

2003 FACILITY MASTER PLAN

INTRODUCTION

The 2003 Facility Master Plan is a revision and update of the 1997 Master Plan. Part I provides an update on the 1997 Master Plan; Part II provides an outline of the assumptions which form the basis for master plan directions set for the College; and Part III outlines the goals which are to be addressed within the 2003 Facility Master Plan. Many of the assumptions and goals are derived directly from the College's current 2000-04 Strategic and 2000-03 Technology Plans. Other assumptions and goals have been developed and validated through a yearlong process of meetings held by divisional and departmental workgroups, general College committees and the Master Plan Steering Committee. Where a master plan goal is specific to one area of the College, it was developed in collaboration with the concerned faculty, staff and administration. More general goals have evolved from discussions and planning initiatives which have taken place at the Board, administrative and general faculty level. All of this took place under the guidance of the H2L2 architect team who worked with the College to develop the Plan. Also supporting the process was McHugh Engineering Inc. who undertook the companion infrastructure assessment.

The plan has three essential themes:

Addressing specific program requirements that cannot be fully addressed in current space allocations and/or conditions.

Through the 2001-03 master planning process, a range of programs and services were identified where the currently used space no longer is adequate to address optimally current student and staff needs. Issues to be addressed include: the need to have more space for some functions, establishing new adjacencies that facilitate the delivery of complementary programs and services, the redesign of space to accommodate current delivery strategies, and the requirement to refurbish older spaces that have deteriorated through long-term usage.

Enhancing the over all attractiveness and functionality of the College's main (Center City) campus

The 2003 Master Plan continues and expands upon the ideas contained within the 1997 Master Plan to create a more attractive and campus-like environment at the College's main (Center City) location. The Master Plan goals seek to:



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Establish additional ways for the campus to be more distinctly differentiated from its surrounding community, e.g. through new building design, fencing, exterior lighting, signage and landscaping.

Unify the campus architecturally and soften the heavy angularity built into the original 1983 construction through redesign of facades and in the design of new buildings

Continue to improve flow of students and staff through the College's Spring Garden Street campus addressing such issues as safety, the over dependence on escalators and the poor connectivity between the Bonnell and Mint Buildings.

Balance the distribution of students and staff so that activity occurs equally on both sides of 17th Street through new construction and redesign of interior space

Further reduce the impact of having a major city street (17th Street) running through the center of campus

Continue efforts begun with the development of CBI to create visual and physical relationships in campus architecture with Center City

Redesign space whose location or current design fails to fully meet regulatory requirements (e.g. ADA or City Fire Code)

Continuing the development of the College's three Regional Centers.

The 2003 Master Plan direction for the three Regional Centers is to make each of them more complete with respect to the programs and services which can be offered and to address the growing shortage of resources, (e.g. offices, classrooms, parking) which has been caused by the rapid enrollment growth at the centers. Prior master planning for the Northeast and West Regional Centers anticipated their eventual expansion within the boundaries of property already owned by the College. However successful expansion of the West Center will require collaboration with community partners to find additional space in adjacent properties.



Since the 2003 Master Plan is an update and revision to the 1997 Master Plan, many of the assumptions and goals contained within this document are carried over from the 1997 Facility Master Plan. In other cases, the assumptions and goals have been significantly updated to reflect current environmental realities and redirections that have occurred within the College with respect to programs and services.

The Facility Master Plan has three closely related tracks.

- Track A: Planning for major goals that require a significant expansion of existing space and either the construction of a new building, an addition to an existing building and/or a comprehensive redesign of existing space. Projects in this category cannot be funded out of the College's annual capital budget and will require special funding such as a bond issue.
- Track B: Planning for less complex space issues that require straightforward retrofit of existing space or the routine addition of classrooms and offices to accommodate growth. Also included in this category are upgrades to campus facilities intended to improve appearance. Projects in this category require a smaller financial commitment than those in Track A. Many will be accomplished within the annual capital budget. Others will be incorporated into a package of projects for special capital funding.
- Track C: A detailed plan to restore, update and expand the College's facility infrastructure. This will involve the identification of components of the building which will require capital investment over the next decade to ensure the operational integrity of the College's facilities. The purpose of this part of the plan is to ensure that all building components (e.g., HVAC, electrical and plumbing systems) can accommodate future program and service needs. Costs for Track C projects will range from routine initiatives funded within the annual budget plan to large-scale projects that will require special long-term debt funding to be achieved.



B. Steering Committee

The master planning process is assisted by a Steering Committee which met periodically throughout the process to provide guidance on potential plan components and react to proposed solutions to address the space goals in the Master Plan. Members of the Steering Committee are:

Dan Brennan - Co-Chair, Director of Facility Planning and Construction Management
 Thomas Hawk - Co-Chair, Vice President for Planning and Finance

Paula Behrens - Faculty, Design Technologies
 Judy Davidson - Faculty, Counseling
 Roger Garbett - Technical Craft Specialist, HVAC
 Judith Gay - Vice President for Academic Affairs
 Kristopher Harris - Student
 Sam Hirsch - Division Dean, Educational Support Services
 Bea Jones - Dean of Student Systems
 Savannah Jones - Vice President for Student Affairs
 Pete Llewellyn - Assistant to the Executive Director of Regional Centers and
 Coordinator of Neighborhood Credit Sites
 George McCasland - Faculty, Electronics
 Jacqueline Reed - Database Technician, Facilities
 John Woodlyn - Student

Barry Eiswerth - H2L2 Architects/Planners
 Doug Steele - H2L2 Architects/Planners
 Gabriel Keller - H2L2 Architects/Planners
 Alex Morris - H2L2 Architects/Planners



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