



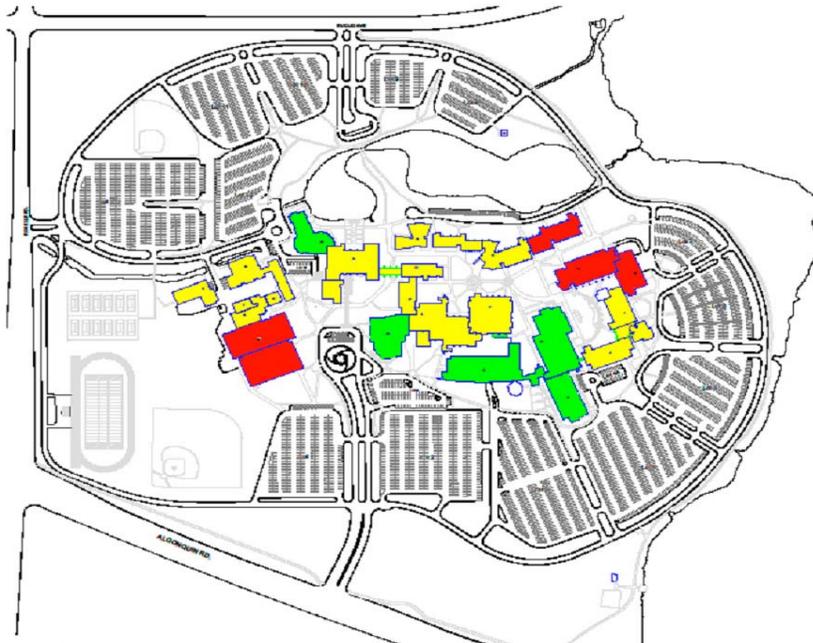
3. Existing Buildings

Existing Buildings

The main campus of Harper College consists of 22 buildings constructed from 1969 through 2004. The original campus completed in 1969 consisted of six buildings designated A through F. As the college has grown, subsequent buildings followed, resulting in additional alphabetic naming of buildings. Today the main campus totals 1,228,143 GSF (gross square feet)

which equates to 1,129,857 NSF (net square feet). The College also owns two satellite buildings, the Northeast Center Harper Professional Center. These two buildings are 56,270 GSF and 23,576 GSF, respectively.

Given that the buildings range from six to forty years old, the needs of individual buildings vary.



Existing Building Assessment

Campus Buildings			
Building	Acceptance Date	Basic Replacement Value	Gross Square Footage
A	1969	\$ 16,527,274	132,593
B	1969	\$ 2,529,007	27,060
C	1969	\$ 3,346,491	23,908
D	1969	\$ 16,540,125	115,903
E	1969	\$ 2,014,393	14,258
F	1969	\$ 11,751,237	101,970
G	1977	\$ 2,076,138	19,500
H	1977	\$ 8,253,548	62,657
I	1980	\$ 6,022,997	39,936
J	1980	\$ 6,236,936	53,011
L	1994	\$ 11,065,414	88,860
M	1980	\$ 11,613,957	97,100
O (Observatory)	1990	\$ 81,694	784
P	1974	\$ 3,051,818	26,799
R	2002	TBD	44,942
S	1993	\$ 1,561,258	12,151
T	1973	\$ 579,368	5,175
U	1974	\$ 386,513	5,774
V (including 2 Greenhouses)	1975	\$ 728,687	12,714
W	2002	TBD *	50,122
X	2004	TBD	98,071
Y	2004	TBD	53,113
Z	2004	TBD	141,742
SUBTOTAL		\$104,366,855	1,228,143
Northeast Center	1994	\$ 2,084,720	56,270
650 Higgins	2001	TBD	23,576

* Parson's Report

However, Harper has maintained the campus very well, and all of the buildings continue to be serviceable even though the campus has outgrown some of the original spaces and functions.

In 2007, a detailed conditions report describing each building was performed by a consultant, Parsons, in anticipation of a referendum. In the analysis summarized below, the 2007 report was utilized as a base condition that was then validated and verified. Many of the conditions noted in that report have been addressed or are part of an ongoing program of upgrades. Most notably, life safety, handicapped accessibility, and weatherproofing issues are or have been addressed.

Building A – 132,593 GSF, 76,058 NSF. Built 1969

Building A houses assessment and testing, the business offices, the main cafeteria and kitchen, hospitality, the career center, health and psychological services, human resources, the information center, the registrar and records office, research office, student activities, women’s program offices, and student lounge.

Many of the spaces are inadequate or outdated for the current use and population of the college. The kitchen, loading dock, and dining room are of particular concern.

The roof is in good condition, and a current masonry tuck pointing project is being completed to address water infiltration. However, the exterior windows are original single glazing, and many of the exterior doors are in need of replacement. Handicapped accessibility has been improved, but some key areas, such as the replacement of the elevator with one adequately

sized and toilet renovations, should be addressed.

The interior finishes have been well maintained. The most critical deficiencies of this building are related to HVAC (Heating Ventilation and Air Conditioning) and branch electrical distribution. As typical with buildings of this vintage, the number of electrical outlets does not accommodate the

current technology needs. The fire protection and temperature control systems are serviceable but in need of upgrades.

Building B – 27,060 GSF, 17,362 NSF. Built 1969

Building B houses the physical plant, facilities management offices, campus police, maintenance, and receiving and storage.



Building B

The building is in generally good condition, but many of the spaces are overcrowded, including campus security and shipping and receiving. Of major concern is the general lack of handicapped accessibility. The building functions as a public access for campus police and therefore should be made more accessible. Windows are original and consist of single pane glazing.

The mechanical systems are adequate but branch wiring and outlets are generally inadequate and HVAC distribution could be improved.

Building C – 23,908 GSF, 12,161 NSF. Built 1969

Building C houses student services on the first floor and 2-dimensional art studios on the second floor. The programs in this building are severely undersized with queuing space spilling into the corridor on the first floor and with inadequate private space for student conferences. The second floor is overcrowded. Class labs are undersized; there is a lack of office and

storage space, and the need for proper ventilation for chemicals and flammable storage.

The building needs handicapped accessibility improvements. The windows consist of original single glazing and exterior doors and hardware should be replaced.

The mechanical systems are antiquated and compromised. Branch wiring and outlets are generally inadequate and fire protection and temperature control should be improved.

Building D – 115,903 GSF, 64,691 NSF. Built 1969

Building D has been a workhorse for the campus by housing a variety of programs over the years as the need for temporary space due to campus renovations have occurred. Originally built as a science building, the creation of the Avanté complex left Building D partially vacant. Recently, part of Building D was renovated to provide a temporary home for technology and

career programs moved from Buildings G & H to allow for those buildings to be renovated.

Building D has been partially updated but requires a full reconstruction to provide an up-to-date and efficient building. There are interior and exterior level changes that make the building difficult to provide handicapped access in its current configuration. Heavily tinted single pane windows are inefficient and block potentially dramatic views to the campus lake.

The mechanical systems have adequate primary supply, but the internal distribution systems should be upgraded.

The roof system is scheduled to be replaced as part of an ongoing campus-wide program.

Building E – 14,258 GSF, 7,666 NSF. Built 1969

Building E houses lecture rooms and a lobby. These rooms are heavily scheduled and are very serviceable. Building E requires general updates to modernize the facilities and improve acoustics.

HVAC, electrical, and plumbing upgrades, as well as to doors, are recommended.

Building F – 101,970 GSF, 71,105 NSF. Built 1969

Building F houses the college library on the first and second floors and a variety of student services and programs on the third floor. The current college library offers an antiquated program of spaces more oriented toward space for books than space for people and technology. The library is too small for the current student population, which results in overcrowded conditions and intense demands on the building systems like electrical wiring and HVAC.

The programs on the third floor are also undersized, but their primary deficiency is that the location is very difficult to find and access.

HVAC, electrical, and plumbing upgrades, as well as to windows and doors are recommended.

Building G – 19,314 GSF, 14,842 NSF. Built 1977

Building G is currently not occupied. A complete reconstruction is planned for this building.

Building H – 62,843 GSF, 39,584 NSF. Built 1977

Building H is currently not occupied. A complete reconstruction is planned for this building.

Building I – 39,709 GSF, 22,786 NSF. Built 1980

Building I houses academic advising, the children’s learning center, and computer labs. The building is in generally good condition and most of the rooms serve their purpose well. A few of the classrooms have been converted from other uses and provide layout and access difficulties.

The building is mostly handicapped accessible but could use further upgrades.

The HVAC, electrical, and plumbing systems are all original and will soon need work. The electrical distribution has been upgraded for the computer labs, but more outlets are required. Temp control and lighting is dated. The existing windows and doors should be replaced with thermally efficient and better functioning devices.

Building J – 52,238 GSF, 29,621 NSF. Built 1980

Building J houses a theater, café, academic classrooms, and teacher offices.

The building is in generally good condition and most of the rooms serve their purpose well. A few of the classrooms have been converted from other uses and provide layout and access difficulties.

The building is mostly handicapped accessible, but could use further upgrades.

The HVAC, electrical, and plumbing systems are all original and will soon need work. The electrical distribution has been upgraded for the computer labs but more outlets are required. Temperature control and lighting is dated.

This building specifically suffers from the lack of student study areas, which produce conflicts in corridors and noise



Building F

control issues for the classrooms.

The theater is in need of upgrading and additional space for stage support.

The existing windows and doors should be replaced with thermally efficient and better functioning devices.

Building K

Building K's square footage and description is included with Building A.

Building L – 88,860 GSF, 50,819 NSF. Built 1994

Building L houses the drama lab, the bookstore, classrooms, and 3-dimensional art studios.

This building has some of the best general use classrooms on the campus. There are a few converted rooms that should be modified for better function. The bookstore is small and lacks storage

and staging area.

The HVAC, electrical, and plumbing systems are mostly original and will soon need work. Renovated areas have been upgraded. The electrical distribution has had some upgrades but more outlets are required. Temp control and lighting is dated.



Building J



Building L

Building M – 97,100 GSF, 69,900 NSF. Built 1980

Building M houses physical fitness, sports, wellness, classrooms, and offices. The building's large spaces, such as the swimming pool and gymnasium, are well suited for their use and are in generally good condition. The support spaces, such as the locker rooms, training areas, offices, classrooms, fitness rooms, wrestling room, toilets,

and gathering areas, are all in original condition and need updating. The original squash and racquetball courts have been converted to inadequate classrooms, storage and training rooms.

The mechanical, electrical, plumbing, and fire protection systems are all original and in need of significant upgrades.

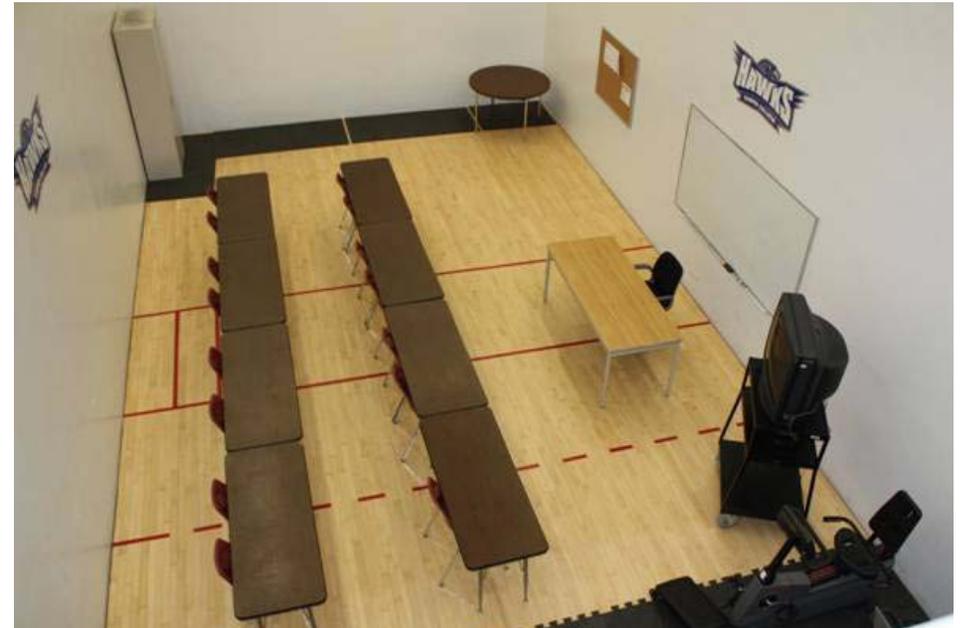


Building M

Handicapped accessibility is very poor throughout the building, and there is a lower exterior entrance which is difficult to maintain in the winter due to snow and ice.

Building O – 784 GSF, 662 NSF. Built 1990

Building O houses the observatory. This building is in generally good condition and needs relatively minor maintenance and upgrades.



Building M

Building P – 26,799 GSF, 10,916 NSF . Built 1974

Building P houses the music department spaces. These include offices, practice rooms, classrooms, and large rehearsal and lesson spaces.

Most of the spaces in this building are inadequate for current use. The spaces are cramped and lack appropriate space for students, staff and the storage of instruments and equipment. The acoustics are poor, there is little accommodation for handicapped accessibility, and the offices and classrooms are undersized.

The mechanical, electrical, plumbing, and fire protection systems are all original and in need of significant upgrades.

Building R – 44,942 GSF, 19,623 NSF. Built 2002

Building R houses the performing arts and includes a 453-seat auditorium with full fly stage, green room, and support spaces.

The building is generally in very good condition. The systems are up-to-date and are well maintained. The building is fully accessible.

Although the building was built recently, some of the spaces do not function as well as they could. The lobby is too small to accommodate the seating load in the main theater. The corridor connection to the remainder of the campus is through the back stage area, making it difficult to get from building to building. The backstage and fly/stage capacity could support a much larger seating area.

Building S – 12,151 GSF, 8,443 NSF. Built 1993

Building S houses the campus press, as well as marketing and graphics.

The building was built as an infill between two existing buildings. The systems are well maintained, but the ventilation for the printing area could be improved. The building also lacks storage and adequate loading facilities

for moving supplies and printed materials.

Building T – 5,175 GSF, 4,452 NSF. Built 1973

Building T houses the maintenance and storage of small vehicles for the facilities and maintenance team of the campus. The building and systems are dated and consistent with the original construction. Few upgrades have been performed. The building systems are adequate for the building's use but could use attention.

The building is not handicapped accessible and needs to be upgraded.

Building U – 5,774 GSF, 2,872 NSF. Built 1974

Building U houses the general storage for the facilities and maintenance team of the campus.

The building and systems are dated and consistent with the original construction. Few upgrades have been performed. The building systems are

adequate for the building's use but could use attention.

The building is not handicapped accessible and needs to be upgraded.

Building V – 12,714 GSF, 10,560 NSF. Built 1974

Building V houses general classrooms that are equipped with lab benches and equipment. The rooms are in excellent condition, but their location and layout make them difficult to access. The building also houses a greenhouse that is used for campus-wide purposes.

The building systems are mostly original and could use upgrades. Handicapped accessibility has been addressed, but the toilet rooms are still not accessible.

Building W – 50,122 GSF, 30,445 NSF. Built 2002

Building W houses the Wojcik conference center, conference rooms, dining, the board room, and the President's administrative office. The building is connected to Building A

through a meager connecting corridor that could be improved.

The building is generally in good condition for its current use. The systems are modern and well maintained, and the building is fully accessible.

The dining room is undersized for many of the functions that are planned, and the President's office is remote from the balance of the campus.

Building X – 98,071 GSF, 55,875 NSF. Built 2004

Building X houses nursing, dental, and radiology programs. The building was built as part of the Avanté complex and is part of the newest construction on campus.

All systems are up-to-date and in very good condition. The building is fully accessible, and fire protection and sprinkler systems are adequate.

The building does not have a freight

elevator, and access from the loading dock to upper floors can be difficult.

Building Y – 53,133 GSF, 34,985 NSF. Built 2004

Building Y houses emerging technologies including a mega computer lab, dental hygiene, and radiology. The building was built as part of the Avanté complex and is part of the newest construction on campus.

All systems are up-to-date and in very good condition. The building is fully accessible, and fire protection and sprinkler systems are adequate.

The building does not have a freight elevator, and access from the loading dock to upper floors can be difficult.

Building Z – 141, 742 GSF, 70,065 NSF. Built 2004

Building Z houses the chemistry, biology, and earth science departments. The building was built as part of the Avanté complex and is part of the newest construction on campus.



Building X



Harper Professional Center building aerial



HPC computer lab

All systems are up-to-date and in very good condition. The building is fully accessible, and fire protection and sprinkler systems are adequate. The building was designed with a “pharmacy industry standard” ventilation system in the laboratories. This system ventilates the rooms 24/7 and therefore requires a large amount of energy to heat and cool the spaces. This system should be investigated and modified.

The building does not have a freight elevator, and access from the loading dock to upper floors can be difficult.

**HPC - 37,000 GSF, 24,911 NSF.
Built 2001**

The HPC building is a free-standing facility located off of the main campus at 650 Higgins Road. It is a well-maintained building that houses the Fast Track program and Adult education. A portion has been recently renovated for a business incubator facility.

The building has had a new roof and HVAC system upgrades recently.

The building suffers from poor utilization during the daytime given its program focus of adult population. The building could function better with an improved entrance and vestibule area.

**NEC - 56,270 GSF, 34,738 NSF.
Built 1994**

The NEC building is a former public school elementary building. It is located remotely from the main campus and is situated well to serve the eastern region of the Harper district. Programs at this facility include nursing, trucking



The NEC computer lab

school, and other adult and returning student programs. The building utilization suffers somewhat because of its focus on adult education, which is primarily conducted in the evening. It is, however, better utilized during the daytime than the HPC building

The building is located on a large parcel with abundant parking, which allows the trucking program to maneuver large vehicles.

The building is well maintained, but signs of a recent roof leak indicate the need for a roof replacement. The HVAC



The NEC Nursing Lab

and all other systems are original and could use upgrades.

Overall, the building does not present an image of a collegiate environment and is not in keeping with the main Harper campus. Upgrades to the entry, study areas, support, and library would

give the building a better ambiance and encourage students to take further advantage of the courses offered on the main campus.

