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 woven 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.
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.
EXISTING BARTLESVILLE CAMPUS PLAN

EXISTING BUILDING/PARKING LEGEND

1. RSU BUILDING
2. FACULTY/STAFF PARKING
3. STUDENT PARKING
   - FIRST BAPTIST CHURCH (SPACES 58-114)
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

ROGERS STATE UNIVERSITY MASTER PLAN
MARCH 7, 2014
1. RSU CAMPUS BUILDING -
   - COMPLETE BUILDING RE-ROOF
   - COMPLETE FIRE SUPPRESSION SYSTEM
     INSTALLATION FOR THE ENTIRE BUILDING
     (floors 1-4 & 8-9)
   - UPDTE AND REMODEL ELEVATOR #3
   - COMPLETE REMODEL AND RENOVATION
     OF FLOOR 9
   - FLOOR 6 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
NEW CENTENNIAL WALK

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

FLOOR PLAN

ROGERS STATE UNIVERSITY MASTER PLAN
MARCH 7, 2014
LOSHBAUGH HALL RENOVATION & NEW MATH AND SCIENCE BUILDING ADDITION

1. 3 STORY ATRIUM
2. LECTURE HALL
3. LECTURE ROOMS
4. GYM STUDIES
5. FACULTY OFFICES
6. PHYSCIENCE 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

ROGERS STATE UNIVERSITY MASTER PLAN
MARCH 7, 2014
NEW SOLDIER FIELD SOCCER COMPLEX SEATING & PRESS BOX ADDITION

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
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/rams 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 Aquaticus 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 the 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 purpose 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 gaethermal 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 water lines 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.

WALTER P. MOORE

CIVIL NARRATIVE

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ROGERS STATE UNIVERSITY MASTER PLAN
MARCH 7, 2014
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. These 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.

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.
6. The Math & Science building and new Classroom building generate an additional 152 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.
### Long Range Athletic Facility

<table>
<thead>
<tr>
<th>Description</th>
<th>Area (in SF)</th>
<th>Preliminary Construction Cost Estimates</th>
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<tbody>
<tr>
<td>Tennis Facility</td>
<td>121,240</td>
<td>$ 9,618,000.00</td>
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<tr>
<td>Indoor Baseball/Softball Practice</td>
<td>32,000</td>
<td>$ 4,890,000.00</td>
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<tr>
<td>Basketball Arena / Convocation Center</td>
<td>89,200</td>
<td>$ 23,305,000.00</td>
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<tr>
<td>Renovation at Soccer Field</td>
<td>22,880</td>
<td>$ 4,577,000.00</td>
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<tr>
<td>Synthetic Turf for Baseball and Softball Fields</td>
<td>156,000</td>
<td>$ 930,000.00</td>
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<tr>
<td>Golf Practice Facility / Locker Room</td>
<td>1,500</td>
<td>$ 262,500.00</td>
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<td>Costs do not include FFE, specialty items such as scoreboard and fees</td>
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### Campus Police

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<th>Description</th>
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<td>Public Areas</td>
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<td>Police Department Areas</td>
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<tr>
<td>Circulation and Mechanical</td>
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<tr>
<td>Outside Covered Parking Area</td>
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<td>Total Area</td>
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<td>Preliminary Construction Cost Estimates</td>
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### Math and Science Building

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<th>Description</th>
<th>Area (in SF)</th>
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<td>Classroom</td>
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<td>Developmental Studies</td>
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<tr>
<td>Biological Science</td>
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<td>Physical Sciences</td>
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<tr>
<td>Specialty Facilities</td>
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<tr>
<td>Faculty and Staff</td>
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<tr>
<td>Support Spaces</td>
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<td>Circulation and Mechanical</td>
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<td>Total</td>
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<td>Lostbrough Hall Renovation preliminary Cost Estimate</td>
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<td>Additional Preliminary Construction Cost Estimate</td>
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### Will Rogers Auditorium - Additions

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<th>Description</th>
<th>Area (in SF)</th>
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<tbody>
<tr>
<td>Lobby Expansion</td>
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<tr>
<td>Back-of-house areas</td>
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<tr>
<td>Rehearsal Spaces</td>
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<tr>
<td>Practice Spaces</td>
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<tr>
<td>Faculty and Staff</td>
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<tr>
<td>Support Spaces</td>
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<td>Preliminary Construction Cost Estimate</td>
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### Bushyhead Rec Center - Addition

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<th>Description</th>
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<tr>
<td>Common Areas</td>
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<tr>
<td>Wellness Center</td>
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<tr>
<td>Dance/Cheerleading</td>
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<tr>
<td>Game Room</td>
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<tr>
<td>Support</td>
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<td>Circulation and Mechanical</td>
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### Communications Building

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<td>TV Station</td>
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<td>Radio Station</td>
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<tr>
<td>Academic</td>
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<tr>
<td>Support</td>
<td>7,400</td>
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<td>Circulation and Mechanical</td>
<td>12,890</td>
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<td>Total</td>
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ROGERS STATE UNIVERSITY MASTER PLAN
FEBRUARY 7, 2014