

# HARPER COLLEGE

## 2016 UPDATE TO THE MASTER PLAN

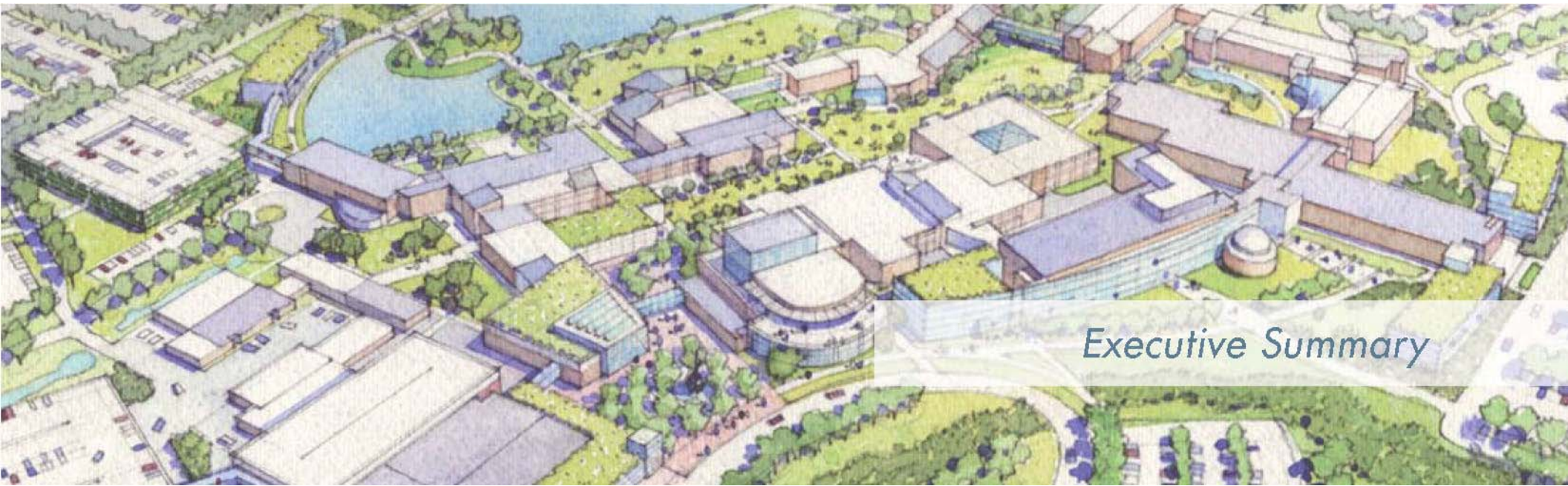


**Perkins Eastman**

PRESENTATION TO THE COMMITTEE OF THE WHOLE  
FEB 08, 2017; PALATINE, IL

# 2016 Master Plan Update

- EXECUTIVE SUMMARY: *Overview of the Update*
- SECTION 01: *Proposed Campus Plan and New Buildings*
- SECTION 02: *Proposed Renovations*
- SECTION 03: *Proposed Phasing Plans and Summary of Costs*



## *Executive Summary*

## Awaiting State funding: The Canning Center (Building A)



## Themes Identified in the Update

- SUSTAIN THE HARPER SPIRIT: *Create an effective learning environment and a **welcoming campus***
- SUPPORT GROWTH: *Identify and create room for academic programs to meet **current and projected needs***
- ALLOW FLEXIBILITY: *Identify growth **opportunities through renovations** that allow programs to respond to changing pedagogies*
- REFLECT THE 21<sup>st</sup> CENTURY WORKPLACE *Create opportunities for **collaborative work** and **informal group study spaces***

# Creating room for growth



Identify strategic new growth initiatives

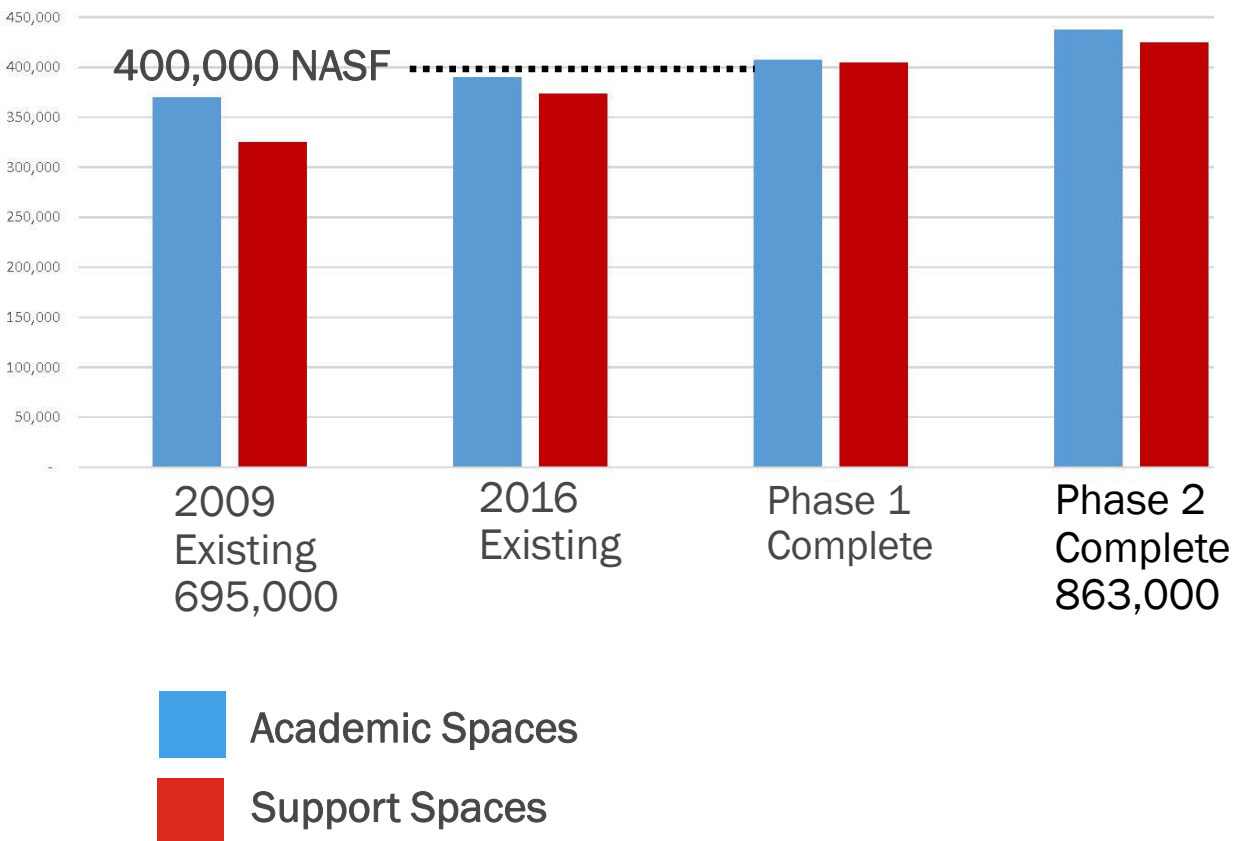
Identify synergies between programs and support them

Add value from renovation and modernization  
(Sustainability)

Encourage interaction through connections between buildings

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# Current and Projected Space Allocations



## Academic Spaces:

Division and department offices for faculty and academic staff

Specialized class laboratories, and general classrooms

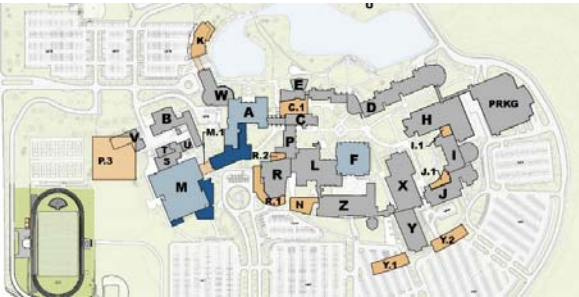
## Support spaces:

Academic resources such as libraries, tutoring and counseling

Student services and student activities, assembly, athletics; Technology, administrative and campus services

Informal Student Study Spaces and Collaboration Areas

# Overview of the Update



## Section 1: Proposed Campus Plan and New Buildings

Discusses strategic initiatives

Focus on new buildings or additions to buildings

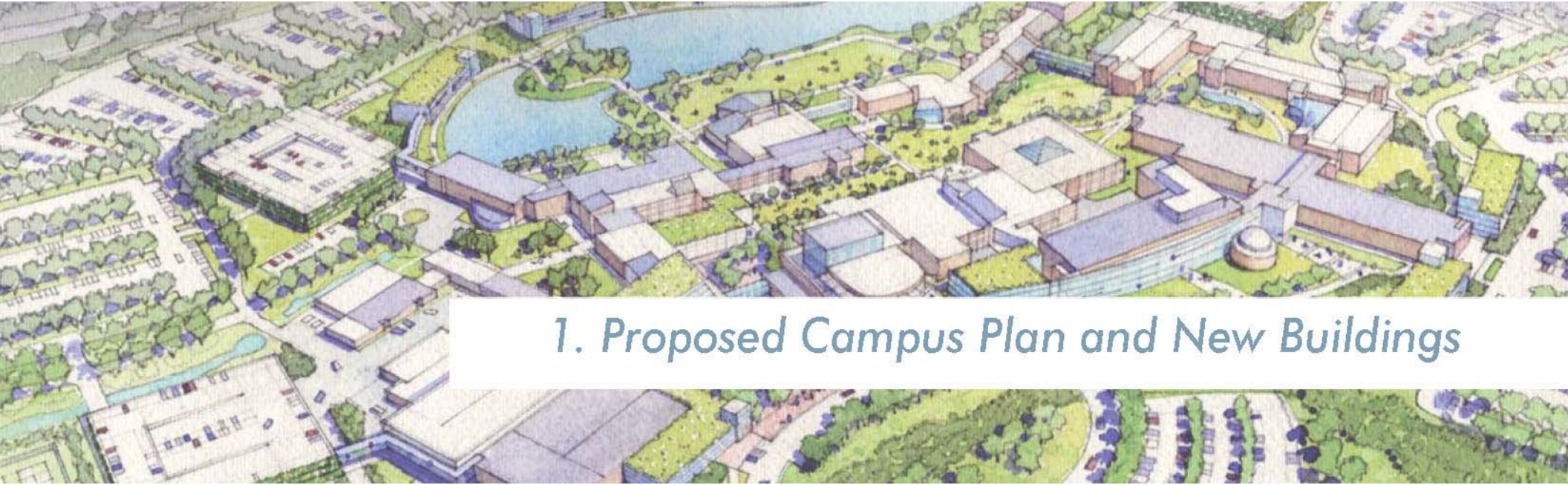


## Section 2: Proposed Renovations

Discusses programs and growth supported by renovations

.....Complete building renovations OR

.....Smaller selective interior renovations, reconfigurations

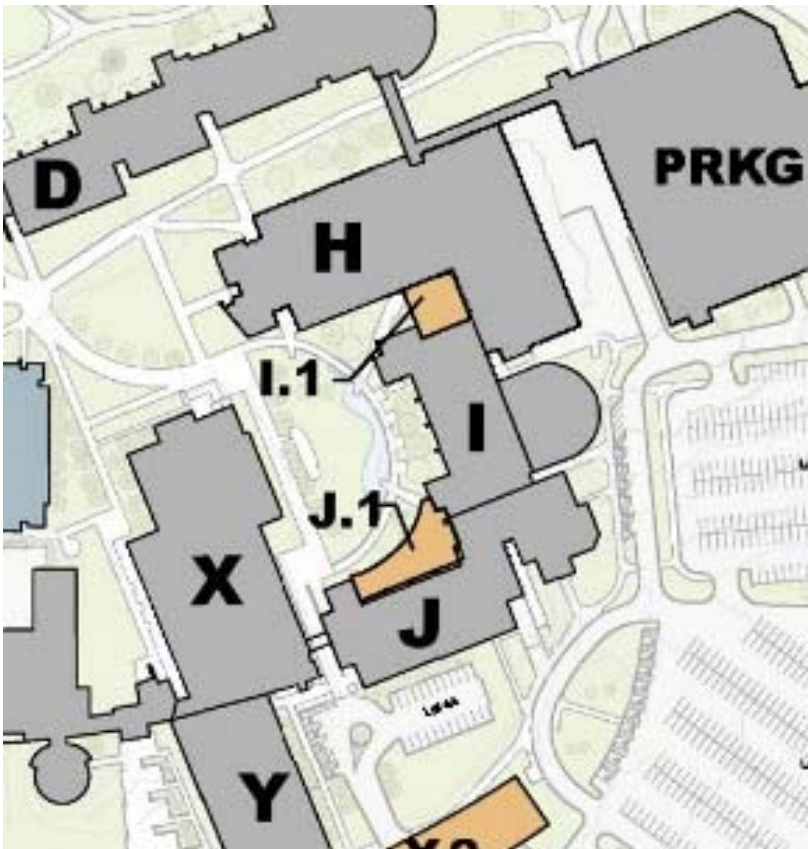


## *1. Proposed Campus Plan and New Buildings*

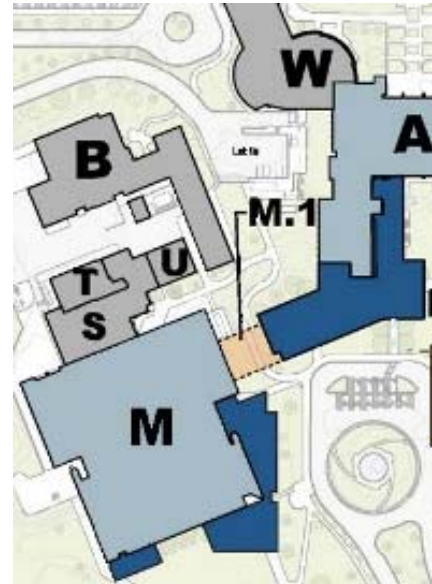
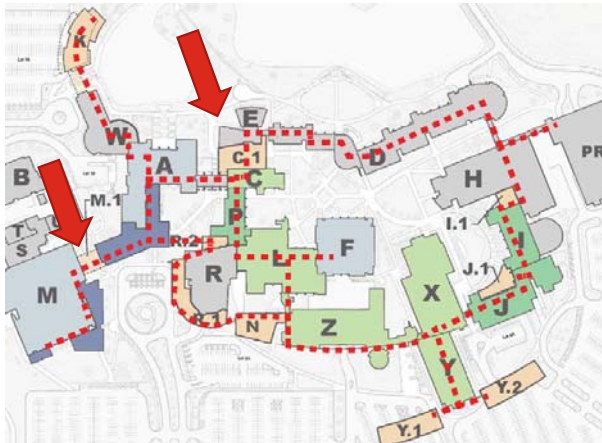
## New Building K (Phase 1)

- Combined program for University Center and Professional Center
- Share similar space needs, allows better utilization
- Ideal location for Regional Innovation and Entrepreneurship Hub
- Prominent location, easy access and visibility
- Proposed 43,000 GSF for classrooms, offices, computer labs, student gathering and informal collaborative spaces
- Includes lecture halls, large and small meeting spaces that can also serve future job and career fairs. Includes a link to Building W
- The sale of the Harper Professional Center will allow a full development of the proposed program for Building K

## Buildings I.1 and J.1 Additions and Infills



- Building I.1 (Phase 1)
  - 7,000 GSF infill addition to Career and Technical Programs
  - Better connection between the Manufacturing and creative programs in Bldgs. H and I.
- Building J.1 (Phase 1)
  - 11,000 GSF infill addition to Business and Social Sciences.
  - Includes instructional, study and collaborative spaces.
  - Interim location for the Innovation and Entrepreneurship Hub.



## Connecting Links C.1, M.1

- Two important connectors to help student movement, better campus integration
- Link Building M.1 (Phase 1)  
4,000 GSF link connector with open colonnade below
- Link Building C.1 (Phase 3)  
39,000 GSF addition that can support classrooms, lecture rooms and informal study spaces as needed



**New Building N**  
**New Building P.3**  
**New Building Y.1**  
**New Building Y.2**

- Building N (Phase 2)
- 16,200 GSF for either Liberal Arts or Science programs
- Central location for Campus Police
- Flexible program, great connectivity to Z and L
- Building P.3 (Phase 3)
- Parking Garage, 825 spaces
- Priority based on future need to support Building M.
- Buildings Y.1 (Phase 3)
- Building Y.2 (Phase 2)
- 39,000 GSF each
- Building Y.1: Math and Sciences
- Building Y.2: Health Careers
- Priority based on enrollment growth in Health Careers

## Additions to Performing Arts Building R (Phase 3)

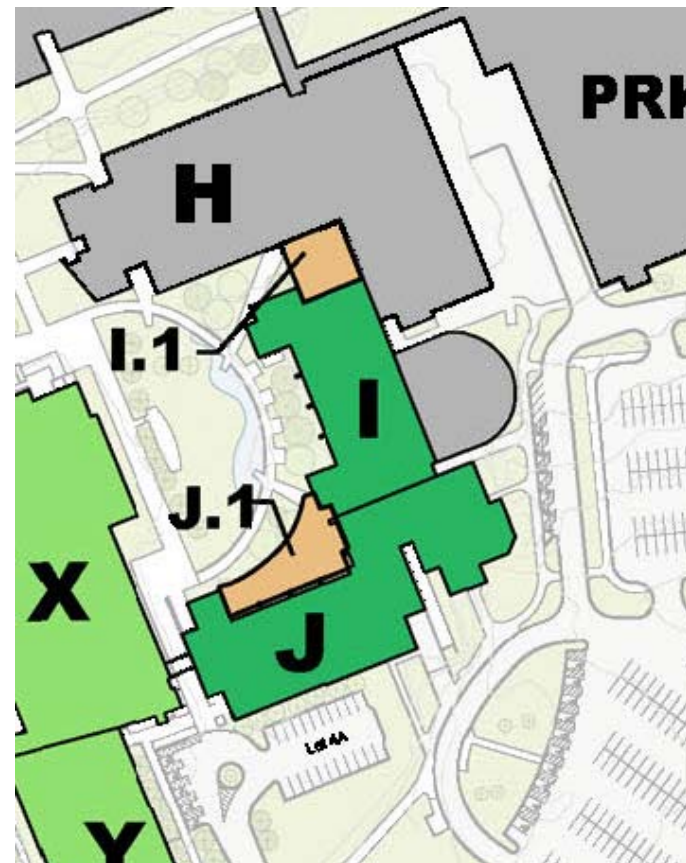


- Pre-function, Multi-purpose and Gallery spaces were proposed in the 2010 Master Plan
- Building R.1 (Phase 3)  
22,000 GSF addition will allow for new Music and Art program spaces
- Building R.2 (Phase 3)  
6,500 GSF addition will add student study space, multi-purpose spaces, art studios  
Refresh spaces and finishes



## *2. Proposed Renovations*

## Complete Building Renovations at Buildings I and J (Phase 1)



- Business and Social Sciences - 55,000 GSF in Building J  
Career and Technical Programs - 39,000 GSF in Building I
- Need for significant renovations – I and J are older buildings that are yet to be modernized
- Add collaborative and informal study spaces.
- Support innovation between technical and creative disciplines. Improve connections between buildings
- Add larger lecture spaces, and larger 'lab + classroom' combination spaces.
- Reconfigure Mega-Lab as needed.



## Athletics Program (Phases 1 and 3) Parking Lot improvements (Phase 2)

- Track and Field Additions/Improvements (Phase 3)
  - Grandstand seating, Ticket Booth, Concession Stand, Restrooms
  - Stadium lighting, security fencing, netting
  - Possible revenue source from rentals

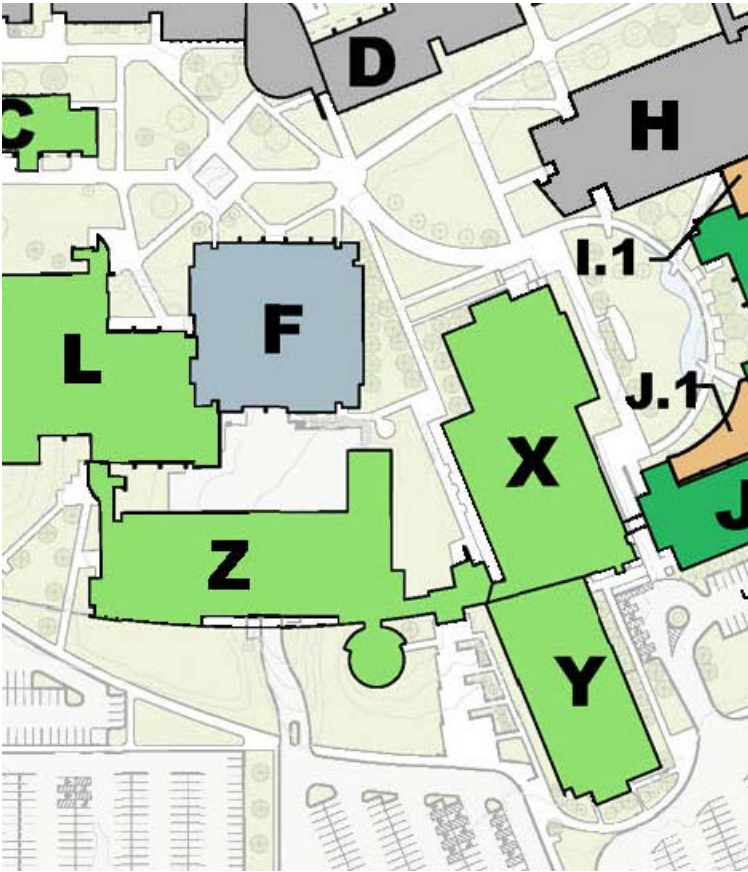
- Track and Field (Phase 1)

- Expand the natural turf soccer field to regulation sizing
- New 8-lane synthetic track surface
- Community, Building M benefits. Harper is one of only two Division III track programs in Illinois



- Renovation of Parking Lots 2, 3, and 4 (Phase 2)
  - Surface lot renovations and improvements

## Selective Renovations in Sciences Buildings X,Y,Z (Phase 2)



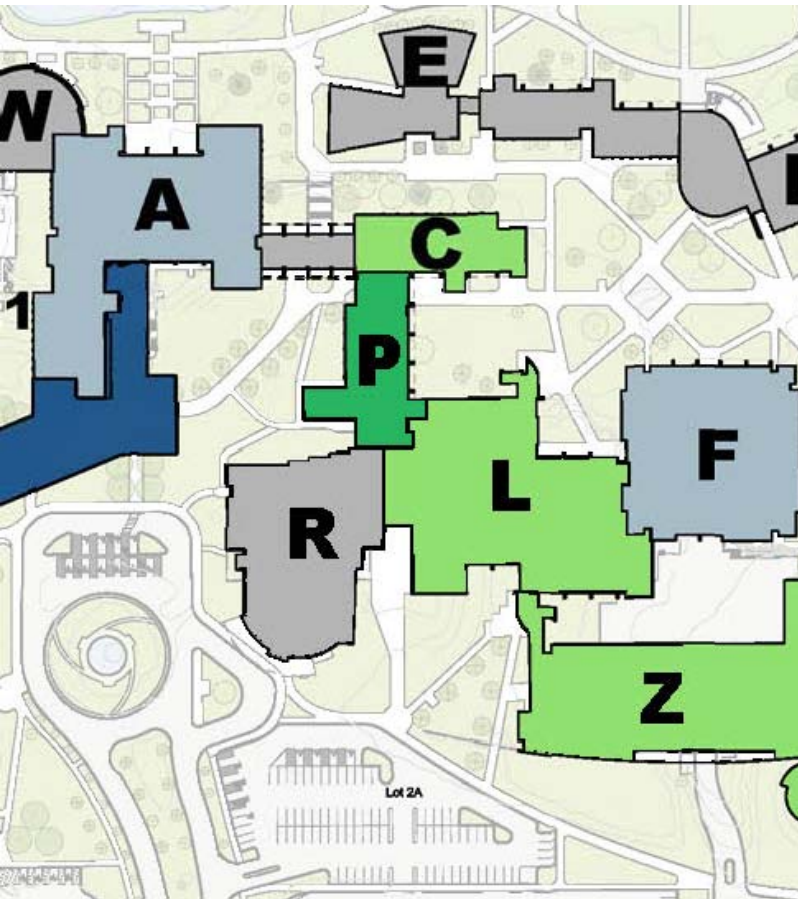
- 6,600 SFT of selective interior renovations and reconfiguration
- Support growth in Nursing, Health Careers and Sciences
- Demand for more lab + classroom combination spaces
- Reconfiguration of Mega-Lab spaces to allow possible 3-D printing, innovation spaces shared between Math and Sciences

## Z 102 Conversion to Planetarium (Phase 2)



- 4,000 GSF at Room Z-102 in Building Z
- The room and space is ideally suited for conversion to a Planetarium
- A digital full dome projection system will enhance instruction in astronomy
- Aid in community outreach (K-12 school tours and field trips)
- Could be open to the public at select times
- Roof, ceiling and interiors will need significant reconfiguration and upgrades
- Is a significant cost but an important long-term goal

## Renovations in Liberal Arts Buildings C, L and P



- **Building C (Phase 2)**  
23,000 GSF; Complete renovation of the 2<sup>nd</sup> floor offices, common spaces
- **Building L (Phase 3)**  
89,000 GSF; Newer building, selective renovation of offices and commons
- **Building P (Phase 2) 26,000 GSF in**  
26,000 GSF; Complete renovation of Building P  
Add or update art studios, add informal student gathering and study spaces  
Upgrade classroom technology. furniture, carpeting  
Includes HVAC, lighting and systems upgrades



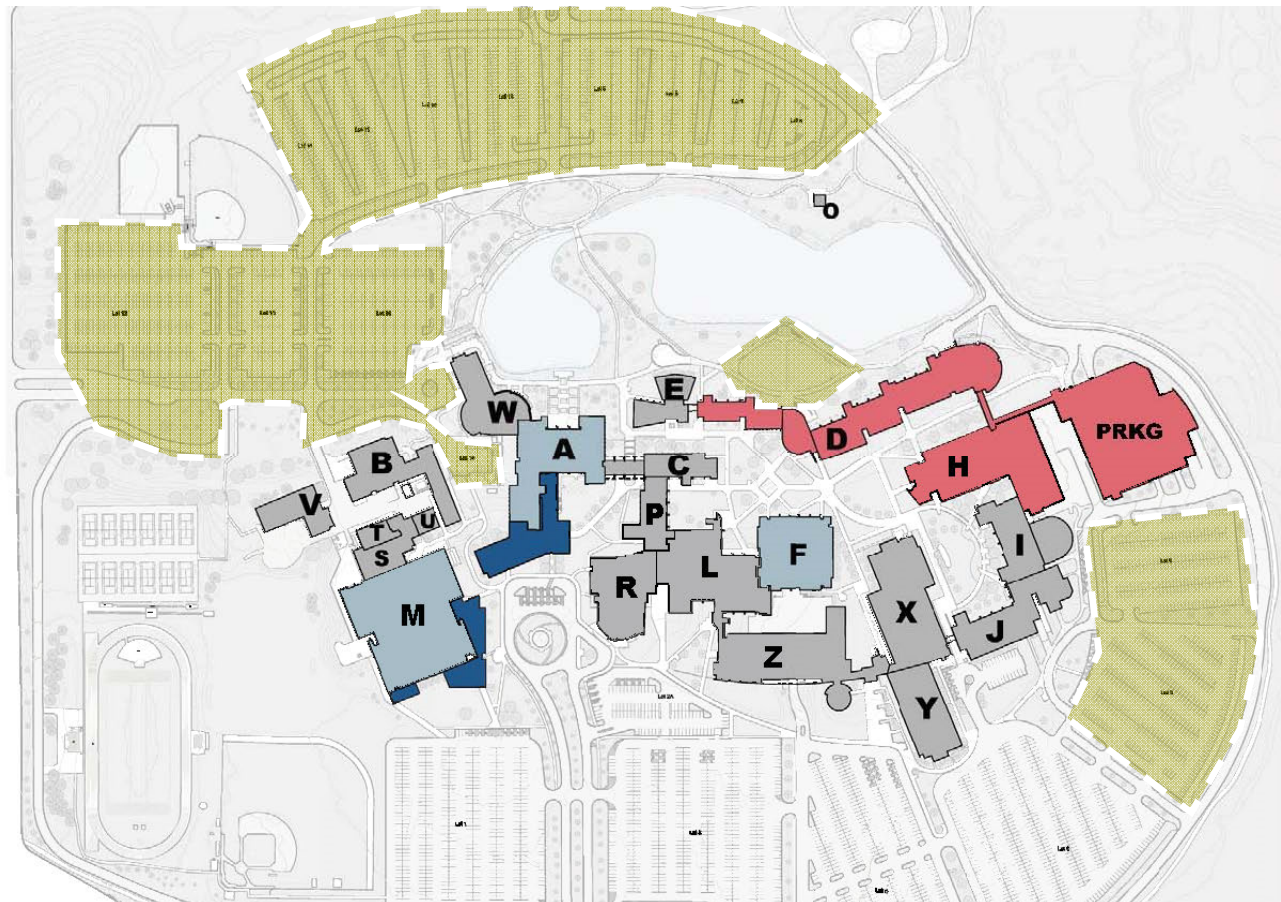
### *3. 2016 Proposed Phasing & Summary of Costs*

## Proposed Phasing and Summary of Costs

# Phase 0

# The starting point for the 2016 Update

PROGRAM	
EXISTING BUILDINGS / COMPLETED IN PHASE	
BUDGETED ADDITIONS	
BUDGETED RENOVATIONS	
PROPOSED BUILDING ADDITIONS	
COMPLETE BUILDING RENOVATIONS	
SELECTIVE RENOVATIONS AND RECONFIGURATIONS	
RENOVATIONS + ADDITIONS COMPLETED	

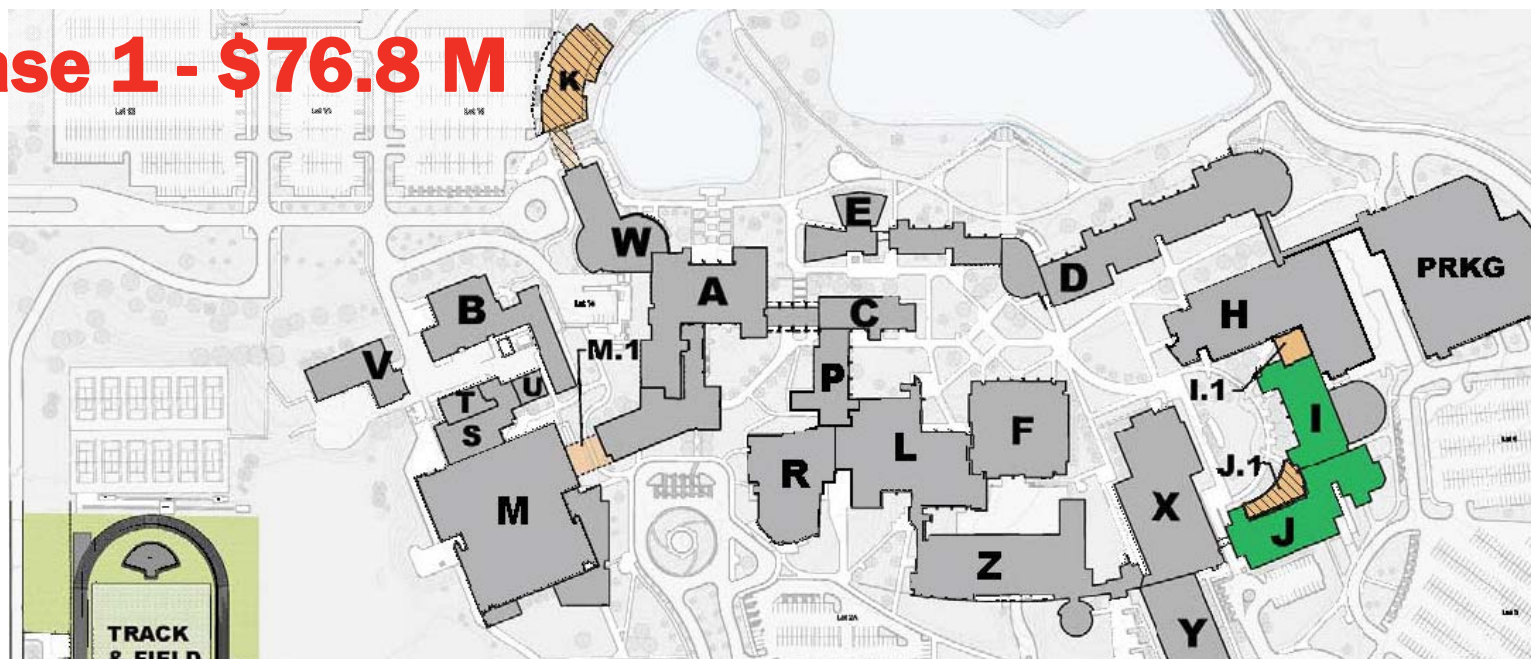


Priority	Building Location	Improvement	Program	2020 Cost	2020 Cost w/ Add-On's
Priority #1	Building I	Renovation	Career and Technical programs	\$ 12,657,000	\$ 16,454,100
	Building I.1	Addition	Infill addition to Building I	\$ 3,109,000	\$ 4,041,700
	Building J	Renovation	Renovation to Building J Business & Social Sciences, Early Childhood	\$ 17,307,000	\$ 22,499,100
	Building K or Building J.1 **	New building - OR - Addition	New Professional & University Center, Innovation/Entrepreneurship Hub; OR - Infill addition to Building J	\$ 21,992,000	\$ 28,589,600
	Building M.1	Addition	Addition of connecting link between Buildings M and A	\$ 1,846,000	\$ 2,399,800
	Athletics	Renovation	Soccer grass field expansion with new 8-lane synthetic track	\$ 2,501,000	\$ 2,813,625
	Campus-wide	Upgrade and maintenance	Infrastructure and utilities	TBD	TBD
Year 2020 budget for Priority 1 projects **					\$ 76,797,925

\*\* Priority 1 Cost for 2020 includes an 'EITHER/OR' option - i.e., projected costs would support either Building-K or Building-J.1

Add-On's include LEED, Fees & Testing, FF&E, and Owner Costs (Athletics Track and Field does not include LEED and FF&E costs)

## Phase 1 - \$76.8 M



PROGRAM	
EXISTING BUILDINGS / COMPLETED IN PHASE	
BUDGETED ADDITIONS	
BUDGETED RENOVATIONS	
PROPOSED BUILDING ADDITIONS	
COMPLETE BUILDING RENOVATIONS	
SELECTIVE RENOVATIONS AND RECONFIGURATIONS	
PROPOSED EITHER / OR DESIGNATION	

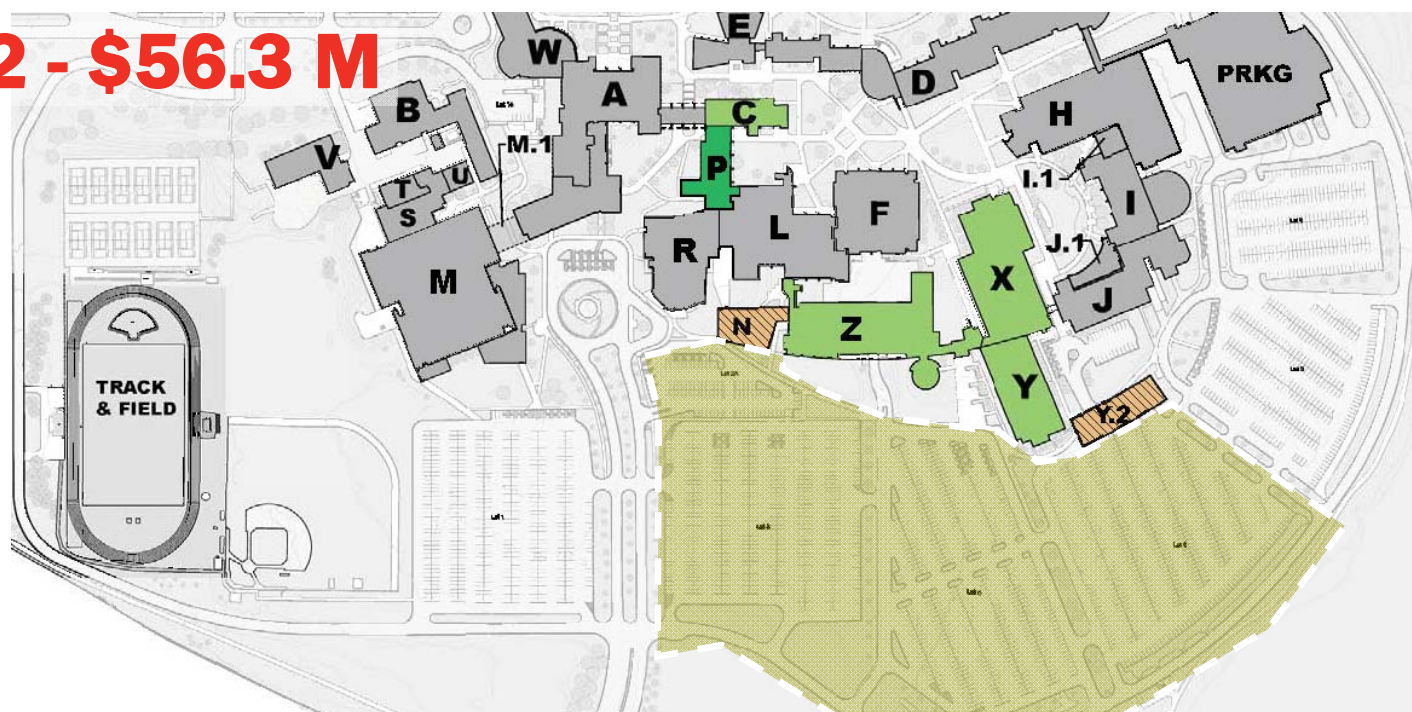
<b>Priority #2</b>	Building C	Renovation	Liberal Arts	\$ 3,807,000	\$ 4,949,100
	Building N or Building Y.2**	New building	Sciences / Liberal Arts, Campus Police or Health Careers	\$ 18,895,000	\$ 24,563,500
	Building P	Renovation	Liberal Arts	\$ 8,207,000	\$ 10,669,100
	Buildings X,Y, Z	Renovation	Sciences (Biology), Health Careers	\$ 4,188,000	\$ 5,444,400
	Z-102	Renovation	Conversion to Planetarium	\$ 2,192,000	\$ 2,849,600
	Surface Lots 2,3,4	Renovation	Parking Lot Renovations and Improvements	\$ 6,921,000	\$ 7,786,125
	Campus-wide	Upgrade and maintenance	Infrastructure and utilities	TBD	TBD

**Year 2020 budget for Priority 2 projects \*\*** **\$ 56,261,825**

\*\* Priority 2 Cost for 2020 includes an 'EITHER/OR' option - i.e., projected costs would support either Building-N or Building-Y.2

Add-On's include LEED, Fees & Testing, FF&E, and Owner Costs (Surface Lots do not include LEED and FF&E costs)

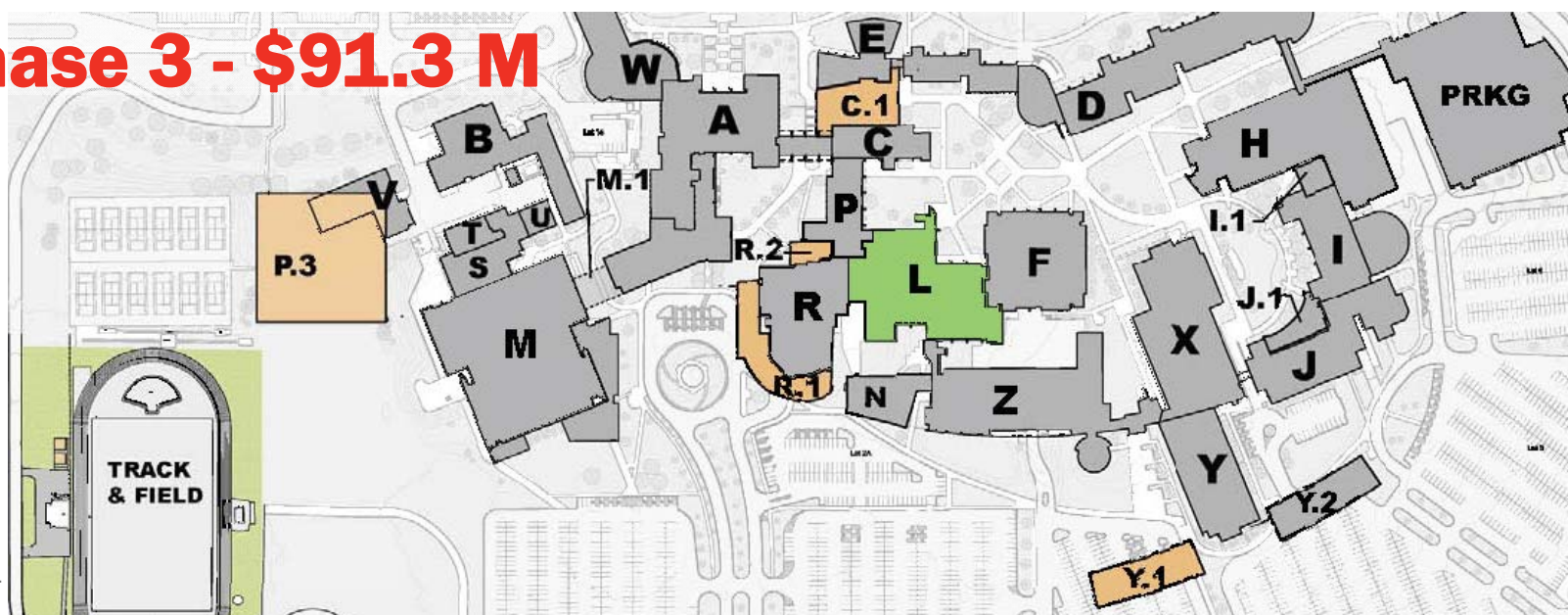
## Phase 2 - \$56.3 M



PROGRAM	
EXISTING BUILDINGS / COMPLETED IN PHASE	
BUDGETED ADDITIONS	
BUDGETED RENOVATIONS	
PROPOSED BUILDING ADDITIONS	
COMPLETE BUILDING RENOVATIONS	
SELECTIVE RENOVATIONS AND RECONFIGURATIONS	
PROPOSED EITHER / OR DESIGNATION	

Priority	Building Location	Improvement	Program	2020 Cost	2020 Cost w/ Add-On's
Priority #3	Building C.1	New building	Addition of connecting link between C and E	\$ 17,995,000	\$ 23,393,500
	Building L	Renovation	Renovations (Offices, common areas)	\$ 3,621,000	\$ 4,707,300
	Building P.3	New building	Parking Garage	\$ 14,275,000	\$ 16,844,500
	Building R.1	Addition	Liberal Arts	\$ 9,430,000	\$ 12,259,000
	Building R.2	Addition	Liberal Arts	\$ 2,917,000	\$ 3,792,100
	Building Y.1	New building	Math and Sciences	\$ 18,895,000	\$ 24,563,500
	Athletics	Renovations, new buildings	New artificial turf field, lighting for track & field, grandstand seating. New buildings for ticket booth, restrooms, concessions and eqpt storage. Parking upgrades.	\$ 4,395,000	\$ 5,713,500
	Campus-wide	Upgrade and maintenance	Infrastructure and utilities		TBD
Year 2020 budget for Priority 3 projects					\$ 91,273,400
Add-On's include LEED, Fees & Testing, FF&E, and Owner Costs (Building P.3 does not include FF&E)					

## Phase 3 - \$91.3 M



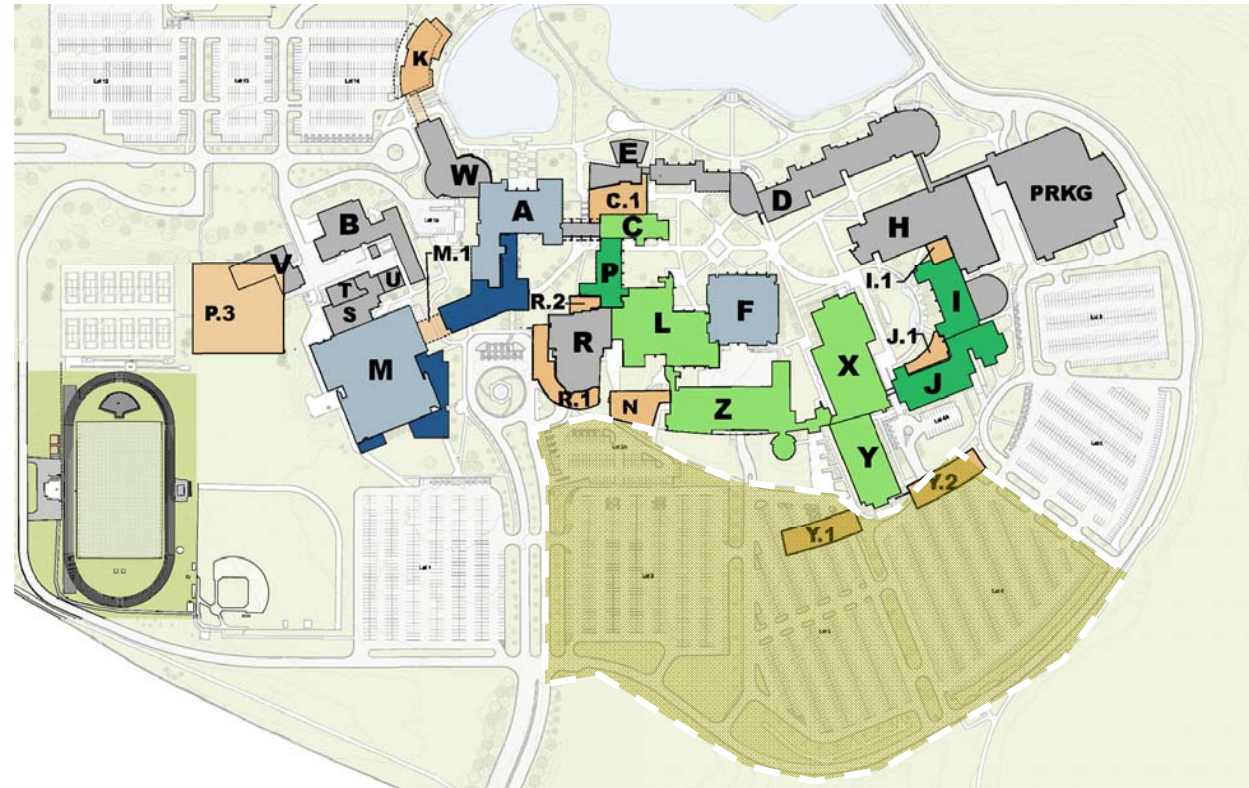
PROGRAM	
EXISTING BUILDINGS / COMPLETED IN PHASE	
BUDGETED ADDITIONS	
BUDGETED RENOVATIONS	
PROPOSED BUILDING ADDITIONS	
COMPLETE BUILDING RENOVATIONS	
SELECTIVE RENOVATIONS AND RECONFIGURATIONS	
PROPOSED EITHER / OR DESIGNATION	

**Thank you!**

Questions and Discussion



**Phases 1 and 2 - \$133.1 M**



**Phases 1, 2 and 3 - \$224.3 M**