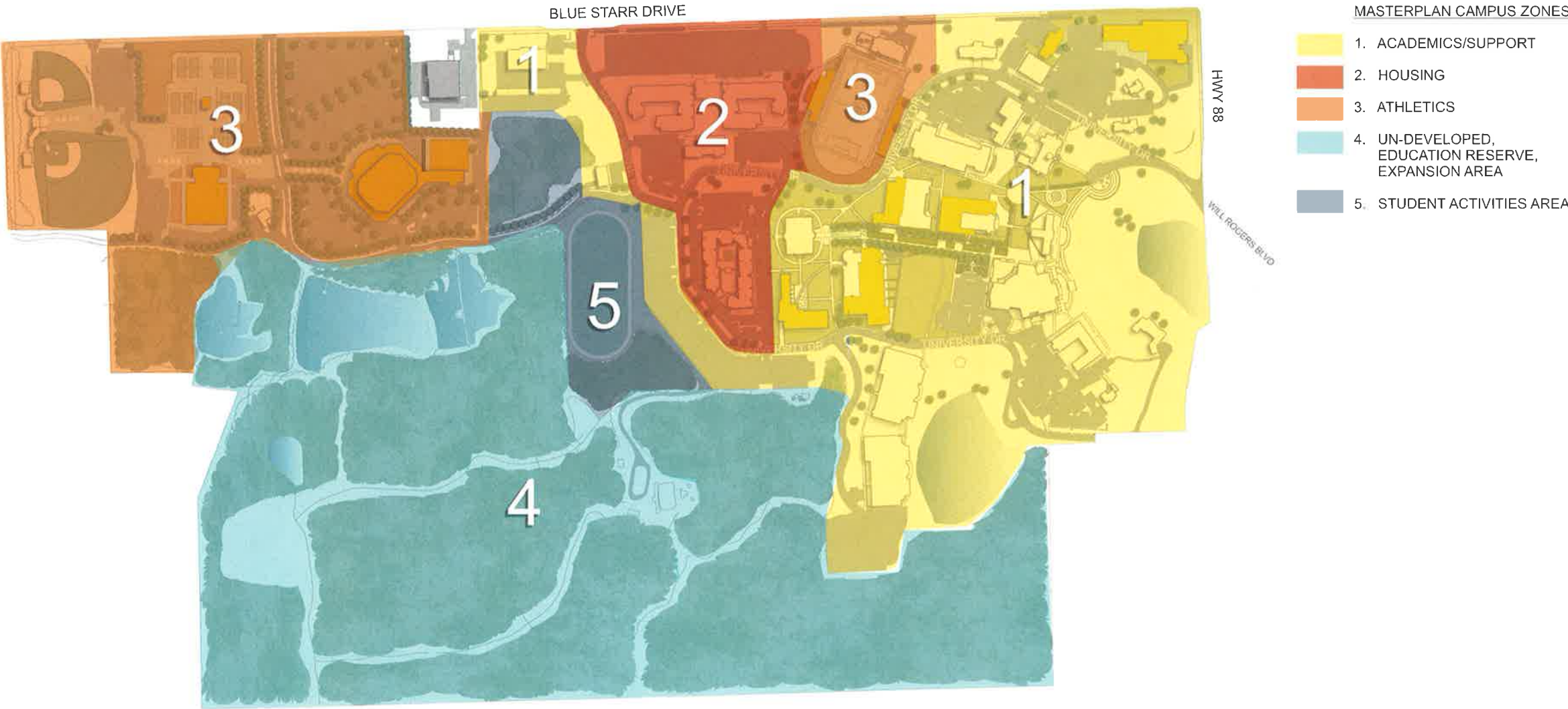
- 1. RSU BUILDING
- 2. FACULTY/STAFF PARKING
- 3. STUDENT PARKING
 - FIRST BAPTIST CHURCH (SPACES 59-114)
- 4. STUDENT PARKING
 - FIRST CHRISTIAN CHURCH (SPACES 1-12&17-22)
- 5. 2 HOUR PUBLIC PARKING
- 6. STUDENT PARKING, OAKLEY LOT
 - CORNER OF FRANK PHILLIPS & CHEROKEE

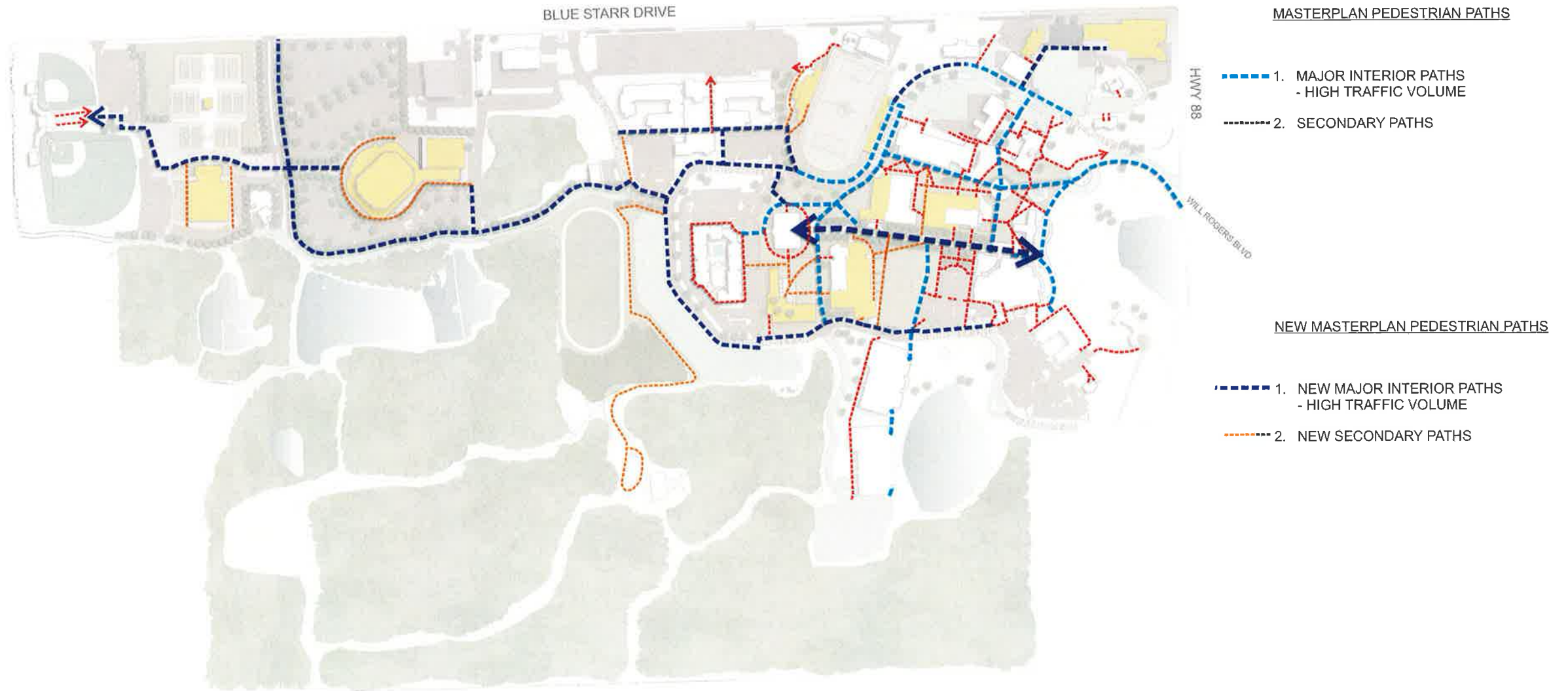
Goals	1
Existing Conditions	2
Vision for the Future	3
Space Needs	4

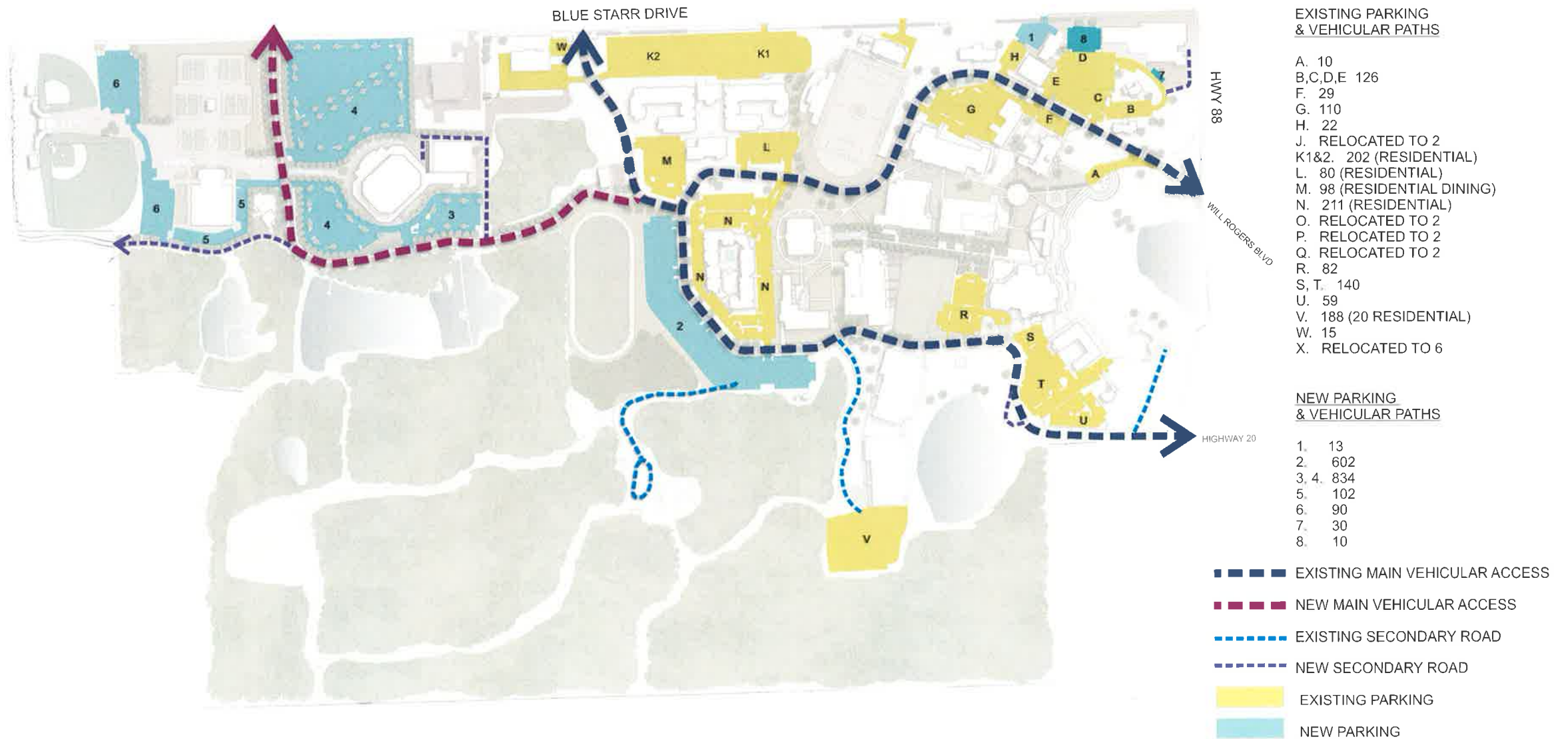


MASTERPLAN BUILDING LEGEND

- 1. FOUNDATION-ALUMNI CENTER
- 2. CAMPUS POLICE (FORMER)
- 3. PERSHING HALL
- 4. INNOVATION CENTER
- 5. PREPARATORY HALL
- 6. FINE ARTS ANNEX
- 7. BAIRD HALL
- 8. MEYER HALL
- 9. WILL ROGERS AUDITORIUM REMODEL & ADDITION
- 10. BUSHYHEAD FIELDHOUSE REMODEL & ADDITION
- 11. SOLDIER FIELD REMODEL & ADDITION
- 12. HILLCAT ATHLETIC CENTER
- 13. UNIVERSITY VILLAGE B
- 14. UNIVERSITY VILLAGE CLUBHOUSE
- 15. UNIVERSITY VILLAGE C
- 16. UNIVERSITY DINING HALL
- 17. PHYSICAL PLANT OFFICES
- 18. DIAMOND SPORTS COMPLEX
- 19. SCULPTURE LAB
- 20. UNIVERSITY VILLAGE A
- 21. STRATTON TAYLOR LIBRARY
- 22. LOSHBAUGH HALL - MATH & SCIENCE REMODEL & ADDITION
- 23. LEDBETTER HALL
- 24. HERRINGTON HALL
- 25. DOWNS HALL
- 26. HEALTH SCIENCES BUILDING
- 27. CENTENNIAL CENTER - STUDENT SERVICES
- 28. MARKHAM HALL - REMODELED FOR ENROLLMENT MGT., BUSINESS, & ACCT.
- 29. OMA HOUSE
- 30. PRESIDENT'S HOUSE
- 31. ROPES COURSE
- 32. TERRA LAB
- 33. OUTDOOR AMPHITHEATRE
- 34. AQUATICS LAB
- 35. CONSERVATION EDUCATION RESERVE
- 36. NEW INDOOR PRACTICE FACILITY
- 37. NEW HILLCAT TENNIS FACILITY
- 38. NEW HILLCAT MULTIPURPOSE ARENA
- 39. NEW STUDENT ACTIVITIES AREA
- 40. NEW GENERAL CLASSROOM BUILDING
- 41. NEW CENTENNIAL GREEN
- 42. NEW CENTENNIAL WALK
- 43. NEW CAMPUS POLICE BUILDING
- 44. NEW COMMUNICATIONS BUILDING RSU TV & RADIO
- 45. NEW STATUE PLAZA
- 46. NEW FLAGPOLE PLAZA & SIGNAGE





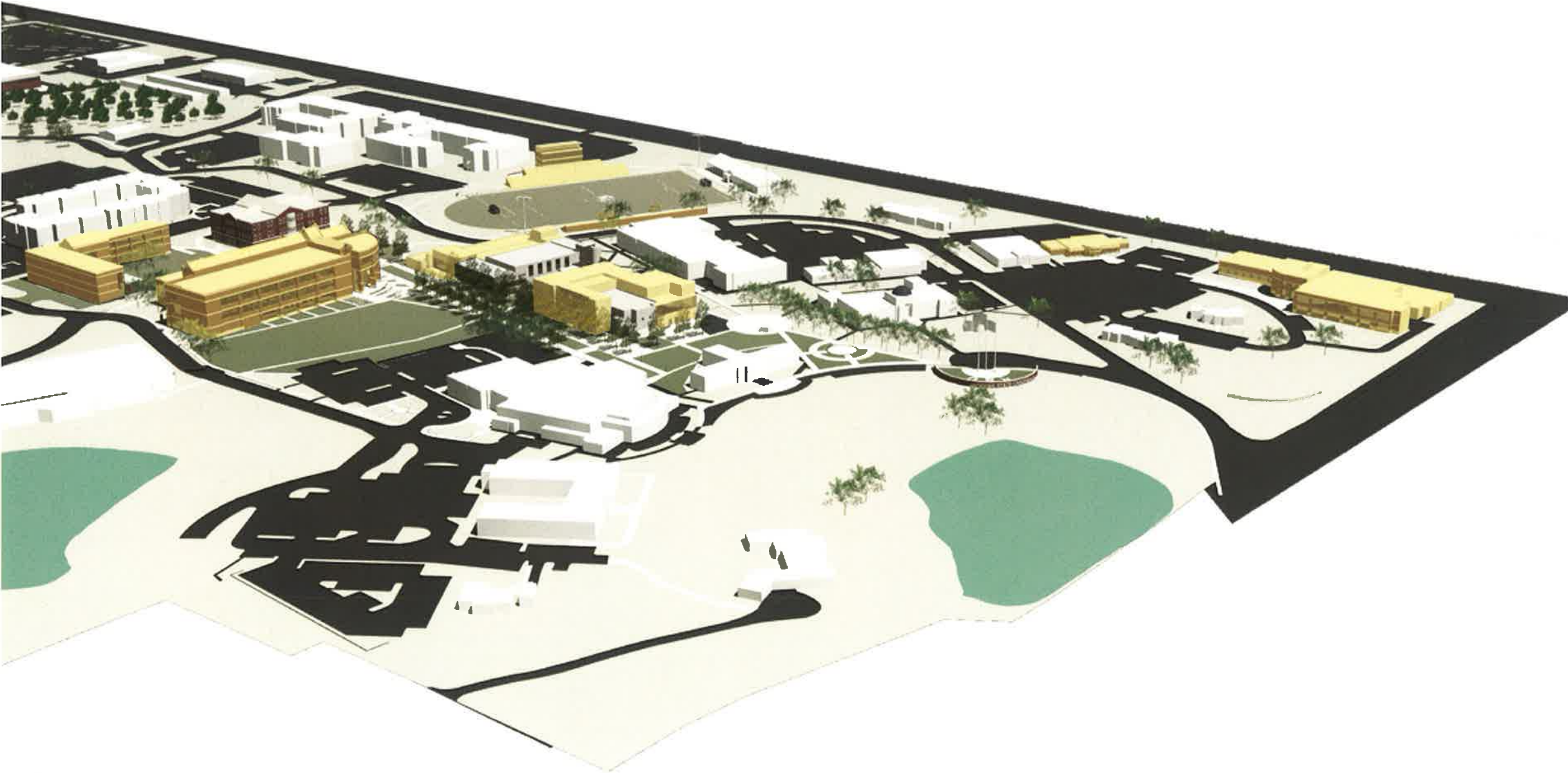




MASTERPLAN BUILDING/PARKING LEGEND

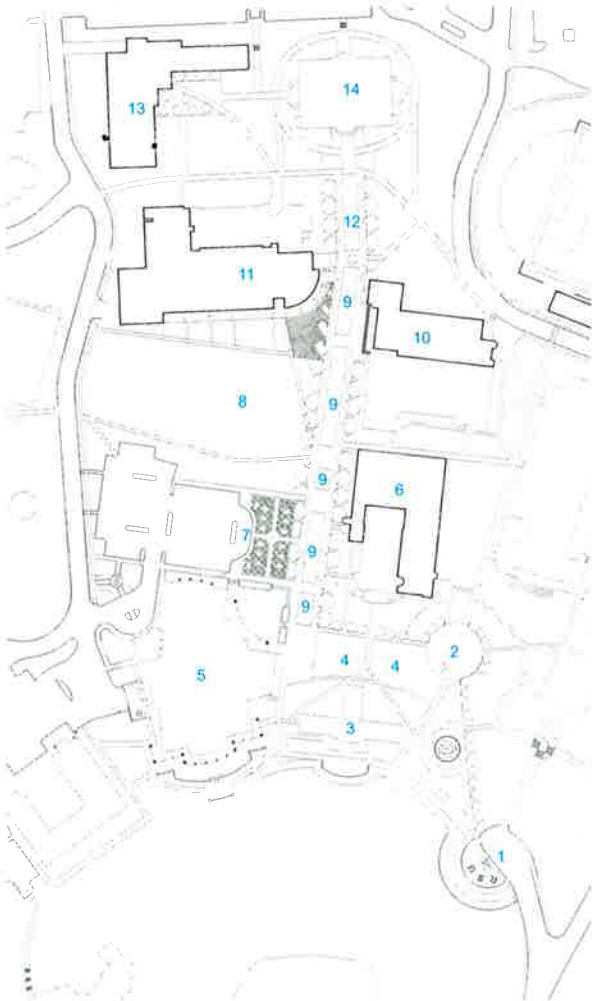
1. RSU CAMPUS BUILDING -
 - COMPLETE BUILDING RE-ROOF
 - COMPLETE FIRE SUPPRESSION SYSTEM INSTALLATION FOR THE ENTIRE BUILDING (FLOORS: 1-4, & 8-9)
 - UPDATE AND REMODEL ELAVATOR #3
 - COMPLETE REMODEL AND RENOVATION OF FLOOR 9
 - FLOOR 5 EXPANSION FOR ADDITIONAL CLASSROOM SPACE
 - FUTURE TV STATION
 - FUTURE HEALTH CLINIC
 - DATA AND RECORDS BACKUP AREA
 - ADDITIONAL LANDSCAPING
2. FACULTY/STAFF PARKING
 - PHASE 1: EXPAND SURFACE PARKING TO INCLUDE DEMOLITION OF BOK BUILDING AND PURCHASE OTHER PROPERTIES WITHIN CLOSE PROXIMITY OF RSU BUILDING AS THEY BECOME AVAILABLE.
 - PHASE 2: CONSTRUCT A PARKING GARAGE TO INCREASE PARKING BY 50-100%
3. STUDENT PARKING
 - FIRST BAPTIST CHURCH (SPACES 59-114)
4. STUDENT PARKING
 - FIRST CHRISTIAN CHURCH (SPACES 1-12&17-22)
5. 2 HOUR PUBLIC PARKING
6. STUDENT PARKING, OAKLEY LOT
CORNER OF FRANK PHILLIPS & CHEROKEE
7. FUTURE HOUSING - LOCATION UNKNOWN



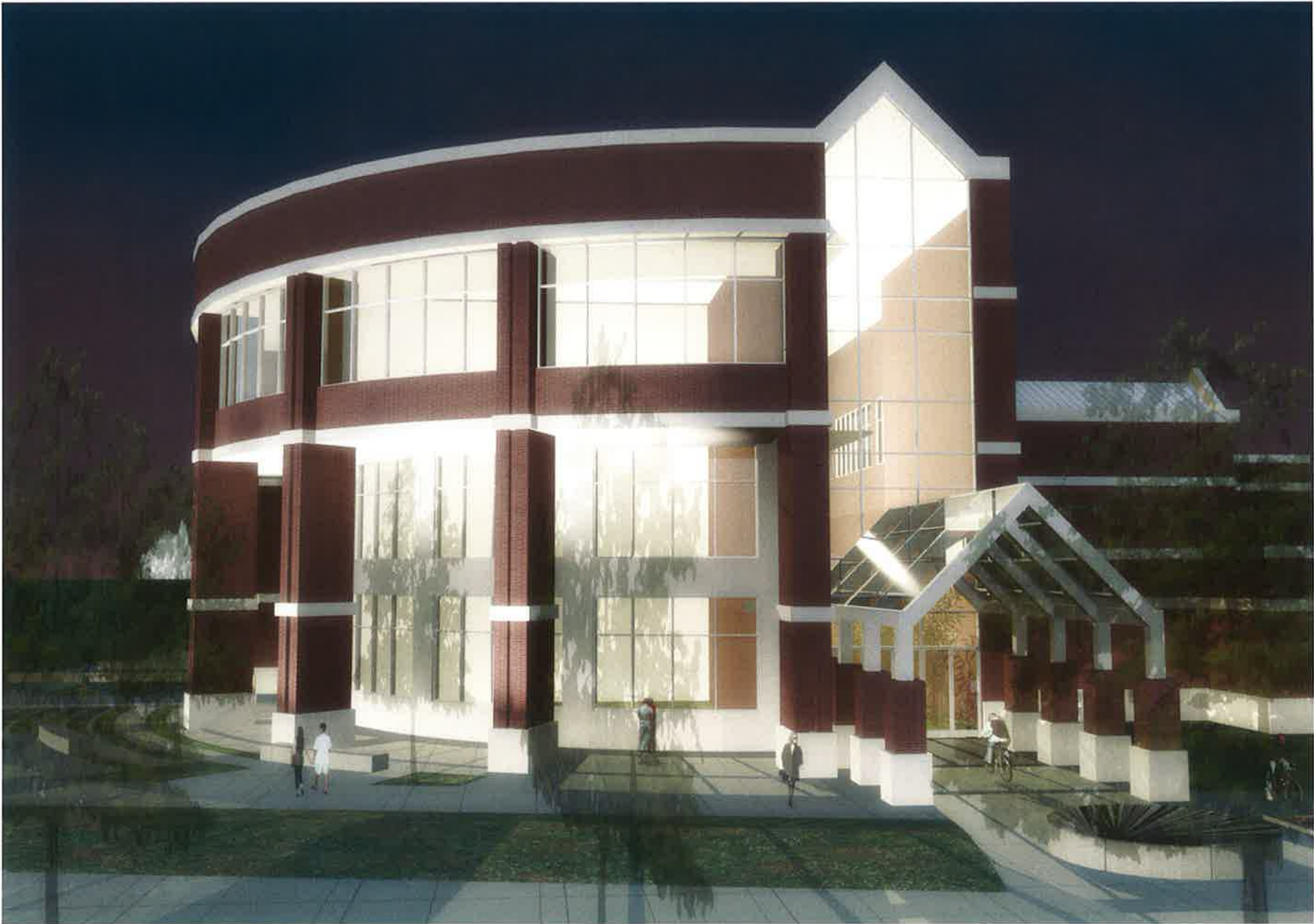




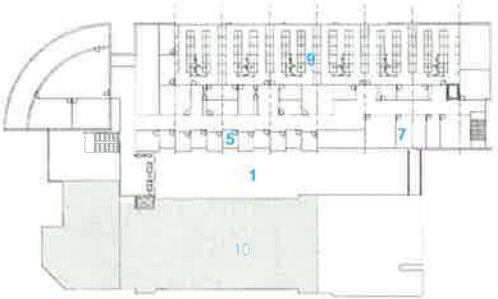
- | | |
|------------------------|------------------------------------|
| 1 FLAGPOLE PLAZA | 8 CENTENNIAL GREEN |
| 2 STATUE PLAZA | 9 GRASS MEDIAN/DECORATIVE PLANTING |
| 3 MEYER HALL | 10 BUSHYHEAD REC CENTER |
| 4 ART SCULPTURE GARDEN | 11 MATH AND SCIENCE BUILDING |
| 5 CENTENNIAL CENTER | 12 REFLECTING POOL |
| 6 WR AUDITORIUM | 13 CLASSROOM BUILDING |
| 7 MEDITATION GARDEN | 14 STRATTON-TAYLOR LIBRARY |



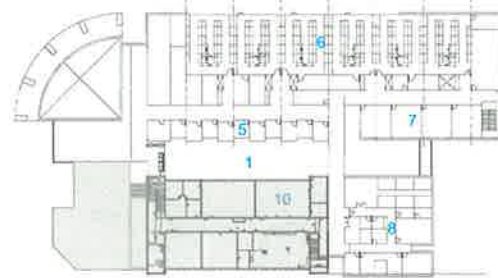
FLOOR PLAN



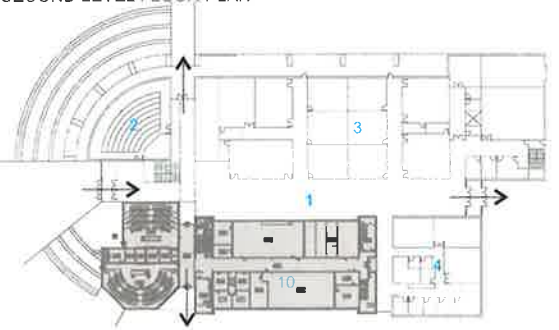
- 1 3 STORY ATRIUM
- 2 LECTURE HALL
- 3 LECTURE ROOMS
- 4 DEV STUDIES
- 5 FACULTY OFFICES
- 6 PHYS SCIENCE LABS
- 7 FACULTY RESEARCH LABS
- 8 ADMIN OFFICES
- 9 BIO SCIENCE LABS
- 10 EXISTING LOSHBAUGH HALL



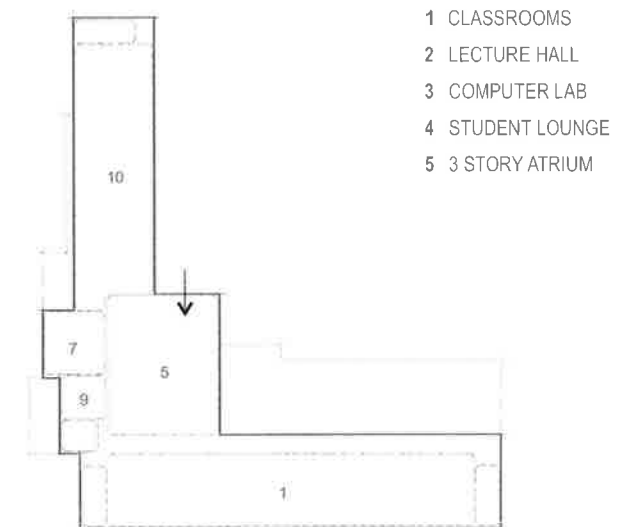
THIRD LEVEL FLOOR PLAN



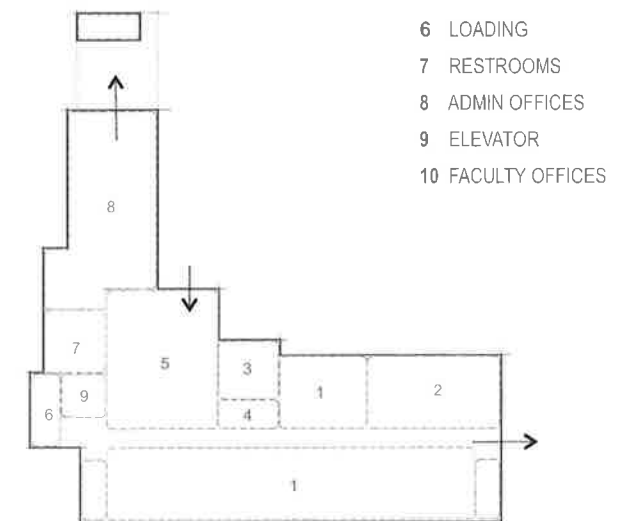
SECOND LEVEL FLOOR PLAN



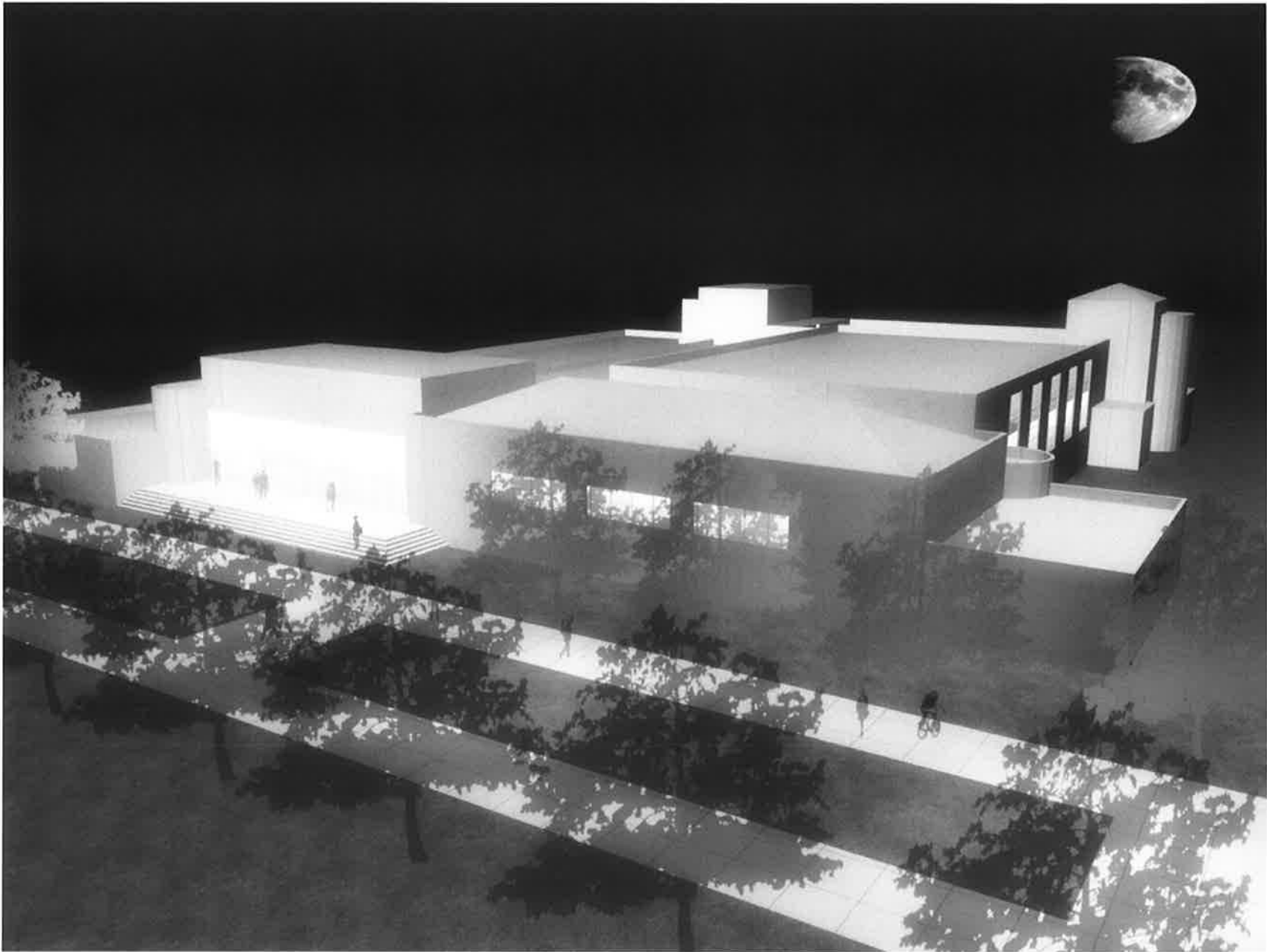
FIRST LEVEL FLOOR PLAN



SECOND & THIRD FLOOR PLAN



FIRST FLOOR PLAN

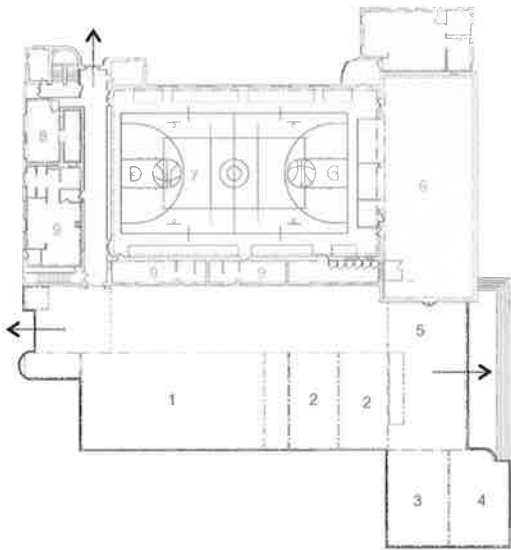


LOWER LEVEL
FLOOR PLAN

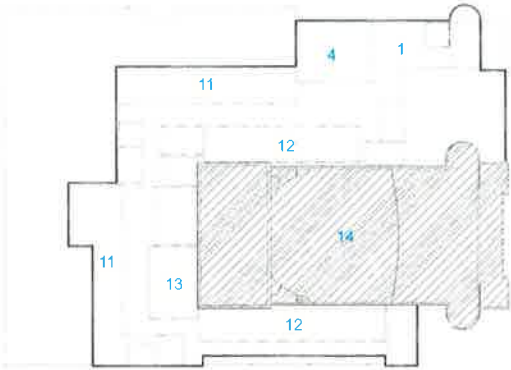
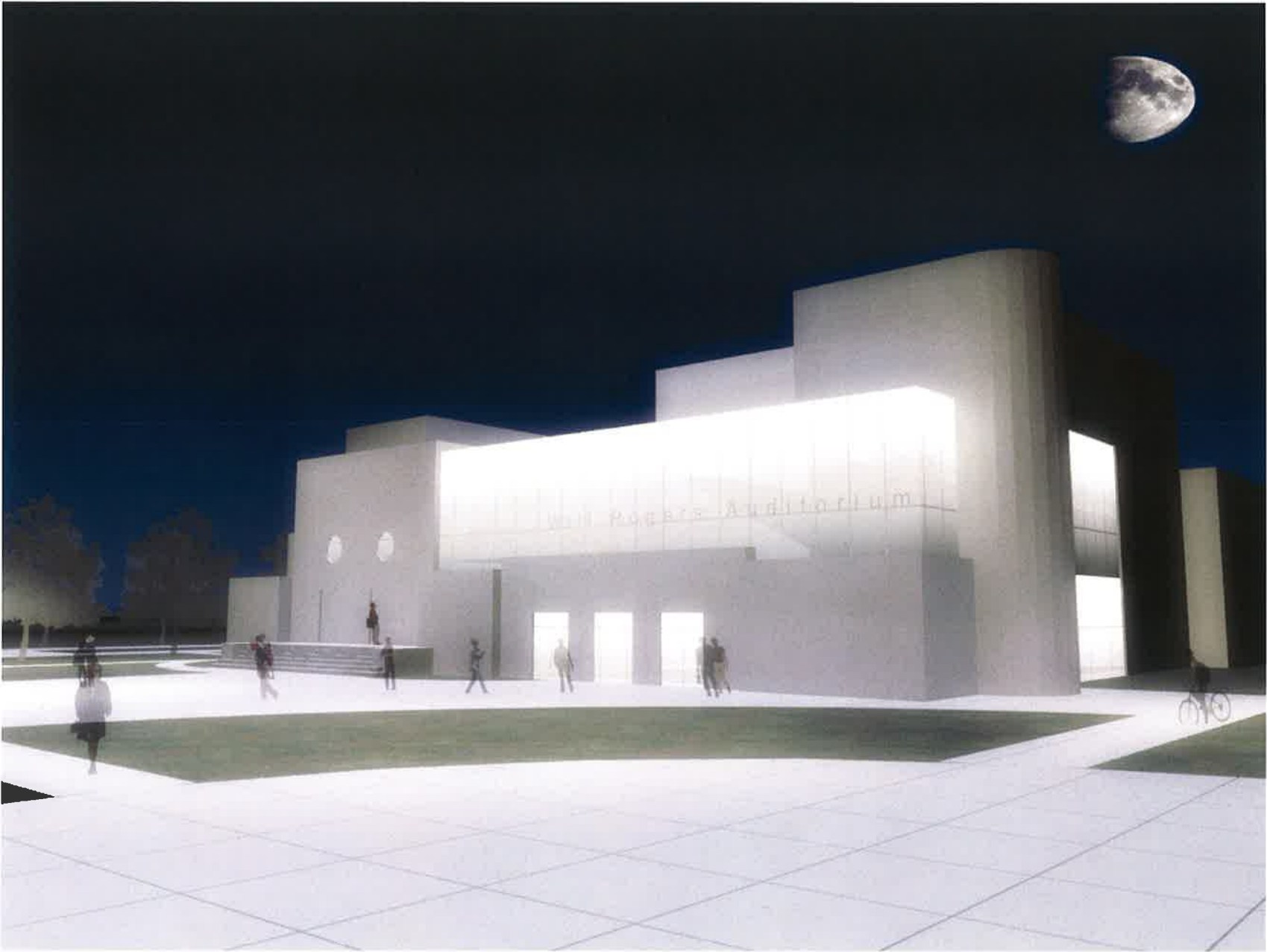


UPPER LEVEL
FLOOR PLAN

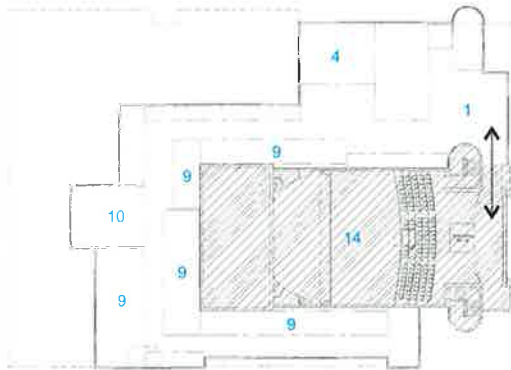
- 1 CHEER/DANCE
- 2 RAQUETBALL
- 3 GAMEROOM
- 4 CAFE
- 5 ATRIUM
- 6 WEIGHT ROOM/
CARDIO
- 7 GYM
- 8 TRAINING
- 9 LOCKER ROOM
- 10 LOBBY
- 11 CHEER/DANCE OFFICES
- 12 CLUB SPORTS
- 13 OFFICES/CONFERENCE



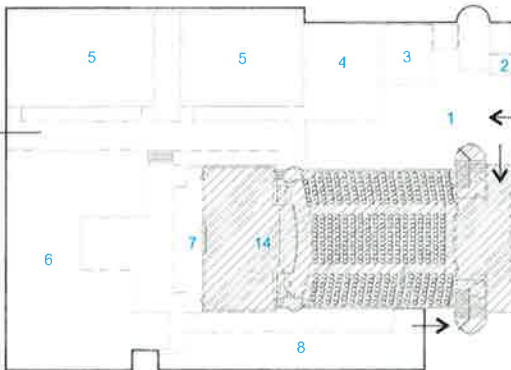
MAIN LEVEL FLOOR PLAN



THIRD LEVEL FLOOR PLAN

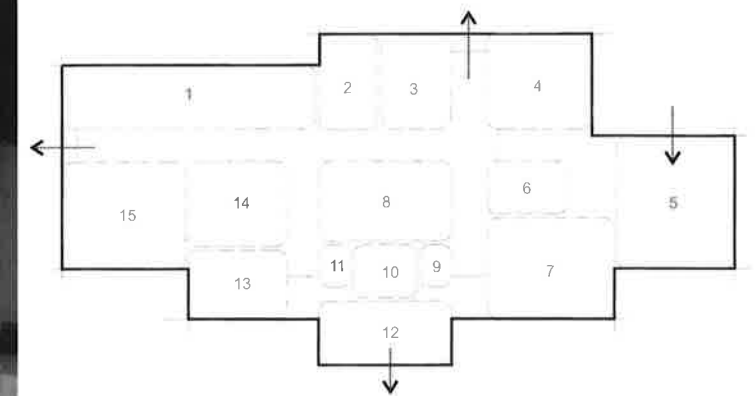
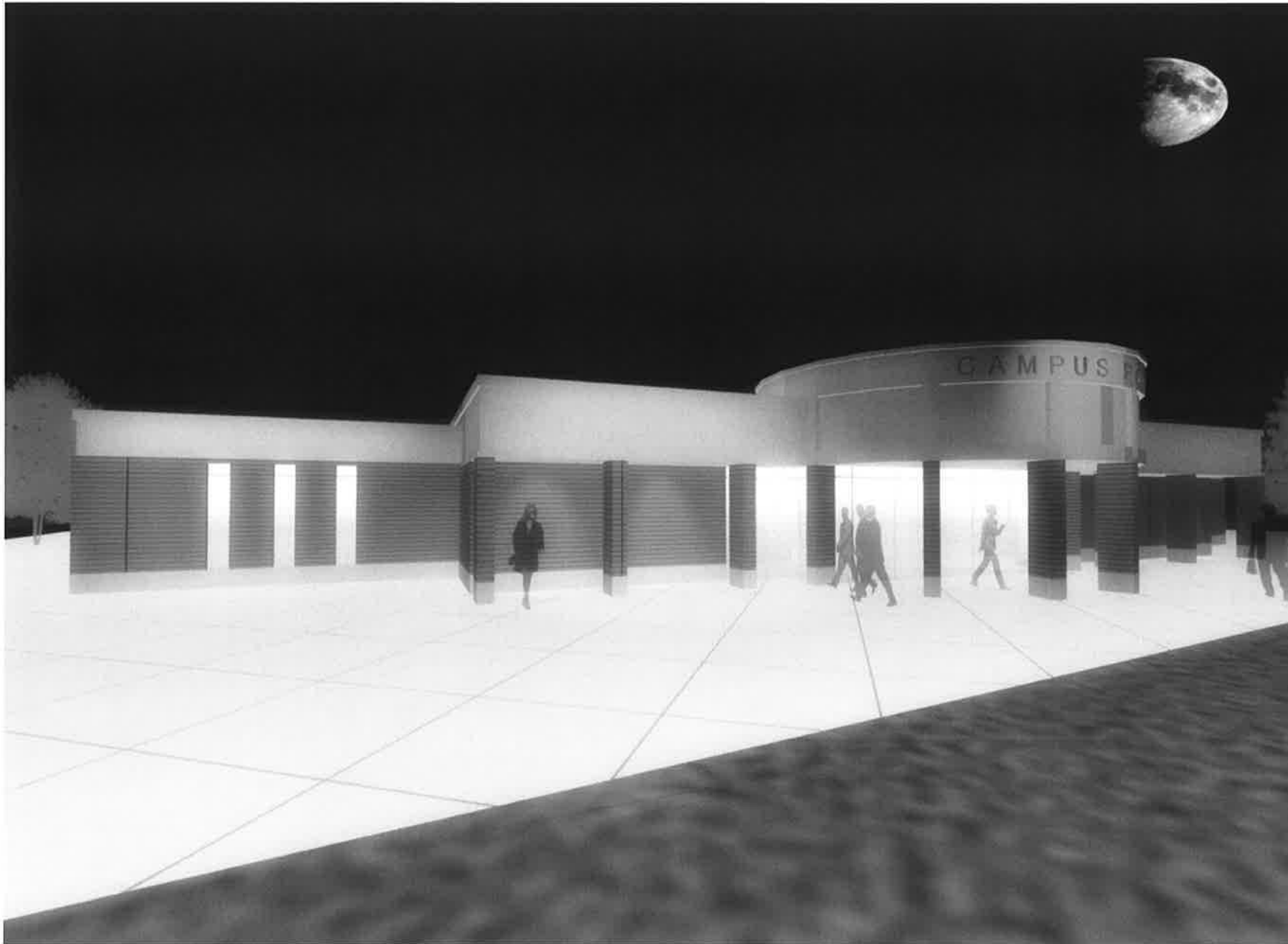


SECOND LEVEL FLOOR PLAN



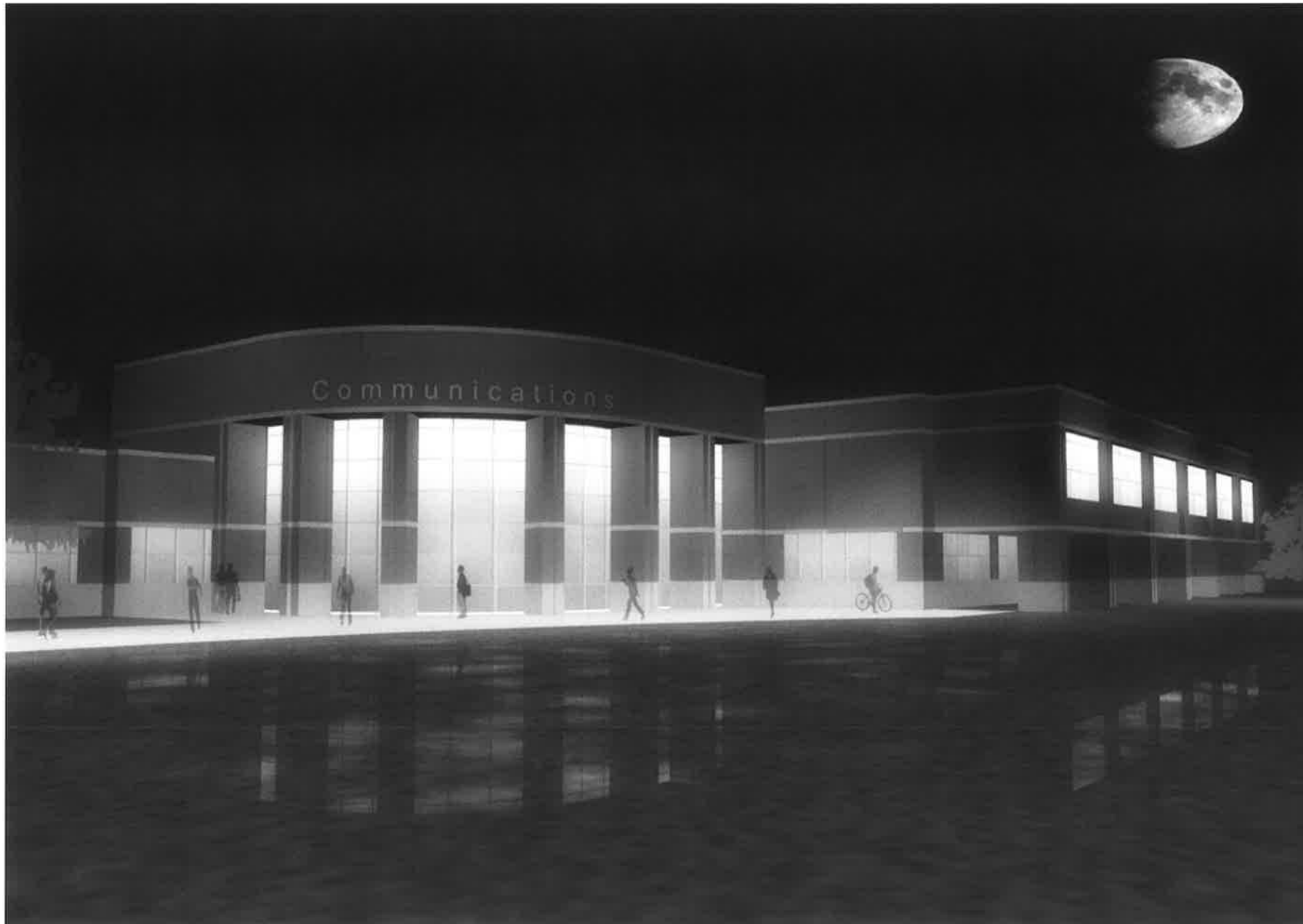
FIRST LEVEL FLOOR PLAN

- 1 LOBBY
- 2 TICKETING
- 3 DONOR RECEPTION
- 4 RESTROOMS
- 5 REHEARSAL SPACE
- 6 SHOP/LOADING
- 7 STORAGE
- 8 GREEN ROOM/
CHANGING ROOMS
- 9 PRACTICE ROOMS
- 10 REHEARSAL ROOM
- 11 FACULTY OFFICES
- 12 TEACHING STUDIOS
- 13 RECORDING STUDIO
- 14 EXISTING AUDITORIUM

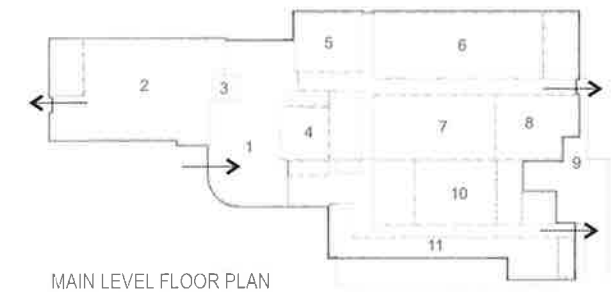


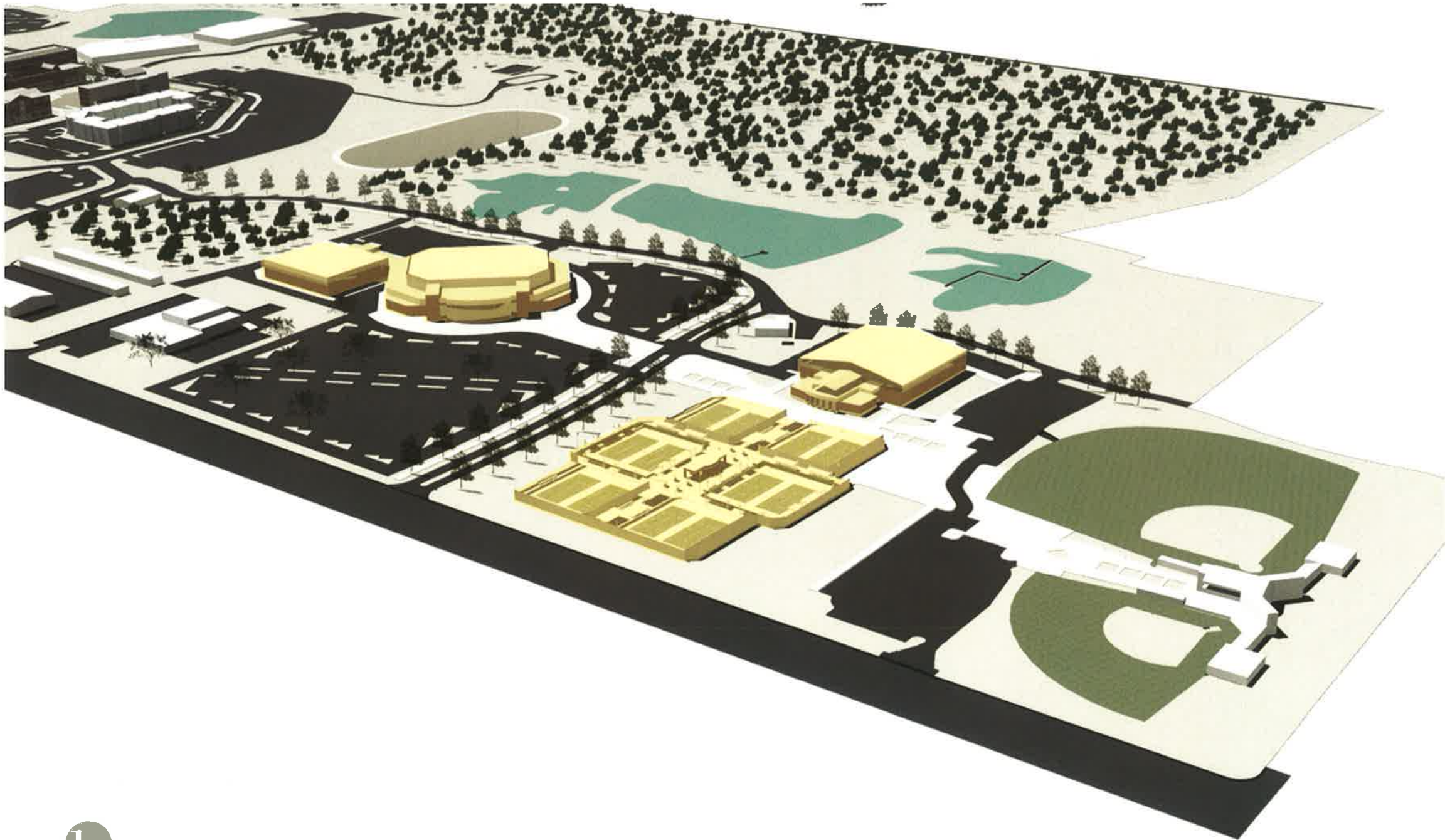
FLOOR PLAN

- | | |
|--------------------|----------------------|
| 1 OFFICES | 8 COMMAND CENTER |
| 2 RESTROOMS | 9 RESTROOM |
| 3 BREAK ROOM | 10 FRONT DESK |
| 4 HOLDING CELLS | 11 RESTROOM |
| 5 SALLY PORT | 12 SECURE LOBBY |
| 6 ARMOR STORAGE | 13 INTERVIEW ROOM |
| 7 PROPERTY STORAGE | 14 DATA/FILE STORAGE |
| | 15 CONFERENCE ROOM |



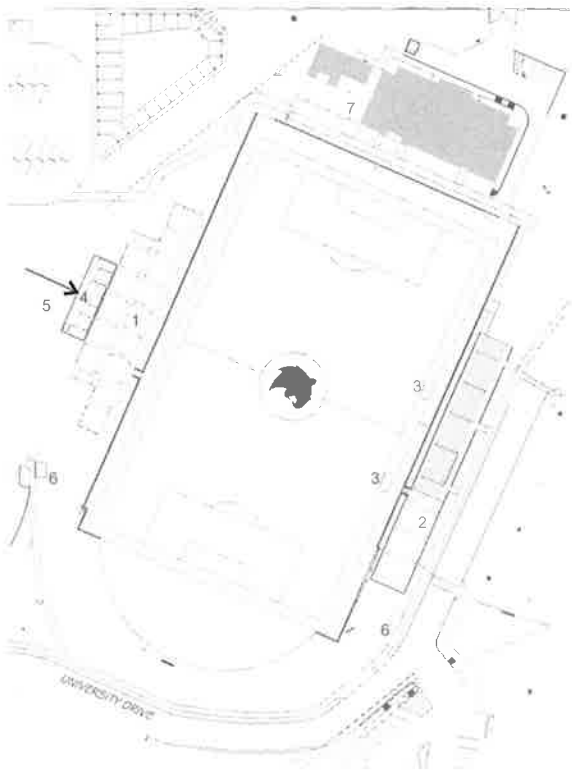
- | | |
|----------------------|-----------------------|
| 1 LOBBY | 9 LOADING |
| 2 RSU RADIO | 10 STUDENT TV STUDIO |
| 3 ON-AIR BOOTH | 11 ACADEMIC OFFICES |
| 4 RESTROOMS | 12 CONFERENCE/SUPPORT |
| 5 RSU TV RECEPTION | 13 RSU TV OFFICES |
| 6 PRODUCTION OFFICES | 14 CLASSROOMS |
| 7 RSU TV STUDIO | 15 STUDIO BELOW |
| 8 LOADING/STORAGE | |



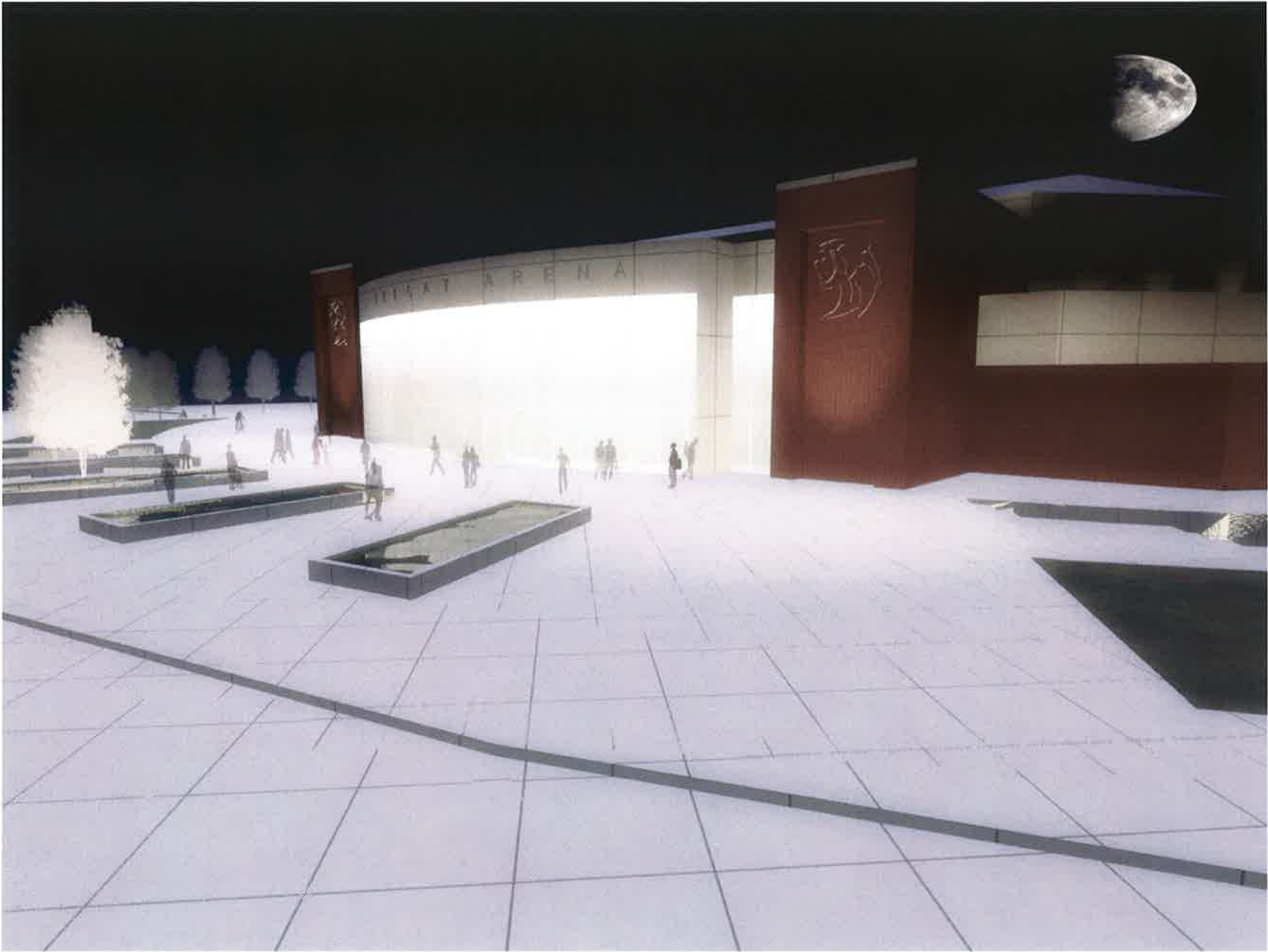




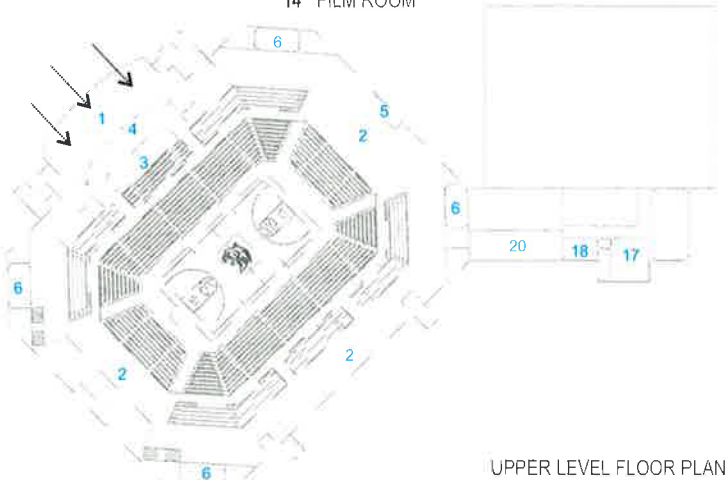
- 1 NEW WEST SIDE GRANDSTAND
- 2 EXPANDED EAST SIDE SEATING
- 3 TEAM SHELTER
- 4 PRESS BOX - PRESS BOXES, SUITES, RECEPTION
- 5 ENTRY PLAZA
- 6 TICKET BOOTH
- 7 EXISTING HILLCAT ATHLETIC CENTER



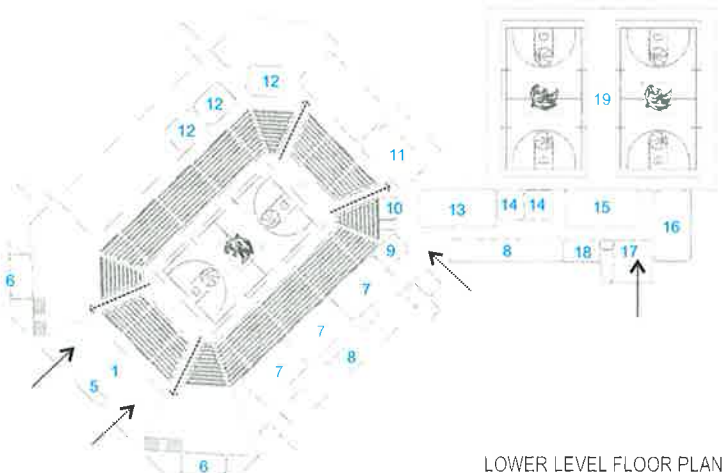
FLOOR PLAN



- | | | |
|--------------------------|--------------------------|--------------------|
| 1 ATRIUM LOBBY | 8 COACH'S OFFICES | 15 WEIGHT ROOM |
| 2 CONCOURSE | 9 TEAM LOUNGE | 16 TUTORING CENTER |
| 3 TEAM STORE | 10 OFFICIALS LOCKER ROOM | 17 LOBBY |
| 4 SUITES (ABOVE) | 11 LOADING | 18 RESTROOMS |
| 5 CONCESSIONS | 12 VISITING LOCKER ROOMS | 19 PRACTICE GYM |
| 6 RESTROOMS | 13 TRAINING ROOM | 20 ADMIN OFFICES |
| 7 HOME TEAM LOCKER ROOMS | 14 FILM ROOM | |



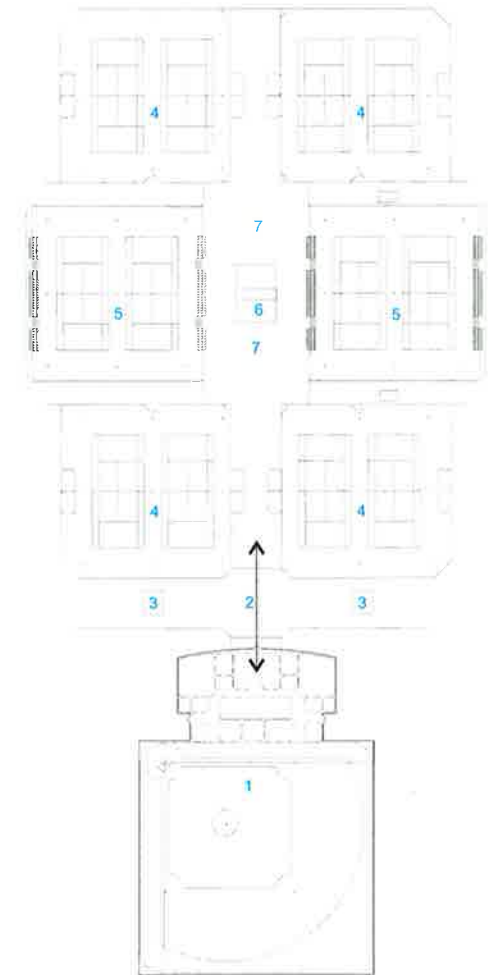
UPPER LEVEL FLOOR PLAN



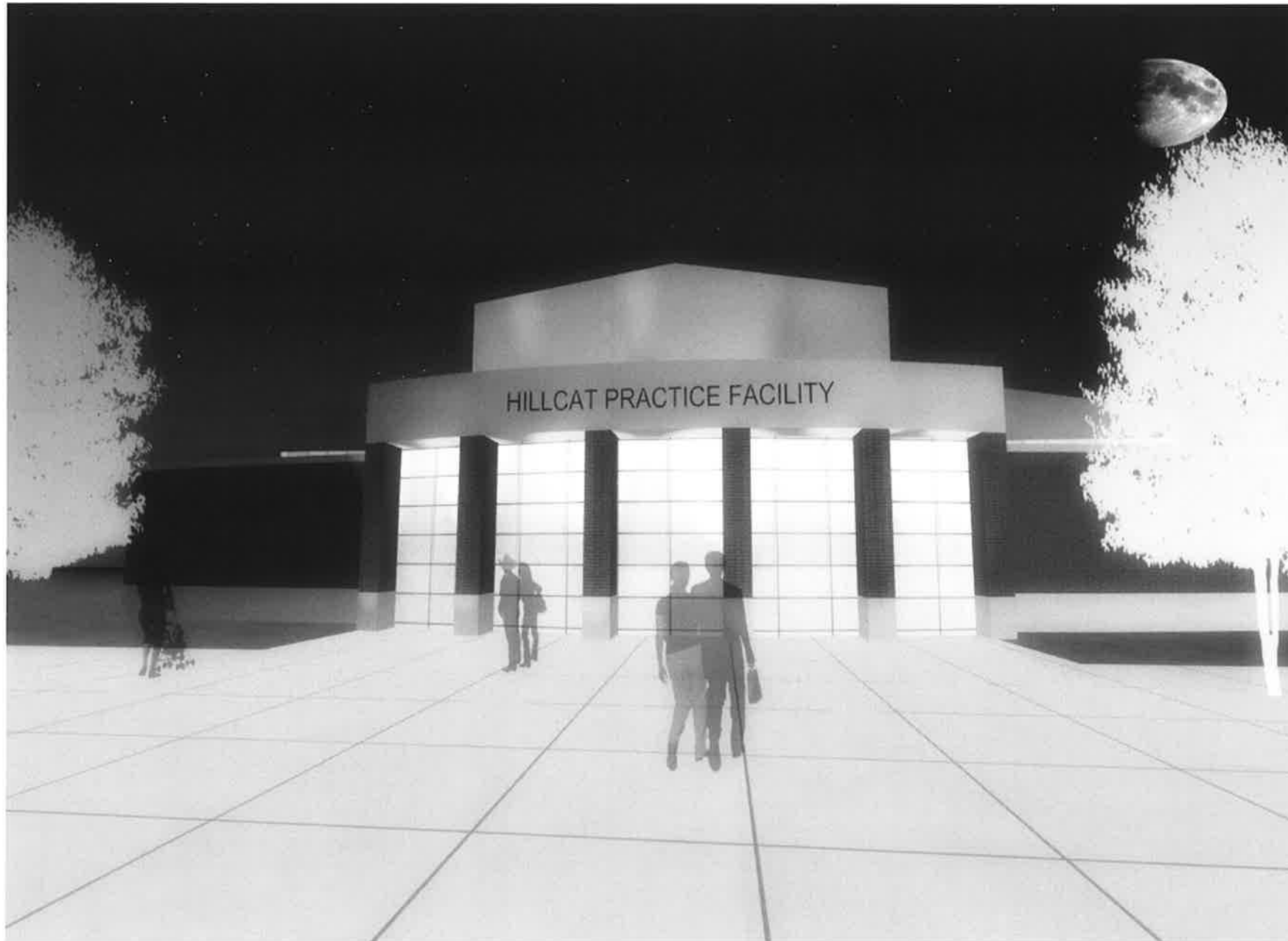
LOWER LEVEL FLOOR PLAN



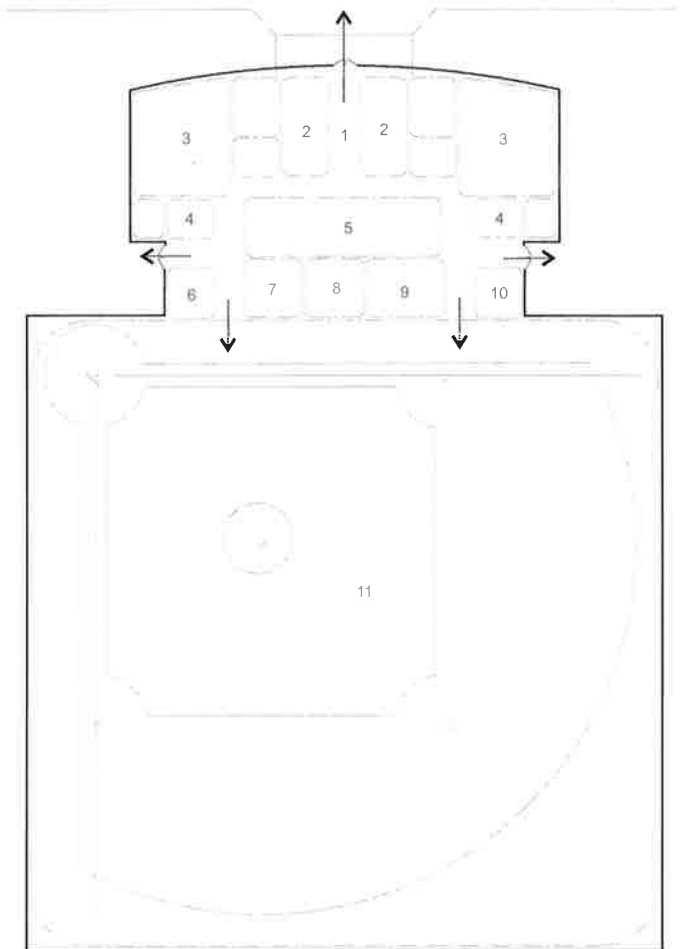
- 1 INDOOR PRACTICE FACILITY
- 2 PLAZA
- 3 TICKET BOOTH
- 4 DOUBLE TENNIS COURT W/ SEATING
- 5 DOUBLE SUNKEN CHAMPIONSHIP COURTS
- 6 CONCESSIONS/RESTROOMS
- 7 CONCESSION PLAZA



OVERALL PLAN



- | | |
|-------------------------|--------------------|
| 1 LOBBY | 8 SOFTBALL STORAGE |
| 2 RESTROOMS | 9 RAQUET REPAIR |
| 3 TENNIS LOCKER ROOM | 10 SOFTBALL OFFICE |
| 4 TENNIS COACH'S OFFICE | 11 PRACTICE TURF |
| 5 TENNIS LOUNGE | |
| 6 BASEBALL OFFICE | |
| 7 BASEBALL STORAGE | |



FLOOR PLAN

The following is a preliminary civil analysis for new building sites, hydrology and parking.

New Police Building and associated parking:

1. There doesn't appear to be any known conflicts with this building location.
2. It appears that potable water and sanitary sewer are both located on the east side of the building. Since it is on a local highpoint, gravity flow of sanitary sewer shouldn't be an issue but will need to be analyzed as the first step in the design process.
3. Detention for the building and new parking will have to be considered during design.

New Press Box addition at Soldier Field:

1. There will be some underground electric lines that will need to be relocated or avoided with supporting piers/columns.
2. Coordination of appropriate grades on sidewalks/ramps should be considered during the design process.
3. Detention for this expansion will have to be considered during design.
4. Sanitary sewer is located on the west side of the stadium. If additional sewer service is needed then the depth on this line will need to be analyzed.
5. It appears that potable water is located at the southeast corner of the stadium. Size will need to be confirmed if additional service is needed.

Expansion of the Auditorium:

1. There is a potential for multiple utility conflicts with the placement of this building. See the attached exhibit for more information that should be considered as the first step of the design process. These include the geothermal line along the proposed north wall, the sanitary sewer that flows from the field house to the east as well as the service lines from the current auditorium, the electric service from the northwest, and the telecommunications line that runs along the sidewalk on the north side of the building.
2. Grading, drainage, storm water runoff, and detention will need to be considered during the first portion of the design process.

3. Atlas information shows the water entering the west and south sides of the building. If additional water is needed, it could be provided from the line on the west side.

New Math and Science Building:

1. There doesn't appear to be any known conflicts with this building location.
2. Potable water is located south of the building and should be accessible for the expansion. Sanitary sewer doesn't show up on the atlas information, but with proper elevations it's possible the service from the existing building could be used.
3. Net decrease in impervious area due to removing the parking area east of this expansion is a positive.
4. The expansion of the current building requires approximately 99 new parking spaces.

New Classroom Building:

1. There doesn't appear to be any known conflicts with this building location.
2. It appears that potable water can be found on the east side of the parking lot, near the existing math and science building.
3. Sanitary sewer doesn't show up on the atlas information provided. Locating the service lines from the library or adjacent math and science building may help locate a main. An extension of the main may be required to serve this building.
4. Based on the uses, 53 parking spaces are required.

Southwest Surface Parking Lot:

1. See below for the parking details of this lot.
2. The existing drainage channel under University Drive will need to be enclosed and extended toward the southwest with the anticipated parking above.
3. Per County regulations, the parking area south of University Drive will need to have detention along the southern or western borders of the lot or conveyed to an appropriate location for a detention pond. If the Aquatics Lake has the capacity and a proper outflow structure, it may be used.

4. Additional crosswalks along University Drive should be considered as well as widening/adding sidewalks back toward the heart of campus.
5. No wet utilities are needed. Electricity appears to be available along University Drive.
6. Access to the reserve is provided through the drive aisles within the parking lot.
7. See below for parking count information. The total area of the parking lot is 198,000 square feet. This would require roughly one acre of detention one foot deep. This could become smaller with added depth.

Indoor Practice Facility and Athletic Fields:

1. Utility information in this area needs to be reviewed more closely as the building purposing is more known.
2. Due to the relief across this area, grading for tennis courts will probably require small retaining walls and careful planning of storm conveyance.
3. Detention will be required but the detention pond for the surface parking lots near the baseball/softball fields may be expanded for this purpose.

Bushyhead Field House Expansion:

1. The underground geothermal loop currently runs just west of the west wall of the Bushyhead Field House. That line could be relocated by extending the east-west portion just south of the building farther to the west and turn north outside the proposed southwest corner of the building. That could extend north to the north side of the loop road where it could then bend back toward the northeast and connect in the existing geothermal junction box.
2. The topography under this proposed expansion falls to the southwest toward the library.
3. Local detention will probably not be required here as this will eliminate some of the surface paving and overall decrease the impervious area.

New Communications Building:

1. The new Communications Building is located in the far northeast corner of the property. There appears to be two potable waterlines under the proposed location of this building which will need to be relocated. There is ample room to the east and south for this relocation.

2. Potable water is readily available as it appears that the two main sources of water from the City of Claremore will need to be relocated for the construction of this building. Those lines can be relocated along the east side of the building and then toward the west.
 3. Sanitary sewer is to the west of the building but depth will need to be analyzed to determine if gravity flow sewer can reach that line. A small grinder pump system may be used if the sanitary sewer main isn't deep enough.
 4. The topography in the area of this building falls toward the northeast. Any detention required could be facilitated in the green space around the perimeter of the building.
 5. To minimize earthwork, multiple entrances could be utilized to capture the natural lay of the land in that area.
6. The Math & Science building and new Classroom building generate an additional 102 spaces.
 7. The new surface lot southwest of University Drive currently shows 602 spaces. The small parking lot west of the Bushyhead expansion contains approximately 10 spaces.
 8. Therefore, the total parking summary requires 531 spaces with 538 provided.

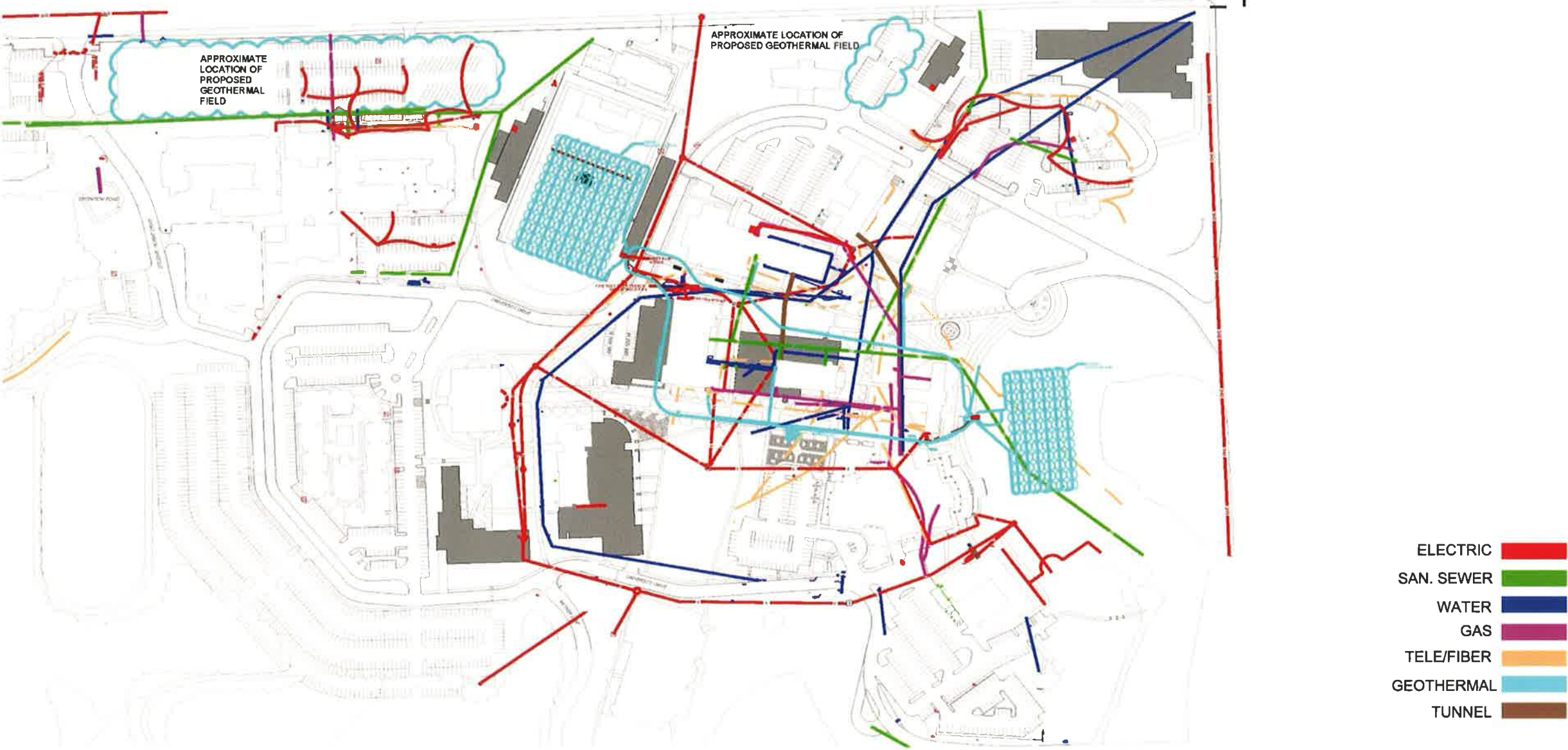
Hydrology and Detention Impacts:

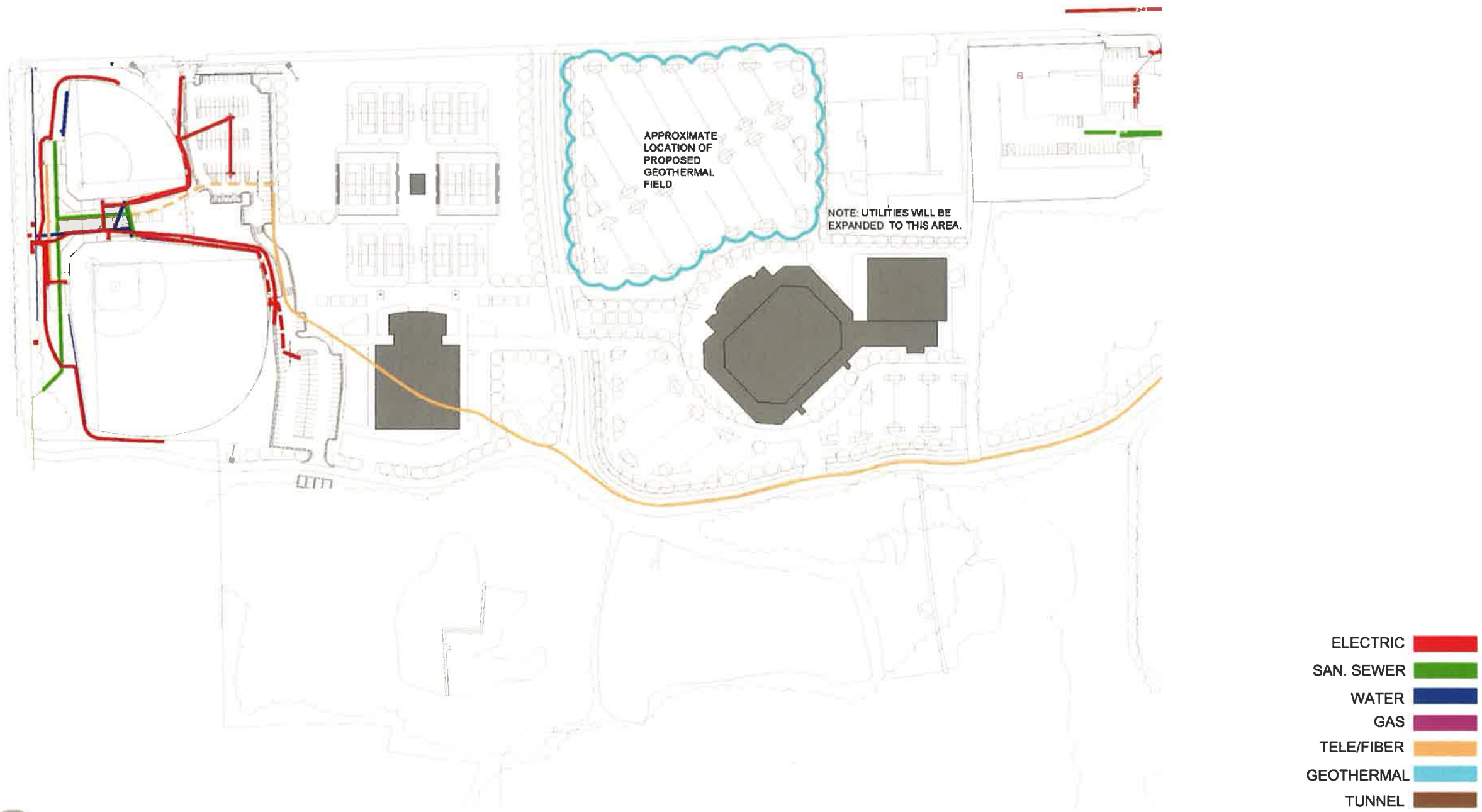
1. The Rogers County Subdivision Regulations were reviewed and find that a rough rule-of-thumb number for storm water detention could be 0.25 cubic feet of storage is needed for every square foot of impervious area added.
2. This master plan doesn't take into account the specific increases or decreases in impervious area. Once the proposed improvements are better defined, the increase or decrease in impervious areas will be considered and detention addressed appropriately.
3. With most of the campus runoff flowing toward the reserve area south and west of the campus, storm water quality should be considered on the large parking lots. Hydrocarbons released into the tributaries and creeks can cause ecological issues in the streams and bodies of water downstream.

Southwest Parking Impacts:

1. See above for the physical impacts of the surface parking lot.
2. The two existing surface parking lots where the new Math & Science building as well as the new Classroom Building additions are proposed displace 274 parking spaces.
3. The expansion of the Bushyhead Field House also displaced approximately 105 spaces.
4. Therefore, the total number of displaced parking spaces caused by these three expansions is approximately 379.
5. The location of this surface lot already contained 74 parking spaces made up of the 40 directly south of the

library and 34 in the lot near the nature reserve entrance both along the south side of University Drive.





Goals ①

Existing Campuses ②

Vision for the Future ③

Space Needs ④

LONG RANGE ATHLETIC FACILITY	
Description	Area (in SF)
Tennis Facility	121,240
Preliminary Construction Cost Estimates	\$ 8,618,000.00

Indoor Baseball/ Softball Practice	32,600
Preliminary Construction Cost Estimates	\$ 4,890,000.00

Basketball Arena / Convocation Center	89,200
Preliminary Construction Cost Estimates	\$ 22,300,000.00

Renovation at Soldier Field	22,885
Preliminary Construction Cost Estimates	\$ 4,577,000.00

Synthetic Turf for Baseball and Softball Fields	155,000
Preliminary Construction Cost Estimates	\$ 930,000.00

Golf Practice Facility / Locker Room	1,500
Preliminary Construction Cost Estimates	\$ 262,500.00

Costs do not include FFE , specialty items such as scoreboard and Fees

BUSHYHEAD REC CENTER - Addition	
Description	Area (in SF)
Common Areas	7,000
Wellness Center	1,600
Dance/ Cheerleading	3,400
Game Room	1,000
Support	1,575
Circulation and Mechanical	5,100
Total Area	19,675

Renovation Preliminary Construction Cost	\$ 4,150,000.00
Addition Construction Cost Estimates	\$ 4,918,750.00

Costs do not include FFE and Fees

CAMPUS POLICE	
Description	Area (in SF)
Public Areas	560
Police Department Areas	3,200
Circulation and Mechanical	1,500
Outside Covered Parking Area	375
Total Area	5,635

Preliminary Construction Cost Estimates	\$ 845,250.00
Costs do not include AV, FFE and Fees	

CLASSROOM BUILDING	
Description	Area (in SF)
Classrooms	18,800
Faculty	6,510
Support Spaces	8,110
Vertical Circulation	1,100
Circulation and Mechanical	13,810
Total Area	48,330

Preliminary Construction Cost Estimates	\$ 13,290,750.00
Costs do not include AV, FFE and Fees	

COMMUNICATIONS BUILDING	
Description	Area (in SF)
TV Station	12,195
Radio Station	6,100
Academic	10,535
Support	7,430
Circulation and Mechanical	12,690
Total	48,950

Preliminary Construction Cost Estimates	\$ 14,685,000.00
Costs do not include AV, FFE and Fees	

MATH AND SCIENCE BUILDING	
Description	Area (in SF)
Classroom	9,080
Developmental Studies	2,500
Biological Sciences	12,045
Physical Sciences	10,300
Specialty Facilities	2,800
Faculty and Staff	5,280
Support Spaces	4,200
Circulation and Mechanical	19,675
Total	65,880

Loshbaugh Hall Renovation preliminary Cost Estimate	\$ 2,000,000.00
Addition Preliminary Construction Cost Estimate	\$ 22,029,350.00
Costs do not include AV, FFE and Fees	

WILL ROGERS AUDITORIUM - Addition	
Description	Area (in SF)
Lobby Expansion	5,960
Back-of-house areas	10,130
Rehearsal Spaces	8,815
Practice Spaces	4,130
Faculty and Staff	4,380
Support Spaces	2,355
Vertical Circulation	1,200
Circulation and Mechanical	11,090
Total	48,060

Renovation Preliminary Construction Cost	\$ 6,545,550.00
Preliminary Construction Cost Estimates	\$ 19,224,000.00
Costs do not include AV, FFE and Fees	