



MASTER PLAN:
CONSOLIDATION OF THREE RIVERS COMMUNITY COLLEGE

PROJECT NO. BI-CTC-401

Fletcher-Thompson, Inc.
Mitchell/Giurgola Architects

January 31, 2005

31 January 2005

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31 January 2005

I. Executive Summary

Introduction:

Mitchell/Giurgola Architects and Fletcher/Thompson Architects have been working with Three Rivers Community College and The Connecticut Department of Works since October 2004 to develop a master plan for the consolidation of Three Rivers Community College on the Thames valley campus in Norwich, Connecticut. The design team is pleased to present our recommended master plan for the site.

Consolidation/ Phasing:

Currently, Three Rivers Community College has facilities on both the Mohegan Campus, located two miles north of downtown Norwich, and the Thames Valley Campus, located two miles southeast of downtown. A primary goal of the master planning process is to develop a plan that will allow the consolidation of all of TRCC's facilities on the Thames Valley campus and allow the Technical School to relocate to the Mohegan campus when it becomes available for occupancy in the summer of 2008. One of the significant challenges of the project will be phasing construction so that disruption to the College and to the Technical School is minimized.

The Site:

The 29-acre Thames Valley site is located on the east side of New London Turnpike. The topography of the site slopes from west to east with a wetlands boundary bordering the east side of the site. A 100-year flood plain boundary runs across the southeast corner of the site demarking the buildable portion of the property. There is currently on site parking serving the Technical School and the Thames Building for approximately 720 cars. The new program of requirements calls for parking accommodation for 1,250 cars.

Building Analysis:

The existing Thames Valley Campus consists of the Thames building, currently occupied by Three Rivers Community College (TRCC) and the Norwich Regional Vocational Technical School (RVTS), currently occupied by Norwich VoTech High School. The 108,000 square foot Thames building houses classrooms, offices, laboratories, a cafeteria, a library and a gymnasium and was constructed in 1962 and expanded in 1967. The 96,000- square foot RVTS Building houses, classrooms, offices, a gymnasium, cafeteria and an assortment of vocational shops and was constructed in 1954 and expanded in 1967 and 1969.