

William Rainey Harper College

Master Plan
November 3, 2010



A. Phasing

Draft phasing in seven stages

Combinations of new build, renovations, site and parking

B. Responses to specific Board Comments

Building M in two stories

Loop Road options

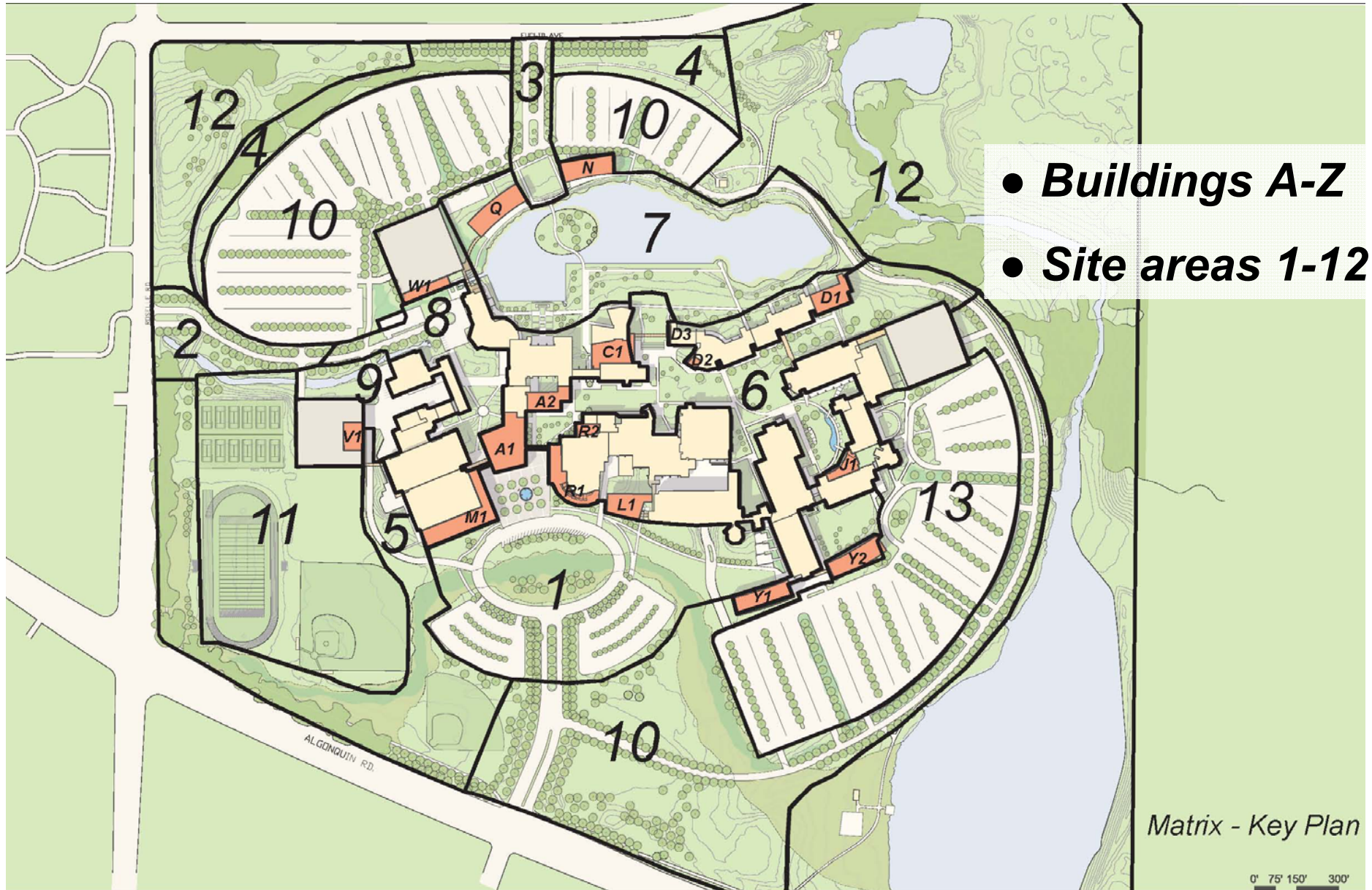
Bicycle path

C. Budget and Implementation

Overall Master Plan



Key Plan for Cost Matrix



Phase 0



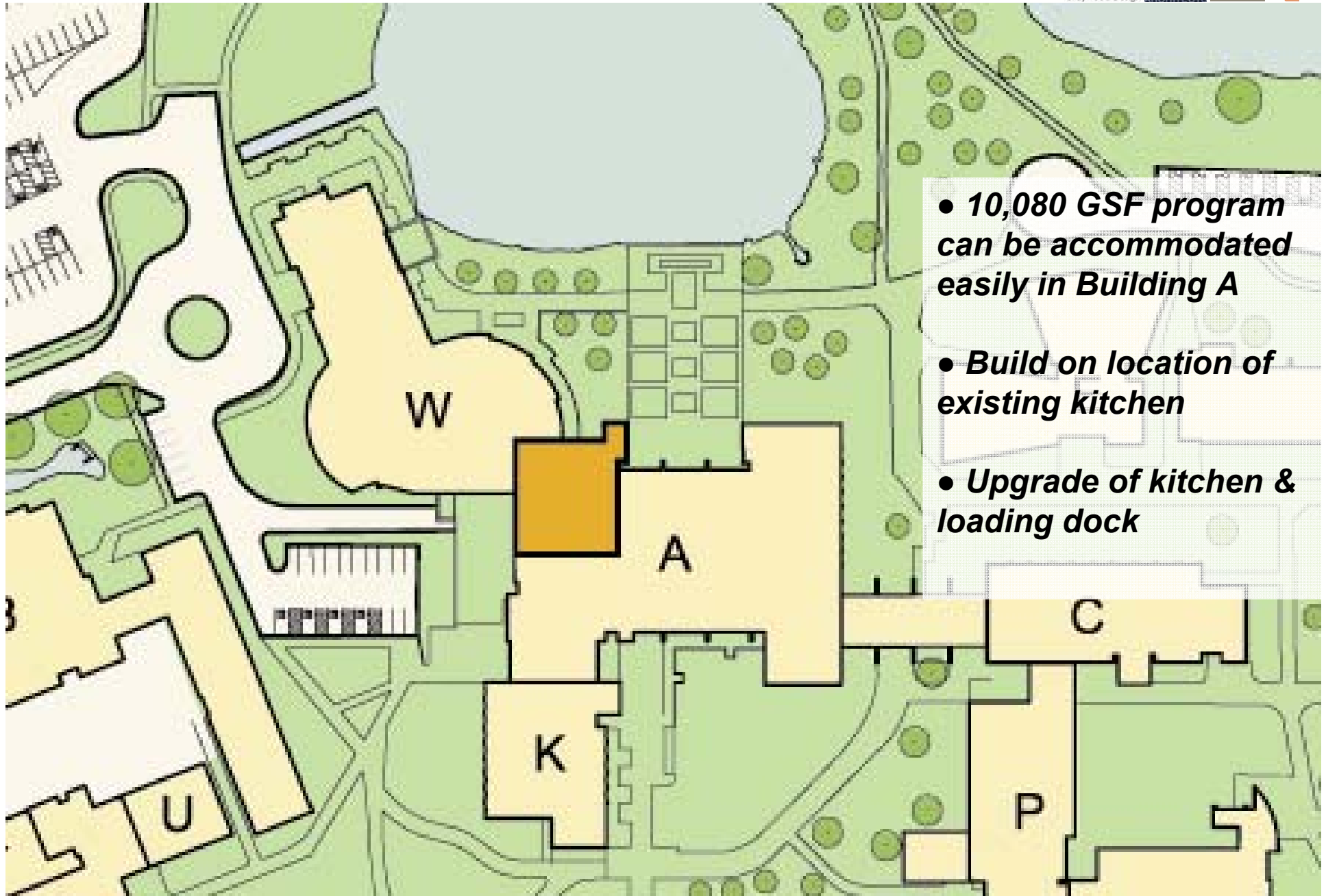
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- **G&H renovation**
- **Hospitality at Bldg A renovation**
- **Parking lot 4 renovation**



Building A – Hospitality!



- **10,080 GSF program can be accommodated easily in Building A**

- **Build on location of existing kitchen**

- **Upgrade of kitchen & loading dock**

Buildings G&H Renovation

- Recommend proceeding without addition at west end of existing building
- Provides both dedicated departmental space and General Classrooms

Hospitality

- Recommend proceeding with renovation of space in Building A
- Makes progress on Buildings A/K renovation
- Specialized kitchen facilities should be integrated with existing kitchen

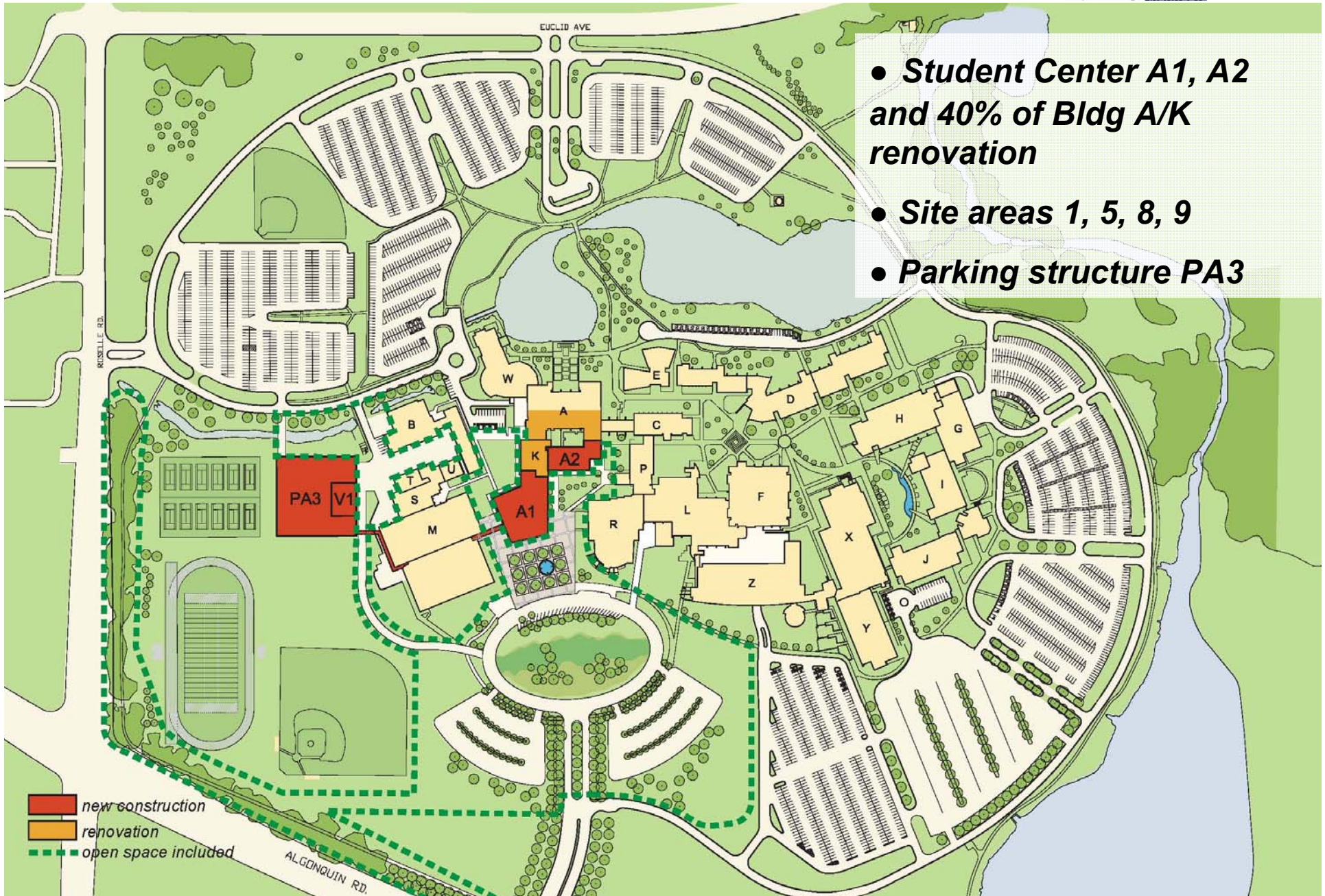
Parking Lot 4 Renovation

- Recommend proceeding with one parking lot (Lot 4 most in need)
- Sustainability: improves water quality into reservoir, adds shade trees

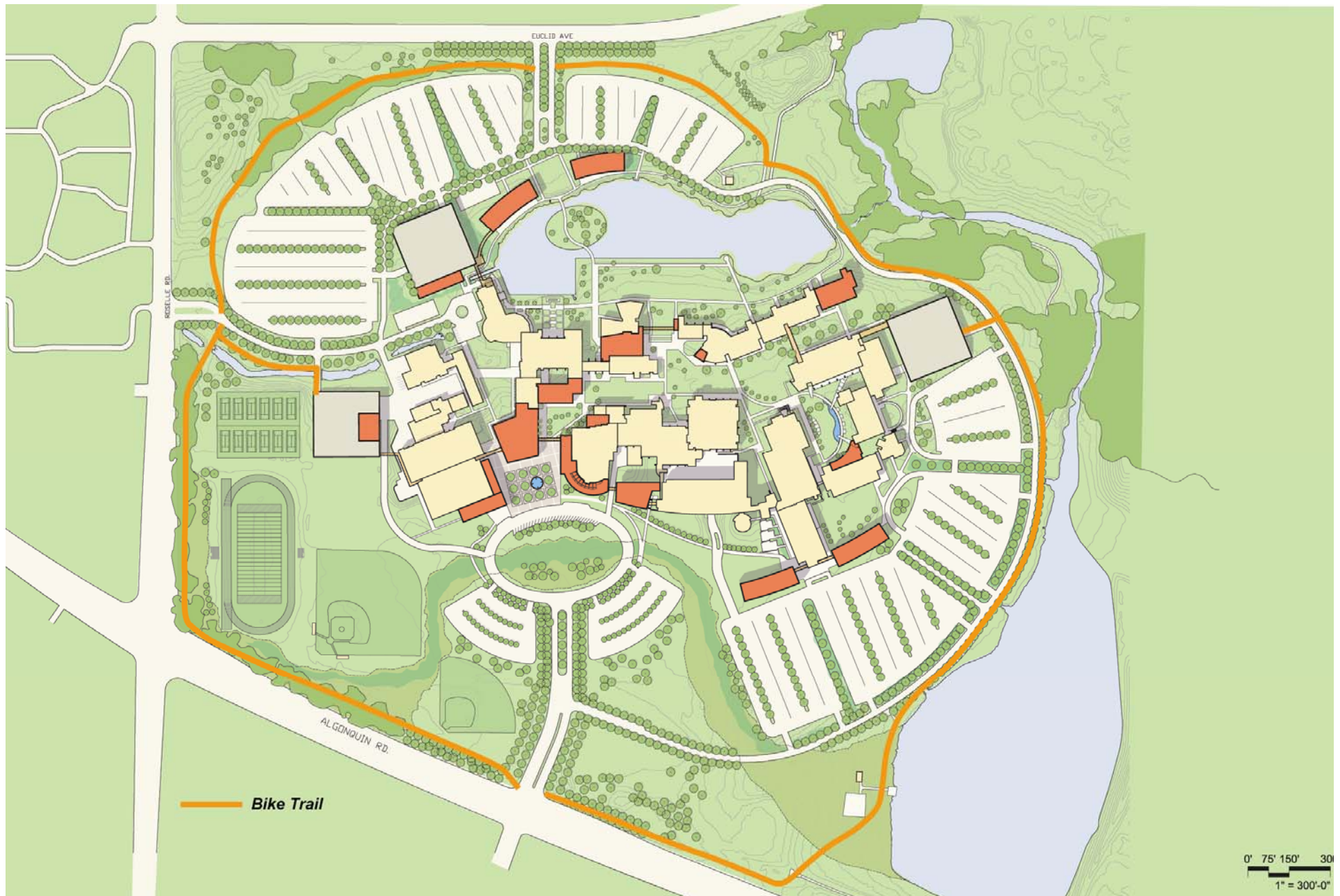
Phase 1



- **Student Center A1, A2 and 40% of Bldg A/K renovation**
- **Site areas 1, 5, 8, 9**
- **Parking structure PA3**



Bicycle and running paths



Student Center

- Student Center is clear first priority for student needs:
 - ❑ Orientation on campus for first time students
 - ❑ One Stop Shop to make students' life more efficient
 - ❑ Tutoring, counseling, advising co-located with other services
- Student Services on campus now are seriously undersized
- Central location will be more efficient in terms of space, staff
- New build additions A1, A2 plus 40% of renovation of A/K
- Makes good use of existing asset (Building A) and existing kitchen location
- If RAMP funds are delayed, can proceed with design (as for G&H)

Open Spaces

- Area 1: new plaza, oval, arrival, short term parking, drop-off, bus stop
- Areas 5, 8, 9: ring road @SW becomes bicycle path, running trail

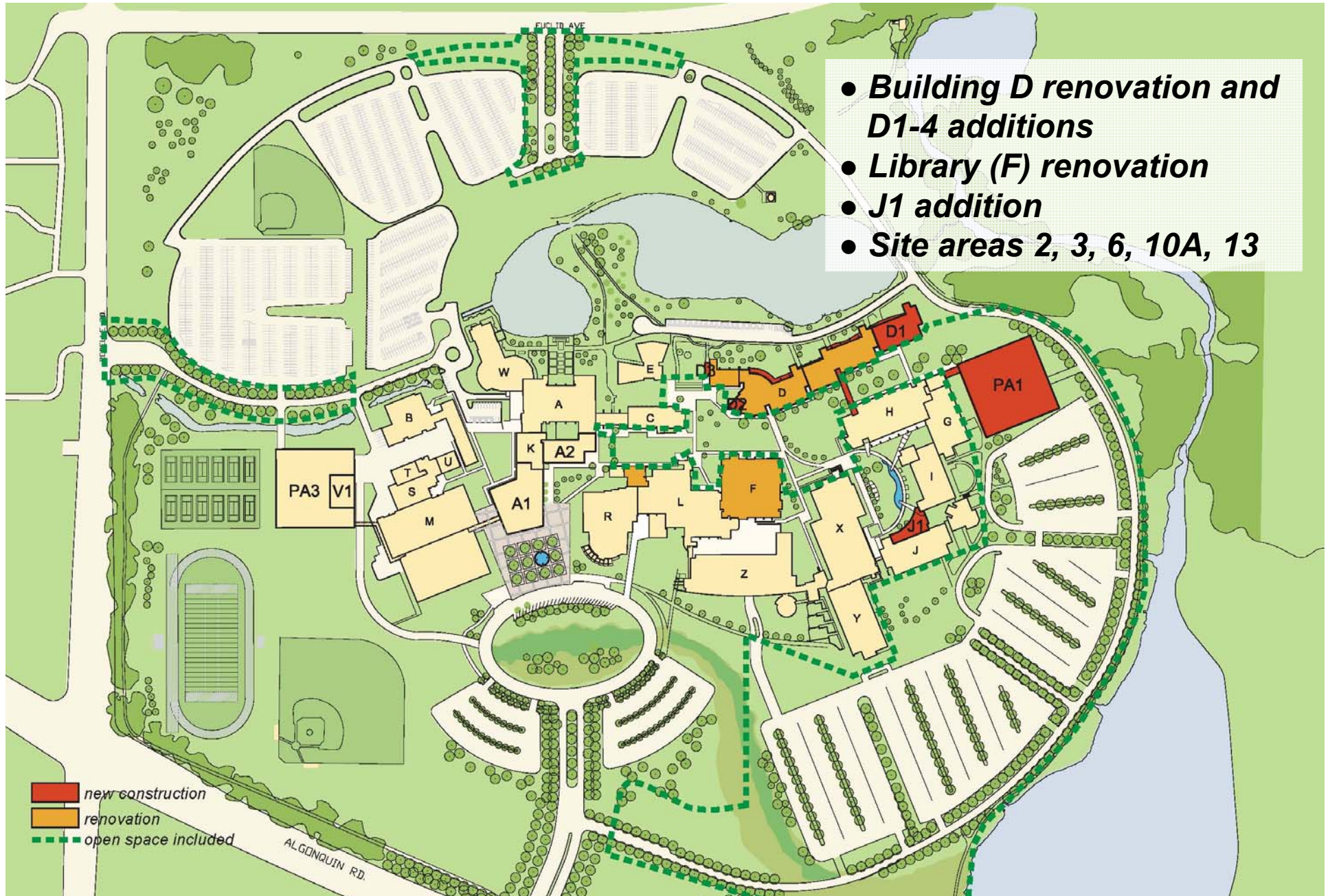
Parking structure

- Serves/linked to Building M, Student Center, Performing Arts Center
- Includes space for Physical Plant vehicles, recyclables

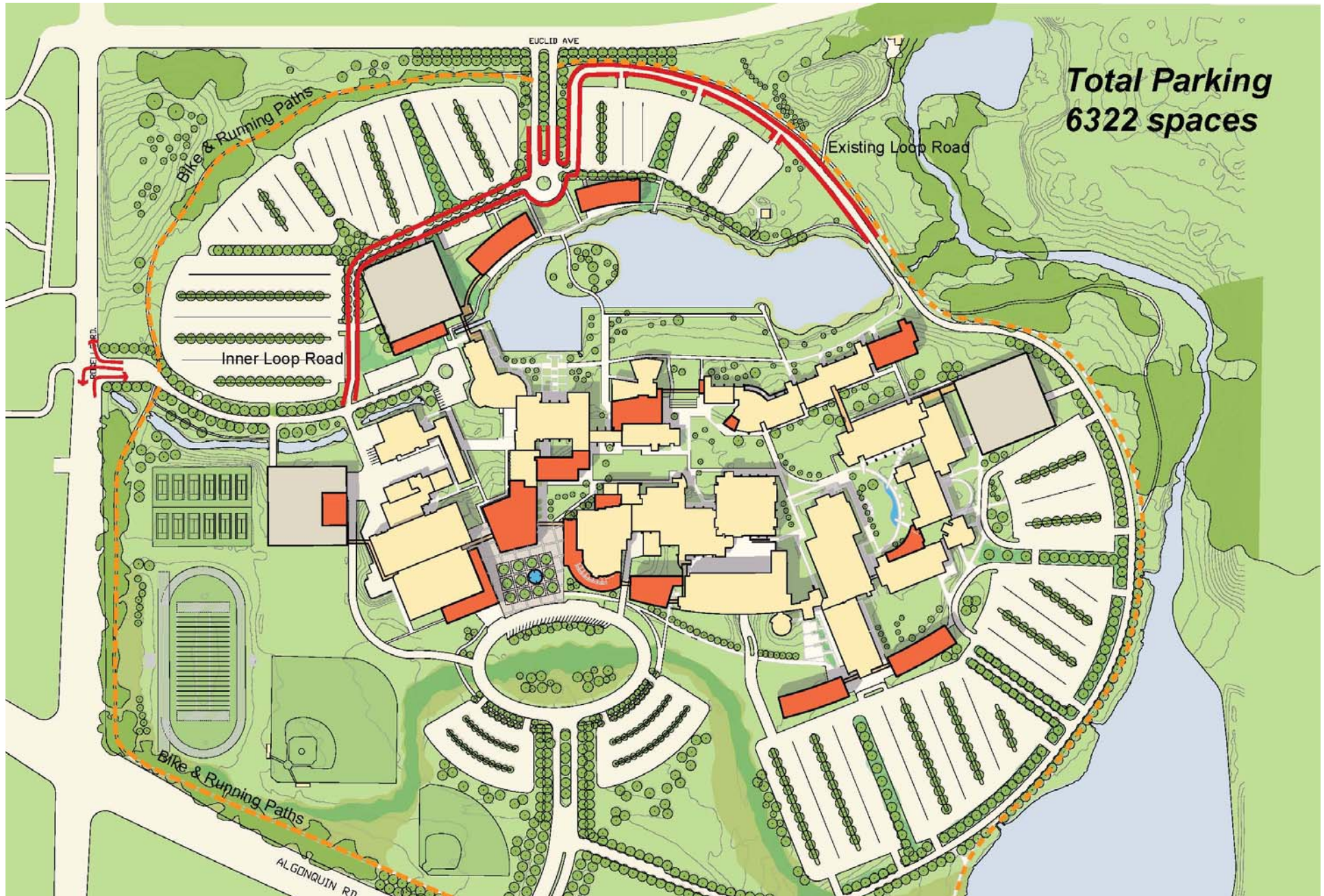
Phase Two



- **Building D renovation and D1-4 additions**
- **Library (F) renovation**
- **J1 addition**
- **Site areas 2, 3, 6, 10A, 13**



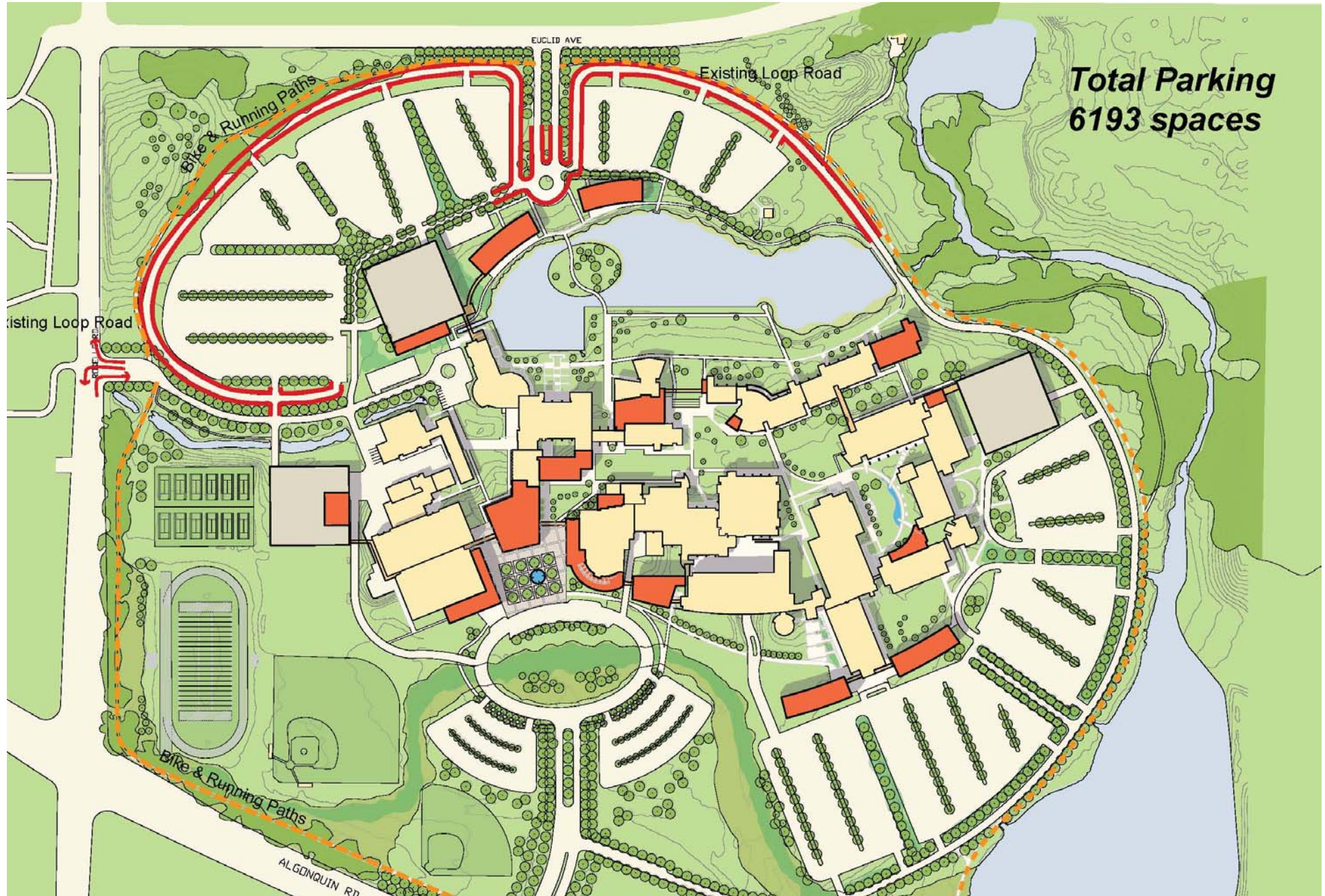
Loop Road options - Alternate 1



Loop Road options - Alternate 2



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Building D renovation and D1-4 Additions

- Provides space for growth in academic programs through 2015
 - ❑ Flexible for Class Labs and General Classrooms
 - ❑ Faculty offices
 - ❑ Study and support spaces
- Building has robust structure, can be cost-effectively renovated
- Positive relationship to lake, quadrangle
- Construction can be phased to start addition before G&H completed

Open Spaces

- Areas 2, 3: improved entrances at Roselle and Euclid for safety
- Areas 6, 10A, 13: quadrangle, improvement of remaining lots @SE

Parking structure

- Serves/linked to Buildings G&H, I&J, D

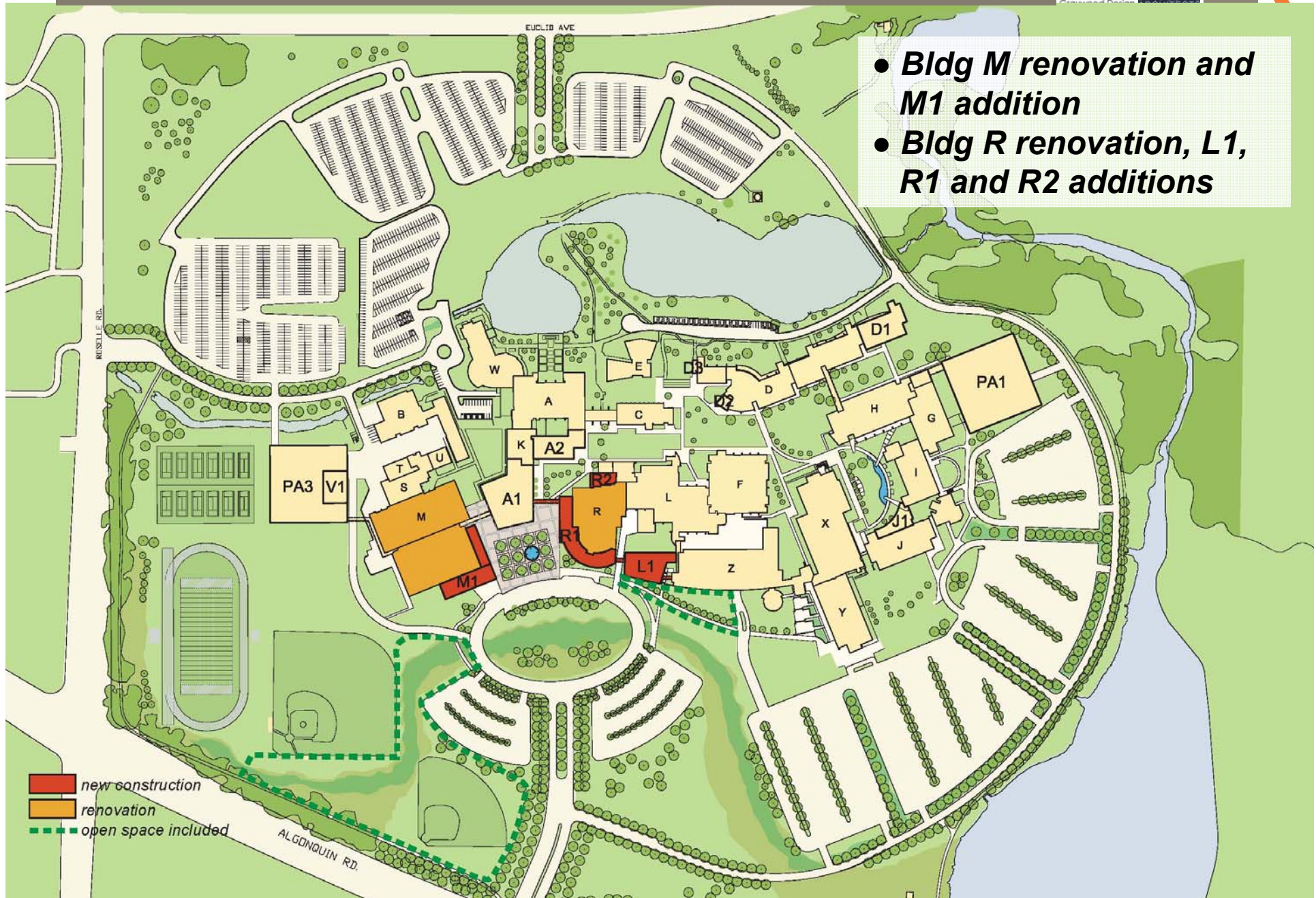
Phase Three



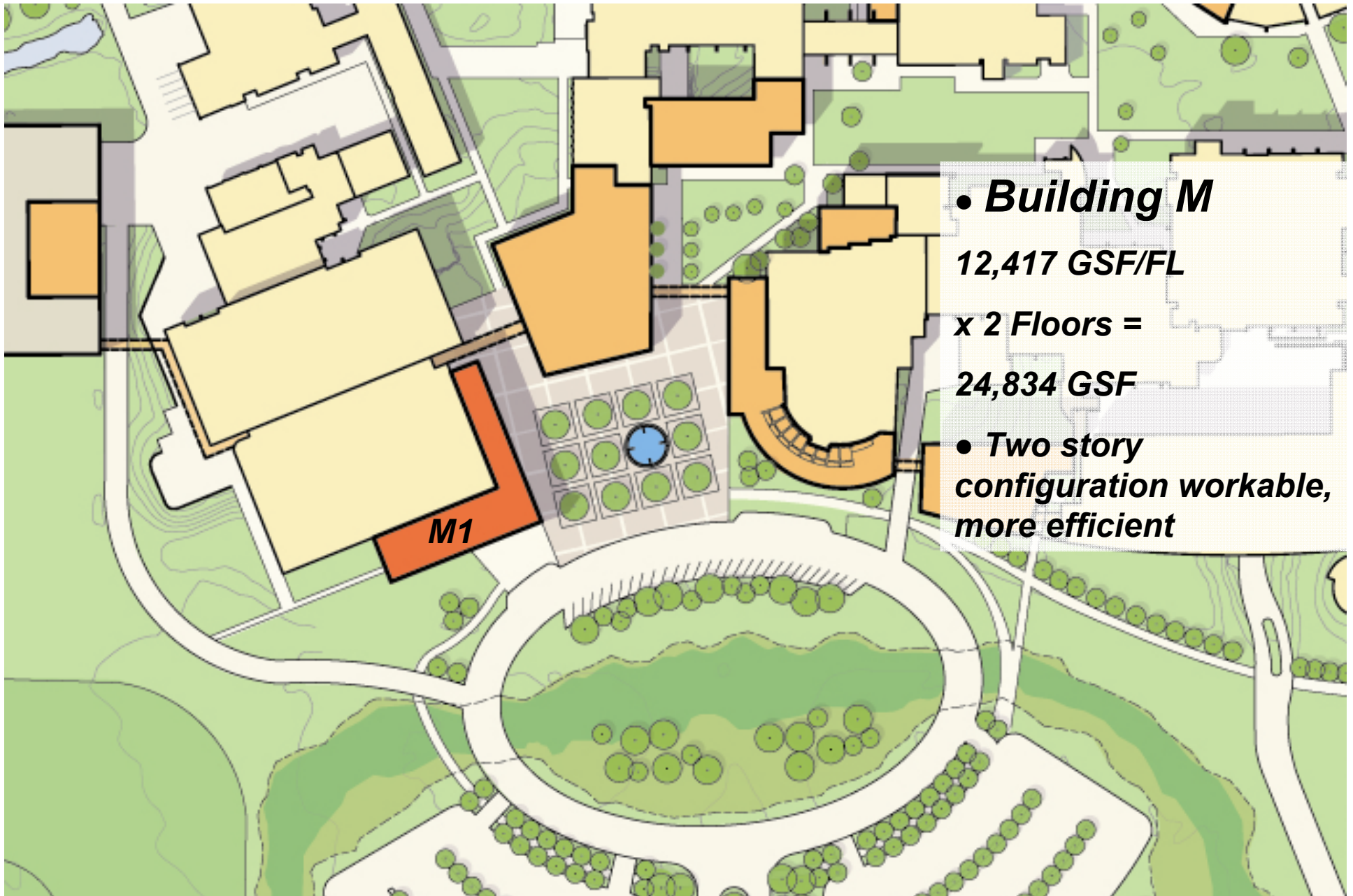
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- **Bldg M renovation and M1 addition**
- **Bldg R renovation, L1, R1 and R2 additions**



Building M1 – two story reconfiguration



- ***Building M***

12,417 GSF/FL

x 2 Floors =

24,834 GSF

- ***Two story configuration workable, more efficient***

Building M renovation and M1 Addition

- Provides space for academic programs, athletics and campus events
- Building is heavily used, needs renovation
- Needed growth accommodated in new facade, improves appearance
- RAMP funds application has been made for funding

Building R renovation, R1 and R2 additions

- Performing Arts building has only 400 seats, campus lacks large venue
- Renovation includes enlargement to 1200 seats
- Additions include pre-function event area, doubles as gallery space

Building L1 addition

- Provides needed right-sizing and growth in space for Liberal Arts

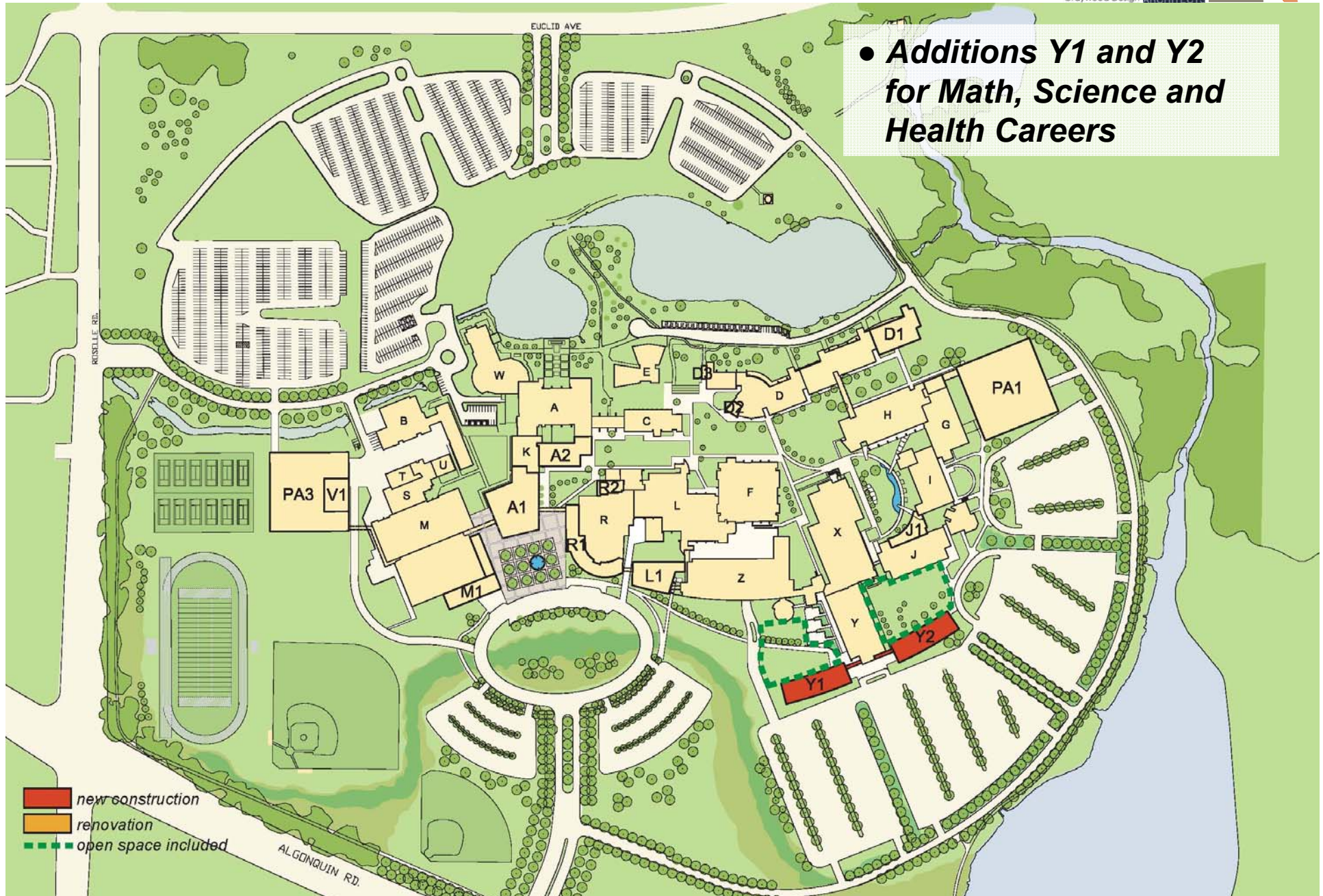
Phase Four



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- **Additions Y1 and Y2 for Math, Science and Health Careers**



Buildings Y1 & Y2 Additions

- Provides space for academic growth of Math, Science, Health Careers
- Linked closely to Avante, leverage existing investment
- Potential for higher profile for Health Careers, Math

Phase Five



- **Buildings N for Public Safety**
- **Building Q for University Center**
- **Site areas 4, 10B, 10C**



**Projects which may derive funds from non-capital fund sources
May proceed as soon as funds are made available**

Building N for Public Safety Training Center

- Provides space for academic courses as well as community activities
- Adjacent to surface parking area for vehicle movement
- Freestanding building, near parking, lake view, attractive to investors
- 39,000 GSF offered, could be larger if desirable

Building Q for University Center

- Provides space for outside universities to offer BA, BS, MA, MS etc programs
- Freestanding building, near parking, lake view, attractive to investors
- 45,000 GSF offered, could be larger if desirable

Planetarium in Z102

- Provides space for planetarium while remaining a lecture hall
- Location is good for public attendance
- Renovation of existing building is less costly than building new

Phase Six



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- All other additions, renovations and site areas



Addition C1

- Provides space for academic and support space growth through 2020
- Linked to buildings C, D, E

Renovations of remaining buildings

- Provides for all buildings on campus to be up to same

Open Spaces 7, 11, 12

- Improves lake for use, sustainability
- Improves athletic fields with artificial turf, provides new bleacher seating

Parking structure

- Serves/linked to Buildings Q, W

* Note : Area highlighted represents projects Harper College can build without Student Center funding.

Phase	New Building	Building Area GSF	Renovation	Building Area GSF	Total Building Cost	Open Space	Open Space Cost	Total Cost	Cumulative Total	Parking	Spaces	Structured Parking Cost	Total Parking Count / Phase
0	-		A(Hospitality)	10,080	\$5,106,462	Site Area 13 (%)	\$464,000	\$99,513,555	\$99,513,555	Lot 4	549		4802 Existing Parking 4776 Phase 0
			G & H	82,157	\$37,285,943								
			Building Integrity		\$3,117,800								
			Cost Savings		\$198,000								
			Program Support		\$2,152,050								
			Safety and Statutory		\$3,890,600								
			System Reliability		\$7,298,700								
			Maintenance Projects		\$40,000,000								
1	A1	46,400			\$20,788,804	Site Area 1	\$3,330,000	\$53,208,270	\$152,719,825	PA3	804	\$10,505,909	4925 Phase 1
	A2	35,100			\$15,301,724	Site Area 5 (%)	\$866,000			Lot A	30		
	AK (40 %)		AK (40 %)	53,037	\$10,719,152	Site Area 8 (%)	\$832,500			Lot 1	171		
	VI (incl.demolition V)	7,500			\$1,013,290	Site Area 9	\$555,000			Lot 2	192		
2	D1, D2, D3, D4	29,812			\$12,559,506	Site Area 2	\$721,500	\$79,238,635	\$231,958,460	PA1	825	\$10,780,317	5397 Phase 2
	J1	5,500	D	115,903	\$27,949,080	Site Area 3	\$832,500			Lot 3	417		
			F	107,970	\$21,229,601	Site Area 6	\$943,500			Lot 5	377		
			P	9,526	\$1,202,424	Site Area 10 A (%)	\$6,077,250			Lot 6	245		
						Site Area 13	\$5,116,026						
3	M1	24,560			\$11,817,071	Site Area 1 (%)		\$81,843,210	\$293,801,670	-	-	-	5397 Phase 3
			M	97,100	\$10,399,464	Site Area 5 (%)							
	R1	21,800			\$9,789,884								
	R2	6,320			\$2,950,717								
			R	44,942	\$11,809,073								
	L1	34,500			\$15,077,001								
4	Y1	39,675			\$17,160,429	Site Area 1 (%)		\$34,320,858	\$328,122,528				5397 Phase 4
	Y2	39,675			\$17,160,429	Site Area 10 A (%)							
5	Q	45,000			\$20,270,250	Site Area 10 B, 10C	\$6,461,563	\$45,446,901	\$373,569,429	Lot 8-13	1855		5738 Phase 5
	N	39,000			\$16,103,588	Site Area 4	\$1,110,000						
			ZI - Planetarium	3,429	\$1,501,500								
6	W1	28,285			\$12,209,819	Site Area 7	\$2,775,000	\$83,012,362	\$456,581,791	PA2	825	\$10,780,317	6355 Phase 6
			AK (40 %)	53,037	\$10,719,152	Site Area 8 (%)							
			A-C Bridge	3,596	\$282,825	Site Area 11	\$2,220,000						
			B	27,060	\$1,106,700	Site Area 12	\$2,836,716			Lot 14	27		
			T	5,175	\$233,108					Lot 15	27		
			U	5,774	\$260,090								
			S	12,151	\$547,342								
			W	50,122	\$2,208,804								
			O	784	\$323,723								
			E	14,258	\$1,345,670								
	C1	39,000			\$17,353,207								
			C	23,908	\$5,866,736								
			L	88,600	\$3,990,987								
			X	98,071	\$8,098,948								
			I	39,709	\$1,873,868								
			J	53,238	\$2,512,301								
			Y	53,113	\$797,492								
			Z	141,742	\$1,891,890								
			NEC	56,270	\$2,534,682								
			HP C	24,776	\$1,023,302								

