2017 - 2019

FACILITY RENOVATION and SPACE UTILIZATION STUDY

PART 2. DEVELOPMENT AND FINALIZATION

JULY 2019

WAUBONSEE COMMUNITY COLLEGE

SUGAR GROVE | AURORA DOWNTOWN | AURORA FOX VALLEY | PLANO

LEGAT ARCHITECTS


WAUBONSEE
COMMUNITY COLLEGE

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EXECUTIVE SUMMARY

INTRODUCTION

The 2017 - 2019 Facility Renovation and Space Utilization Study is a comprehensive process that evaluates and prioritizes much-needed facility improvements that respond to Waubonsee Community College's 2017 - 2019 Transformational Goals. The improvements outlined in this document directly support the following objectives for the Waubonsee community:

- Prepare Learners
- Provide Access
- Design Opportunities

The Campus Planning Advisory Committee (CPAC) oversaw the Part 1: Inventory and Assessment portion of the process, which included a review of the college needs and requests by campus, a Space Utilization study, site and building investigations at each campus, a Community Needs Assessment, a comprehensive review of the college's sustainability strategies, and development of the objectives by priority.

Legat Architects conducted a series of interviews with Waubonsee staff, faculty, administrators, and other employees between May and September of 2017 as part of the "Part 1" process, the findings of which are summarized in Chapter 1 of this volume. These interviews were held with stakeholders from every level of the college community, including students and facility operations employees, and the conversations reflected the concerns of individual segments of the broader Waubonsee community. The information from these interviews generated a series of requests which were used as the basis for discussion and development of the objectives.

The Space Utilization portion of the study concluded that Waubonsee has sufficient space to accommodate and operate most programs, while currently operating with a space deficit in the Educational Affairs and Career & Technical Education (CTE) divisions. While several of the older buildings on the Sugar Grove Campus deal with sub-optimal utilization, most of the modern (post-2005) buildings on the campus have excellent utilization. The findings also showed the Aurora Downtown Campus is operating at close to maximum capacity, while the Plano Campus is underutilized. The Aurora Fox Valley Campus was not a primary focus of this study, as it was recently renovated.

EXECUTIVE SUMMARY

In late 2017, Waubonsee commissioned a Community Needs Assessment meant to inform and reinforce the priority of the objectives developed throughout the Part 1 process. The assessment found that awareness of the Waubonsee brand can be improved and programmatic changes are needed on the Plano Campus sooner rather than later.

This document, as the second of two volumes, encapsulates Part 2 and Part 3 of the process, and is meant to provide a rational and ordered outline (or "road map") to address the priorities created in the Part 1 document. The priority objectives in that document were defined as, in no particular order:

- Create Campus Standards
- Create New Career & Technical Education Spaces
- Develop and Improve Student Study Spaces
- Optimize Student Services
- Renovate Older Buildings & Classrooms
- Study Synergies
- Support Development of New Programs

Once the priority objectives were approved, the design team conducted a series of pre-programming workshops with faculty and teaching staff to develop the needs for each program affected by the priorities. These requests were then compared with industry benchmarks for similar spaces and developed into approximate square foot areas for pre-programming purposes.

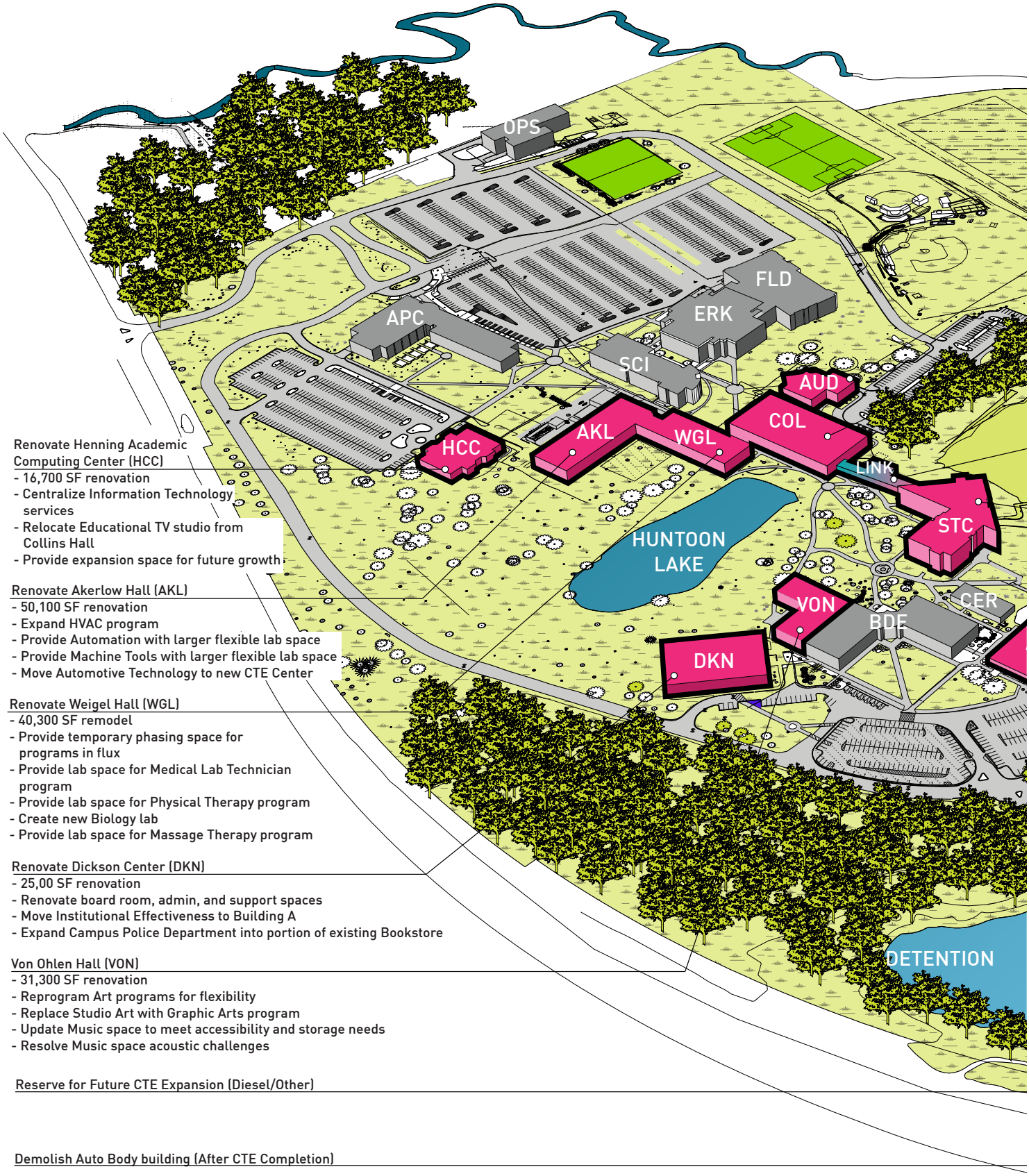
The design team then proceeded to develop four campus options for the Sugar Grove Campus, each of which meant to address the needs of the CTE program by siting a new building somewhere on the campus. Legat Architects worked with college leadership to refine the options to best align program synergies. A number of factors, such as site constraints and the outcome of the Community Needs Assessment related to brand awareness, led to the group's decision to place a new CTE building at the south entrance to the campus. To best support program synergies, the new building will contain all of the college's auto-related programs and support spaces, while Akerlow Hall (AKL) will retain less intensive CTE programs like Computer Aided Drafting (CAD) and Heating, Ventilation, and Air Conditioning (HVAC).

The renovations of older buildings, with an emphasis on modernizing Student Service areas, were also identified as priorities. Administrators from Waubonsee met with Legat Architects to develop the renovation parameters at the Student Center (STC) and the Aurora Downtown Campus to improve the function of the college's enrollment process.

Student Life and Student Support are key priorities of the project. These programs will be supported by renovating Collins Hall (COL) and building an indoor link to the STC. This renovation project will create a 21st-century library, improve tutoring services, and create valuable student study spaces. New construction of the Student Life Link will provide flexible student space for student organizations, leadership, clubs, and study space adjacent to areas with heavy student use. This will support a growing, diverse student population and improve after-hours retention at the Sugar Grove Campus.

The conclusion of this process includes a proposed project phasing timeline and suggested next steps toward implementation.

EXECUTIVE SUMMARY



Renovate Henning Academic Computing Center (HCC)
- 16,700 SF renovation
- Centralize Information Technology services
- Relocate Educational TV studio from Collins Hall
- Provide expansion space for future growth

Renovate Akerlow Hall (AKL)
- 50,100 SF renovation
- Expand HVAC program
- Provide Automation with larger flexible lab space
- Provide Machine Tools with larger flexible lab space
- Move Automotive Technology to new CTE Center

Renovate Weigel Hall (WGL)
- 40,300 SF remodel
- Provide temporary phasing space for programs in flux
- Provide lab space for Medical Lab Technician program
- Provide lab space for Physical Therapy program
- Create new Biology lab
- Provide lab space for Massage Therapy program

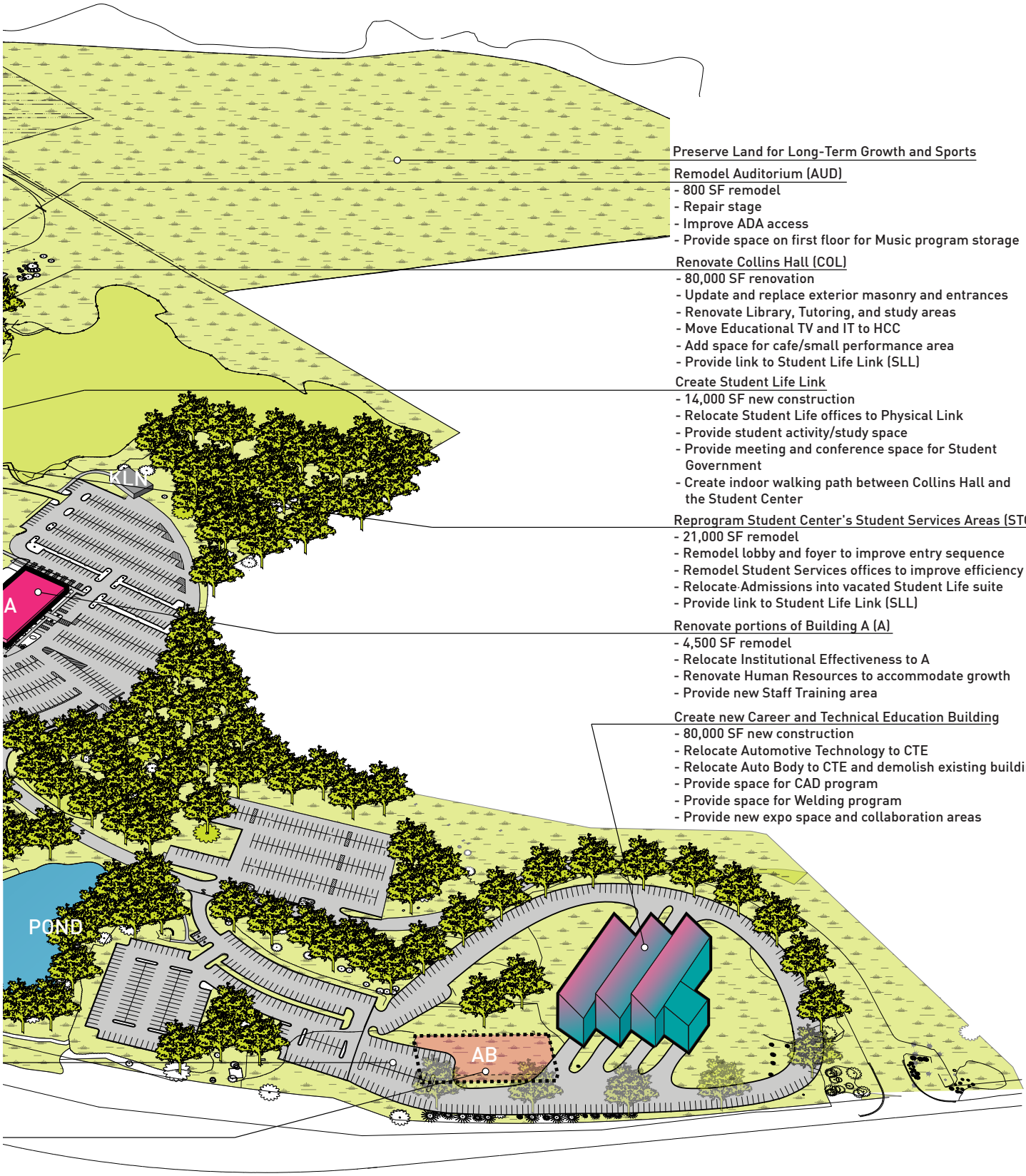
Renovate Dickson Center (DKN)
- 25,00 SF renovation
- Renovate board room, admin, and support spaces
- Move Institutional Effectiveness to Building A
- Expand Campus Police Department into portion of existing Bookstore

Von Ohlen Hall (VON)
- 31,300 SF renovation
- Reprogram Art programs for flexibility
- Replace Studio Art with Graphic Arts program
- Update Music space to meet accessibility and storage needs
- Resolve Music space acoustic challenges

Reserve for Future CTE Expansion (Diesel/Other)

Demolish Auto Body building (After CTE Completion)

EXECUTIVE SUMMARY



Preserve Land for Long-Term Growth and Sports

Remodel Auditorium (AUD)
- 800 SF remodel
- Repair stage
- Improve ADA access
- Provide space on first floor for Music program storage

Renovate Collins Hall (COL)
- 80,000 SF renovation
- Update and replace exterior masonry and entrances
- Renovate Library, Tutoring, and study areas
- Move Educational TV and IT to HCC
- Add space for cafe/small performance area
- Provide link to Student Life Link (SLL)

Create Student Life Link
- 14,000 SF new construction
- Relocate Student Life offices to Physical Link
- Provide student activity/study space
- Provide meeting and conference space for Student Government
- Create indoor walking path between Collins Hall and the Student Center

Reprogram Student Center's Student Services Areas (STC)
- 21,000 SF remodel
- Remodel lobby and foyer to improve entry sequence
- Remodel Student Services offices to improve efficiency
- Relocate Admissions into vacated Student Life suite
- Provide link to Student Life Link (SLL)

Renovate portions of Building A (A)
- 4,500 SF remodel
- Relocate Institutional Effectiveness to A
- Renovate Human Resources to accommodate growth
- Provide new Staff Training area

Create new Career and Technical Education Building
- 80,000 SF new construction
- Relocate Automotive Technology to CTE
- Relocate Auto Body to CTE and demolish existing building
- Provide space for CAD program
- Provide space for Welding program
- Provide new expo space and collaboration areas

EXECUTIVE SUMMARY

PRIMARY PROJECTS

1. COLLINS HALL (COL) – *RENOVATION / REMODEL*

COL requires major renovation work to be reinvented as a Student Support and Learning/Library Center. All areas of the building interior and envelope are subject to renovation.

Proposed work:

- 80,000 SF renovation
- Replace exterior masonry and entrances to provide natural daylight and emphasize views of the lake and other outdoor scenery from student study areas
- Improve internal wayfinding and connection to adjacent buildings
- Reprogram library, tutoring, and study areas to improve student and faculty support services
- Relocate Assistant Vice President of Transfer and Developmental Education into COL
- Relocate Educational Television faculty offices and TV studio to Henning Academic and Computing Center (HCC)
- Replace/relocate restrooms to meet plumbing code and the Americans with Disabilities Act (ADA) law
- Renovate façade and entry to provide full accessibility at all points of entry
- Relocate Information Technology staff and storage to HCC
- Add space for café/small performance area

2. STUDENT LIFE LINK – *NEW CONSTRUCTION*

A new building will connect COL and the Student Center (STC). The link will include Student Life space split into areas for student group use (work, activity, and study) and for Student Life offices.

Proposed work:

- 14,000 SF new construction
- Relocate Student Life offices from STC 117-126 to this building
- Provide student activity/study space
- Provide meeting and conference space for Student Government and clubs

3. CAREER & TECHNICAL EDUCATION BUILDING (CTE) – *NEW CONSTRUCTION*

CTE will pull together multiple programs from undersized and outdated facilities around the Sugar Grove Campus to create a single center that will activate new program synergies and innovate future growth. New program spaces will include Welding, Computer Aided Drafting (CAD), Automotive Technology, Auto Body (AB), and an exposition space for large events. After completion, the existing AB building will be demolished. CTE will be oriented on the site to leave space for future program growth if needed.

Proposed work:

- 80,000 SF new construction
- Relocate Automotive Technology program from Akerlow Hall (AKL) to CTE
- Relocate AB program to CTE and demolish existing AB building
- Provide program space for CAD
- Provide program space for Welding
- Provide new exposition space and collaboration areas
- Provide building expansion areas for future programs and growth (i.e., Diesel Automotive)

EXECUTIVE SUMMARY

SECONDARY PROJECTS

4. AKERLOW HALL (AKL) – *RENOVATION*

The renovated building will focus on larger technical lab spaces, including Heating, Ventilation, and Air Conditioning (HVAC), Automation, and Machine Tools. Automotive Technology will be relocated to CTE.

Proposed work:

- 50,100 SF renovation
- Enlarge the HVAC program to provide multiple, flexible HVAC and refrigeration stations
- Replan Automation and Machine Tools into larger, flexible lab spaces
- Relocate Automotive Technology from AKL to CTE

5. DICKSON CENTER (DKN) – *RENOVATION*

DKN will require renovation of the second floor and portions of the first floor. Second floor administrative offices and board rooms should be reconfigured to provide separate, enclosed administrative support spaces and accommodate supporting board room functions.

Proposed work:

- 35,000 SF renovation
- Renovate second floor board room, administrative and support spaces, including the President's Suite, Marketing & Communications, Finance, and related conference spaces
- Move Institutional Effectiveness to Building A (A)
- Replan the board room, prefunction space, closed-session conference room, and support on the second floor to better meet current needs
- Replan and expand the Campus Police Department on the first floor by repurposing a portion of the Bookstore's current support space

6. VON OHLEN HALL (VON) – *RENOVATION*

VON requires significant functional renovation to adhere to ADA standards. Finishes should be updated throughout the building. Minor program tweaks have been recommended by faculty and other stakeholders. Most changes will affect all parts of the building, such as gender-neutral restrooms, lactation rooms, and elevators.

Proposed work:

- 31,330 SF renovation
- Replan various art programs for flexibility and current program requests. Provide space for the Graphic Arts program in place of existing Studio Art program. Evaluate the viability of a screen printing laboratory and studio
- Update music spaces to meet accessibility, storage, and practice room needs
- Identify and resolve building acoustic issues
- Provide restroom upgrades and elevator replacement to meet ADA requirements

7. WEIGEL HALL (WGL) – *REMODEL*

WGL contains vacated spaces that are to be renovated primarily for the biology program's needs. This includes finish upgrades and possible minor room expansions. In the interim, WGL will temporarily house displaced programs stemming from other renovations across the campus.

Proposed work:

- 40,300 SF remodel
- Renovate 13,100 SF of previously vacated space for temporary program relocation during other ongoing renovations
- Provide lab space for Medical Lab Technician program
- Provide lab space for Physical Therapy program
- Provide space for one additional Biology lab
- Provide lab space for Massage Therapy program

EXECUTIVE SUMMARY

8. HENNING ACADEMIC COMPUTING CENTER (HCC) – *RENOVATION*

HCC will be remodeled to serve as a centralized location for Information Technology support and services, as well as the Educational Television program.

Proposed work:

- 16,700 SF renovation
- Relocate IT services from DKN and COL to HCC
- Relocate Educational TV studio and related support spaces from COL to HCC
- Provide space for future program growth

9. BUILDING A (A) – *REMODEL*

Remodel selected spaces to allow for relocation of administrative offices.

Proposed work:

- 4,500 SF remodel
- Relocate Institutional Effectiveness from DKN to A
- Provide location-specific storage closet for IT equipment
- Provide new Employee Development training area
- Renovate Human Resources to accommodate growth

10. AUDITORIUM (AUD) – *REMODEL*

Minor remodeling is proposed for portions of the building to allow it to continue functioning.

Proposed work:

- 800 SF remodel
- Repair stage
- Improve ADA access
- Provide space on first floor for music program equipment storage
- Move Adult Education programs to Aurora Downtown Campus

11. STUDENT CENTER (STC) – *REMODEL*

Remodeling in the STC will focus on improving student services, as well as remodeling the building's main entry lobby and foyer to be more welcoming and provide better student study and lounge space. Wayfinding will also be prioritized.

Proposed work:

- 21,000 SF remodel
- Remodel up to 16,000 SF of student services offices on the second floor to improve flow and delivery of services
- Remodel 5,000 SF of first floor entry into student study and lounge space
- Relocate Admissions from second floor into the vacated Student Life suite on the first floor
- Provide a connection to the new Student Life Link from the north corner of the cafeteria
- Reconfigure second floor seating to support circulation

12. SUGAR GROVE CAMPUS (SG) – *CAMPUS PROJECTS*

In addition to the building-specific work proposed at various locations across the Sugar Grove Campus, smaller site projects have been proposed to improve wayfinding, create exterior student gathering areas, and other site projects supporting renovation projects.

Proposed work:

- Provide required storm detention pond for CTE construction
- Provide geothermal fields to support energy conservation at new construction and renovation projects
- Provide entry signage modifications at south entrance of the campus to redirect away from DKN
- Identify space for future expansion of practice athletic fields

13. AURORA DOWNTOWN CAMPUS (DWN) – *LIMITED REMODELING*

The main recommendations for the DWN are to reconfigure a portion of the first floor to improve the flow for student services, improve wayfinding, and be more welcoming overall. Minor remodeling of the second floor is planned to accommodate some of these adjustments.

Proposed work:

- Limited remodeling of roughly 12,000 SF across the first and second floors
- Limited remodeling of the first floor student services area
- Remodel food service area, improve adjacent student study and lounge space
- Renovate main lobby/entry sequence
- Renovate second floor offices for administration offices, moving from SG
- Improve flow of waiting/reception areas and relocate/modify security desk
- Improve wayfinding off of elevator lobby on each floor
- Move Adult Education program to DWN

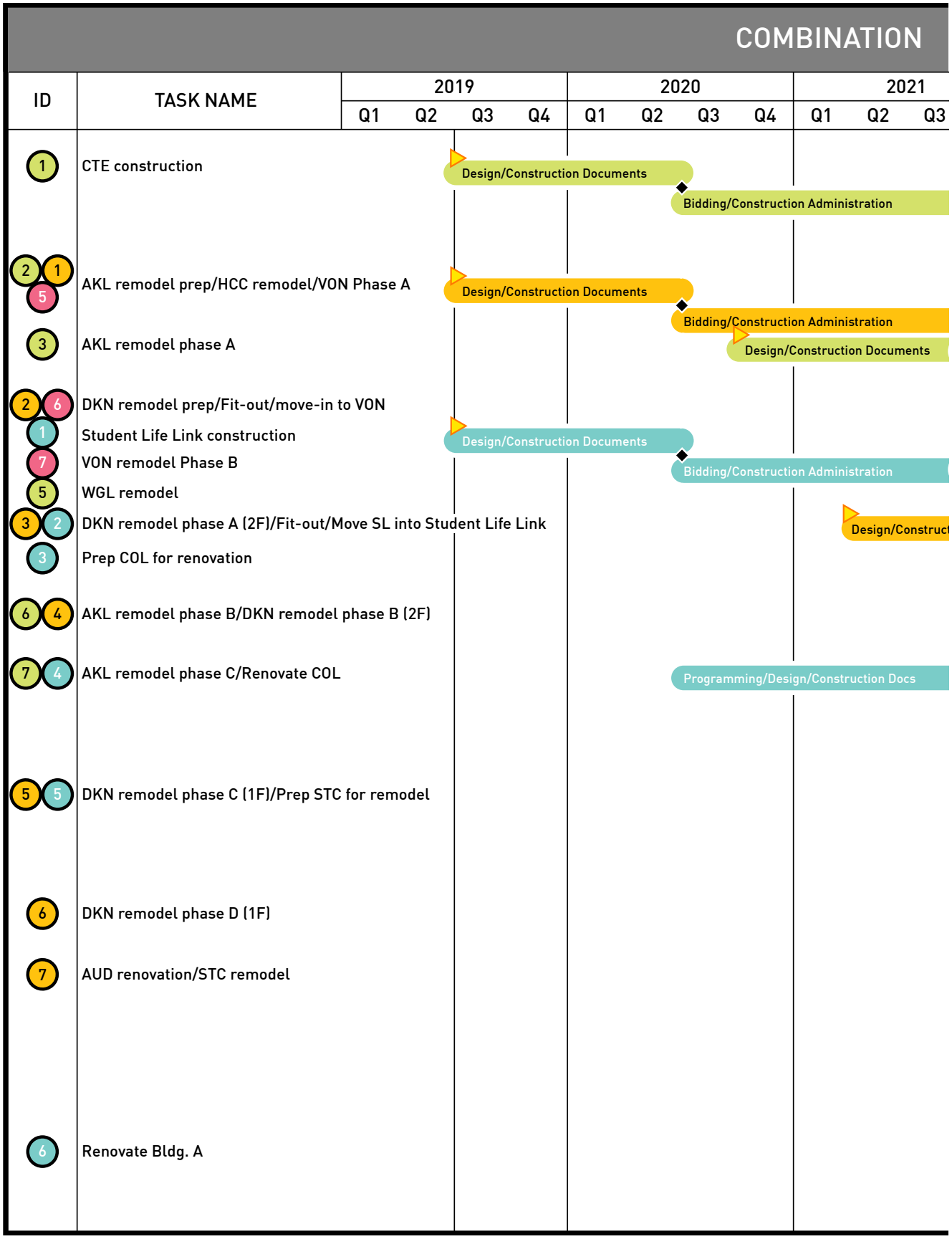
14. PLANO CAMPUS (PC) – *LIMITED REMODELING*

In early 2018, Waubonsee completed a Community Needs Assessment, which revealed challenges relating to low brand recognition, diversity of courses at the Plano Campus, and uniqueness of programs offered. Waubonsee's leadership has recommended a number of strategies to directly combat these issues. While full rehabilitation to support the programs below will be required, the immediate renovation to accommodate Welding would require approximately 4,000 SF of renovation on the west side of the first floor north wing.

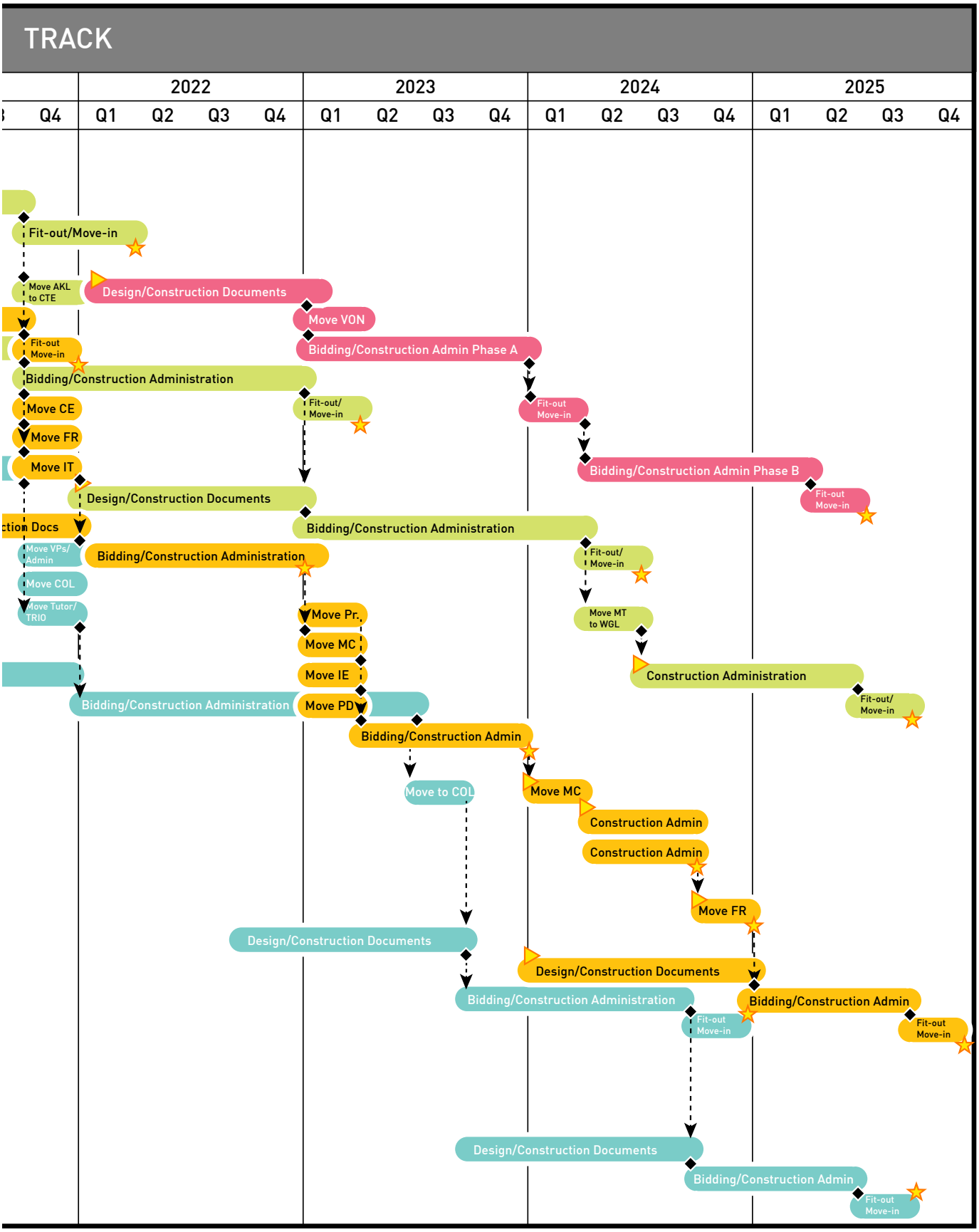
Proposed work:

- Renovation of 4,000 SF of first floor space for the Welding program, relocated from East Aurora High School
- Provide space for new Production Technology program
- Provide space for CAD program, moving from SG
- Provide space for new Cyber Center and Hacker Labs for new Cyber security program
- Provide certifications for Solidworks, Adobe, CompTIA Security+, Certified Ethical Hacker, Certified Production Technician, and American Welding Society specializations
- Provide space for community partnership and training site for Kendall County Sheriff's Office

SCHEDULE & PHASING



SCHEDULE & PHASING



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PART 1 OVERVIEW

CHAPTER 1

PART 1 PROCESS

OVERVIEW

In April of 2018, the Part 1: Inventory and Assessment Report was completed for Waubonsee Community College's Sugar Grove, Aurora Downtown, Aurora Fox Valley, and Plano Campuses. The intent of the report was to document Waubonsee's existing facilities and to develop a clear set of objectives for starting Part 2 of the process. The Part 1: Inventory and Assessment Report provided the basis for exploring short-term and long-term options, and solutions that will be developed in the Part 2 document of the Facility Renovation and Space Utilization study.

To ensure the success of this Facility Renovation and Space Utilization study, Waubonsee created a Campus Planning Advisory Committee (CPAC) to represent the campuses' diverse programs and communities. This group evaluated and provided recommendations to college leadership as the Part 1 document was drafted.

The CPAC established Waubonsee Community College's Transformational Plan goals as the guiding framework to prioritize the needs and objectives. Requests that did not align with the goals or were not necessarily within the scope of the Facility Renovation and Space Utilization study were not developed.

The five Transformational Plan goals are:

1. Prepare Learners
2. Provide Access
3. Design Opportunities
4. Strengthen Connections
5. Expand Knowledge

The Campus Planning Advisory Committee met nine times between May and November of 2017. Each meeting provided the venue for open discussion to develop the objectives of the Part 1 report. At each meeting, Legat Architects presented new findings and data collected from on-site interviews and focus groups with staff, faculty, administrators, and students outside of the CPAC. At several meetings, Comprehensive Facilities Planning (CFP) presented data they had collected regarding space utilization. The purpose of the CPAC meetings was to guide the process and develop a set of planning objectives aligned with the Transformational Plan that would become the outline of issues to be solved during Part 2 of the Facility Renovation and Space Utilization study (the results of which are contained in this document). These objectives were recommended to Waubonsee's President and Vice Presidents for approval of the Part 1 report.

PROCESS

The Facility Renovation and Space Utilization study consists of three parts.

Part 1: Inventory and Assessment

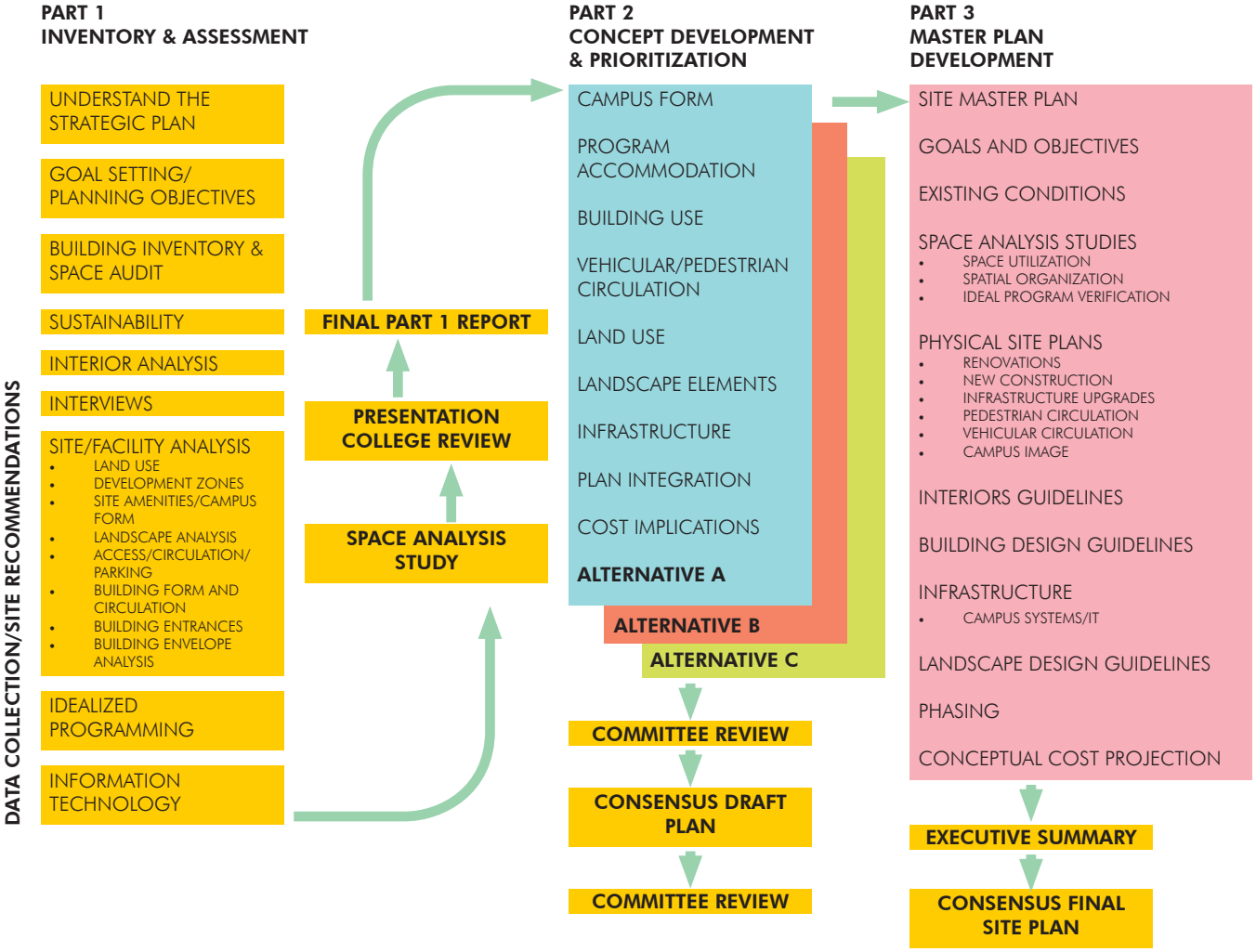
Part 1 includes utilization and objectively reviews Waubonsee's existing facilities. It identifies needs and concludes with the development of Facility Renovation and Space Utilization study's objectives.

Part 2: Development of Options

Part 2 focuses on developing options and solutions for solving the objectives to support the Transformational Plan. Part 2 options may include renovation, relocation, new construction, infrastructure repairs, and addressing sustainability needs.

Part 3: Documentation of the Study

Part 3 includes fully documenting the Facility Renovation and Space Utilization study, prioritizing the projects, and developing a financial strategy for the implementation of the facility renovations.



CAMPUS OBSERVATIONS

Waubonsee provided the design team with floor plans, site plans, studies, environmental reports, and other critical data. Legat Architects walked the campuses and visited all teaching, support, office, and exterior spaces to observe the general condition and use of spaces on all four campuses. These visits during various times of day allowed the team to visually understand conditions, challenges, and opportunities related to the faculty, staff, and administration comments during interviews.

PART 1 PROCESS

CAMPUS NEEDS AND OBJECTIVES IN PART 1

Extensive interviews were conducted with students, faculty, staff, and administrators to provide input for the needs and objectives. Approximately 65 interviews were held with college departments representing all four campuses, as well as representatives from various student groups. The interviews were accomplished in the context of identifying facility needs with consideration for the value and use of existing functional areas. The interviews identified that the needs are driven by improving existing space and infrastructure, adapting to future pedagogies, learning and demographic trends, and application of all three proportional with expectations of improving/identifying future programs to support Waubonsee.

The data was collected via surveys, questionnaires, in-person interviews, and focus group sessions. The purpose of these meetings was to collect completed staff surveys and to gather information about the campus from college employees. Legat Architects' goal was to broaden our understanding of the challenges and requested needs facing Waubonsee, and to formulate the top five issues each group believes Waubonsee should improve.

Legat Architects compiled the data from interviews and shared it with the CPAC, who then compared the requests to the Transformational Plan. The CPAC then made recommendations for which items should be moved forward and which items are not necessarily Facility Renovation and Space Utilization objectives, or in alignment with the Transformational Plan goals. The President and Vice Presidents then met to guide the recommendations toward final approval.

SPACE UTILIZATION INTRODUCTION

The space utilization analysis (conducted in association with the Facilities Renovation and Space Utilization Study) profiles the operational capacity and space required to support the current programs, enrollment, and staffing at four campus locations: Sugar Grove Campus, Aurora Downtown Campus, Aurora Fox Valley Campus, and Plano Campus. The 2016-2017 academic year served as the baseline data for the instructional utilization. The on-campus full-time equivalent (FTE) enrollment, courses taught, and the number of faculty and staff determine the relative quantities of space needed.

SPACE UTILIZATION METHODOLOGY

The formula-based methodology to quantify and measure space needs uses data from the facilities inventory, along with the class schedule, credit hours, enrollments, and personnel data. The compiled data provides a baseline snapshot of the academic programs and administrative services needed to support the student profile. The office space needs are based on space guidelines and planning assumptions developed for the study. Utilization factors and metrics form the foundation of the instructional space needs. Interviews with the campus stakeholders were conducted to verify data, clarify space use patterns, and provide program-related data to refine the modeling process.

The space needs calculations include square footage estimates for each room type that may vary according to each discipline, the size and amount of equipment used, acceptable utilization factors (i.e., station area, station occupancy ratios, and room utilization rates), and number of occupants of each

space. The analysis compares the existing inventory of assignable square feet (ASF) to the modeled need to identify gaps as a surplus or deficit of space by room type and assignment. These results may be used to formulate future solutions through the planning process for realignments, repurposing of existing space, and new facilities.

COMMUNITY NEEDS ASSESSMENT

Waubonsee Community College, in conjunction with the Cicero Group, developed a Community Needs Assessment in mid-2018. This assessment will help inform and reinforce the decisions made by Waubonsee and will assist in analyzing future program needs of the district.

SUSTAINABILITY OBJECTIVES

CPAC discussed the importance of sustainability across the four campuses and how to best incorporate it into the Facility Renovation and Space Utilization Study. It was determined that sustainability initiatives should be woven into the site, buildings, and operations as an underlying foundation for project planning, reducing energy consumption, increasing fiscal responsibility, and protecting the environment. Increased campus-wide focus on sustainability and energy articulated through the Facilities Renovation and Space Utilization Study could provide long-term benefits to Waubonsee. This new focus will make Waubonsee's operational processes more energy efficient, reallocate existing funds from utility expenditures to other uses, and increase the institution's ability to provide academic courses more in tune with the needs and demands of the modern economy.

One other area of study when looking at individual building projects will be to examine the results of the 2015 Illinois Energy Now (IEN) Energy Assessment & Feasibility Report from SEDAC (Smart Energy Design Assistance Center), and determine whether the recommendations from that study could be incorporated into the Facilities Renovation and Space Utilization Study's recommendations.

Part 2 and actual building designs focus on specific ways to integrate these opportunities with the Part 1 Objectives.

NEEDS & OBJECTIVES SUMMARY

PART 1 OBJECTIVES

The following main objectives were identified by the CPAC and Waubonsee leadership as the basis of what will be addressed or solved in the Facility Renovation and Space Utilization study under Part 2. The objectives listed below are ranked as Priority A, B, C, and D.

NEEDS & OBJECTIVES SUMMARY

Following the completion of Part 1 of this Master Plan, Legat Architects developed a series of needs and objectives in conjunction with Waubonsee's administration, staff, and faculty. This list was sorted by priority and ranked by CPAC before being approved by the President and Vice Presidents. More detailed information for each objective below can be found in the Part 1 document.

PRIORITY A OBJECTIVES

Create Campus Standards
Create New Career & Technical Education Spaces
Develop & Improve Student Study Spaces
Optimize Student Services
Renovate Older Buildings & Classrooms
Study Synergies
Support Development of New Programs

PRIORITY B OBJECTIVES

Identify Synergy Space for Noncredit Programs
Develop Outdoor Amenities

PRIORITY C OBJECTIVES

Develop Long-Term Plan for Athletic Fields
Develop Food-Service Alternatives
Improve Functionality of Student Center

PRIORITY D OBJECTIVES

Address Traffic and Congestion Issues
Explore Future Road Connections
Extend Gilman Trail Through Campus

Following the approval of the Part 1 Needs and Objectives list, Waubonsee and Legat Architects began identifying and isolating specific projects for improvement on the four Waubonsee campuses. Each of these projects would support the goals of the Transformational Plan both individually and as part of the larger Master Plan, as well as respond to the Needs and Objectives laid out above.

NEXT STEPS

Using the “Part 1: Inventory and Assessment” document as a foundation, Waubonsee Community College and Legat Architects continued the Facilities Renovation and Space Utilization study process by conducting a series of pre-programming workshops to develop the needs for each program identified in the priority objectives. These requests were compared with industry and similar-sized community college benchmarks for similar spaces, and helped inform the rough square footage for program spaces suggested. As each project is developed, a formal programming phase will clarify the final project square footage and user needs.

Legat Architects developed multiple strategies to meet the objectives laid out in Part 1 for Sugar Grove Campus, Aurora Downtown Campus, and Plano Campus. The strategies for Sugar Grove Campus are discussed in detail in Chapter 3: Concept Development. These options were reviewed and developed through a series of collaborative workshop sessions with Waubonsee administration. Once the location of the proposed Career & Technical Education Building was established, the remaining buildings planned for renovation and remodeling were studied, to confirm which programs would remain or be relocated. The results of these studies are outlined in Chapter 4: The Master Plan.

Chapter 4 includes individual project pages that contain parameters for each project including new construction, renovation, or remodeling work. Chapter 4 identifies programs to be added or relocated, and provides an estimated area of work (in square footage) for developing budgetary numbers. Preliminary budget, project priority, and timeline estimates are included as part of the chapter.

REFERENCE DOCUMENTS

INTRODUCTION

In order to properly understand this document, some context is required in the form of additional data that was collected by Legat Architects between January 2017 and April 2018, as well as various other data collected by Waubonsee and its partners from the past few years. This book is the culmination of years of research, observation and analysis by a number of key players, some of which are available for review.

TRANSFORMATIONAL PLAN FY2017 - FY2019
Waubonsee Community College, 2018 Update

Following the completion of its 2020 Master Plan, the college leadership at Waubonsee introduced its 2017-2019 Transformational Plan. The Plan serves as the college's institutional strategy and provides direction relative to the college's priorities for the 2018 and 2019 fiscal years. In 2017 the college defined its initiatives, aligned the initiatives with its College Scorecard, and developed success metrics for each initiative.

2018 FACILITY RENOVATION & SPACE UTILIZATION STUDY PART 1: INVENTORY AND ASSESSMENT
Legat Architects, April 2018

The "2018 Facility Renovation & Space Utilization Study: Part 1: Inventory and Assessment" book, dated April 2018, contains Legat Architects' initial findings about the college and includes a detailed space utilization study showing peak use periods, as well as strategies for scheduling to avoid overcrowding and making the most of the available space. The book also includes detailed floor plans for every building on each of Waubonsee's four campuses and identifies unique challenges facing each building moving forward.

BRAND PULSE & COMMUNITY NEEDS ASSESSMENT
Cicero Group, April 2018

Waubonsee contracted with Cicero Group to perform a community needs assessment within the communities the college serves. This was done to gain an understanding of brand awareness and perceptions of Waubonsee by the community, to determine differentiators between the college and its competitors, to understand future trends related to educational and career needs, and to determine whether Waubonsee is currently meeting expectations surrounding the programs it provides. The study was also a useful barometer for determining which opportunities to prioritize in this Part 2 document.

PART 1 APPENDIX: MEETING MINUTES
Legat Architects, October 2017

As part of the process for creating the Part 1 document, Legat Architects conducted a series of interviews with Waubonsee staff, administrators, and other employees between May and September of 2017. These interviews were conducted with students, faculty, staff, and administrators to provide input for the Needs and Objectives. The interviews identified the needs that are driven from improving existing space and infrastructure, as well as adapting to future pedagogies, learning from demographic trends, and improving/identifying future programs to support the college.

REFERENCE DOCUMENTS

CAMPUS TREE CARE PLAN
Autumn Tree Care Experts, Inc., February 2016

This document was created to establish policies and procedures benefiting Waubonsee's magnificent trees, and serves as a guideline for all arboreal-related decisions on the campus. It also includes guidelines for disease treatment, protection plans, and procedures for maintaining the well-being of the trees specifically on Sugar Grove Campus.

SEDAC ENERGY ASSESSMENT & FEASIBILITY REPORT
Sieben Energy Associates, May 2015

Waubonsee hired Sieben Energy Associates, a contractor for the Smart Energy Design Assistance Center (SEDAC), to provide a reasonably accurate calculation of potential energy and demand savings, sponsored by the Illinois Department of Commerce and Economic Opportunity Illinois Energy Now (IEN) program.

The recommendations contained in the report are designed to allow Waubonsee to create an effective and financially prudent implementation plan to help the buildings on the Sugar Grove campus become more energy efficient, with specific projections for cost savings contained in the report.

NATURAL FEATURES ASSESSMENT & ANALYSIS
Conservation Design Forum, November 2005

Parallel to the Wetland Delineation Report that it also prepared in 2005, Conservation Design Forum created the Natural Features Assessment & Analysis to provide an environmental framework to guide growth decisions for Sugar Grove Campus in ways that are supportive to the goals of the college. CDF's report identifies campus locations with opportunities for future development to be integrated with the existing landscape in ways that are responsive to the environmental features of the campus.

WETLAND DELINEATION REPORT
Conservation Design Forum, June 2005

In late 2005, Waubonsee contracted with Conservation Design Forum to perform a wetland assessment and delineation report for Sugar Grove Campus in unincorporated Kane County. The study determined that six areas on the college's property qualify as regulatory wetlands, and five of the delineated wetland areas could likely be classified as U.S. Army Corps of Engineers (USACE) jurisdictional wetlands, adjacent to "Waters of the U.S." Consequently, due to the fact that most future work at Waubonsee will likely be state-funded, the CDF reported that any such project will likely be required to meet the standards of the Interagency Wetlands Policy Act for any adverse impact to the existing wetland habitats.

2
EXISTING CONDITIONS

CHAPTER 2

LOCATIONS AND FACILITIES

Waubonsee Community College's District 516 includes portions of Kane, Kendall, DeKalb, LaSalle, and Will counties. With four convenient campus locations, unmatched facilities, and a distinctively dedicated faculty and staff, students get the best of the western suburbs.

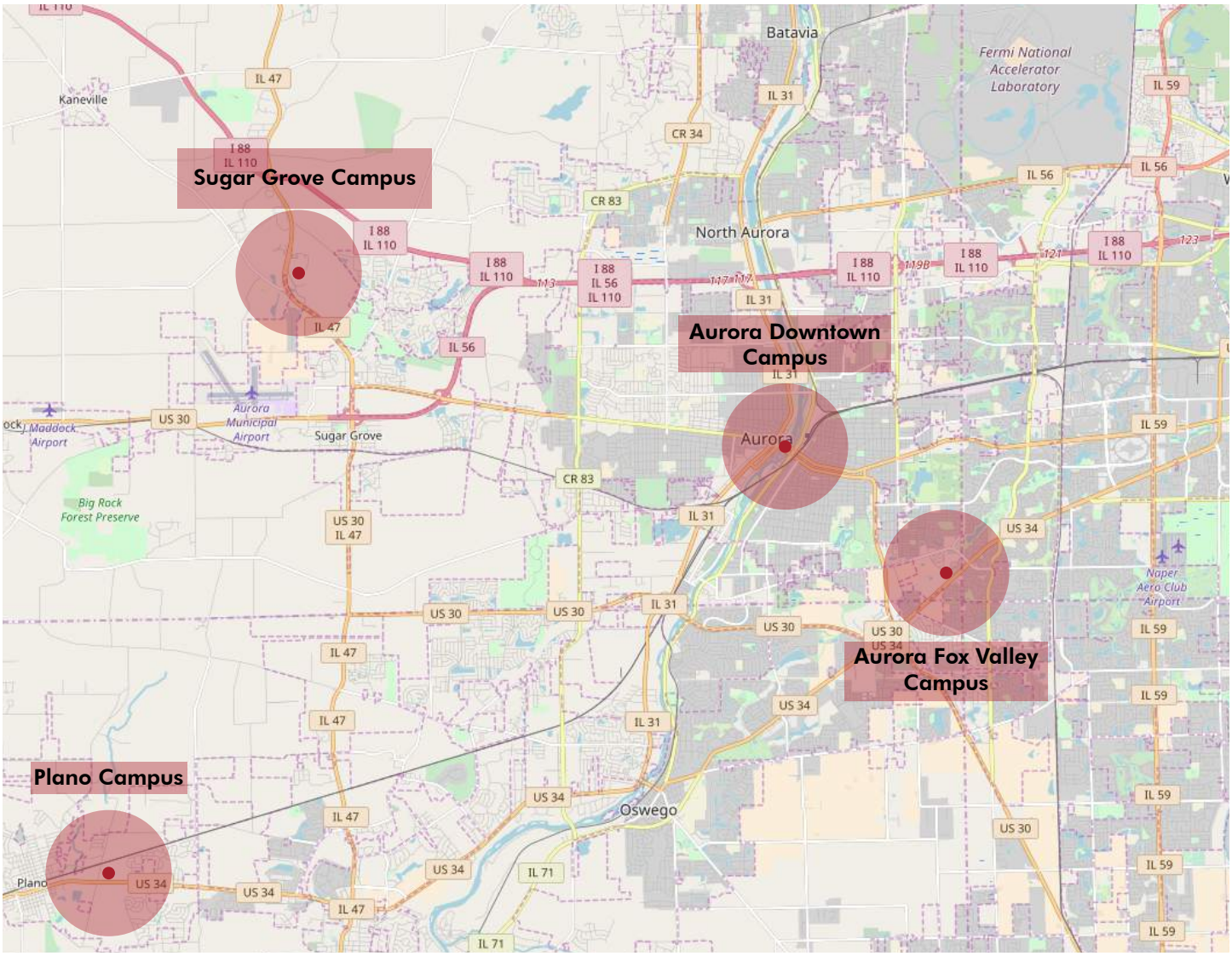
Sugar Grove Campus
Route 47 at Waubonsee Drive
Sugar Grove, IL 60554
(630) 466-7900

Aurora Downtown Campus
18 South River Street
Aurora, IL 60506
(630) 801-7900

Waubonsee Online
www.waubonsee.edu

Aurora Fox Valley Campus
2060 Ogden Avenue
Aurora, IL 60504
(630) 585-7900

Plano Campus
100 Waubonsee Drive
Plano, IL 60545
(630) 552-7900



LOCATIONS AND FACILITIES

The Illinois Community College system consists of 39 public community college Districts. These Districts are composed of 48 community colleges and one multi-college center (East St. Louis Community College Center). Thirty-seven of the Districts represent a single college while two Districts represent multiple colleges (City Colleges of Chicago and Illinois Eastern Community College). The Illinois state map below overlays the college Districts with state counties.

CAMPUS PLANS AND MAPS

Waubonsee Community College consists of four Campuses: Sugar Grove, the largest and oldest existing Campus, and three extension Campuses: Aurora Downtown, Aurora Fox Valley, and Plano Campus.

SUGAR GROVE CAMPUS

The Sugar Grove Campus was designed around Lake Huntoon, bordering Route 47. Beyond the grounds, campus buildings comprise classrooms, labs, student facilities, and services. This 232-acre campus has 19 primary buildings with roughly 688,500 square feet of building space.

AURORA DOWNTOWN CAMPUS

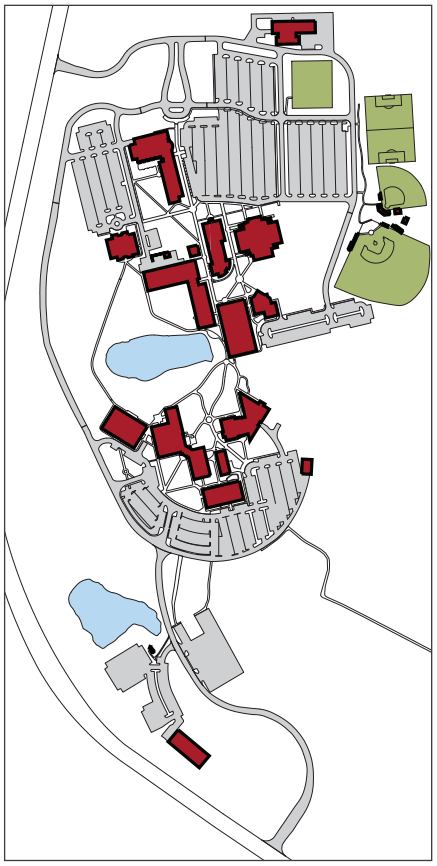
Located in downtown Aurora adjacent to the Fox River, the 132,000-square-foot campus provides comprehensive educational services where students can complete associate degrees and certificates. This Campus is also home to a number of noncredit programs, which serve the area's ESL and GED students.

AURORA FOX VALLEY CAMPUS

Located adjacent to Route 34 at the Rush-Copley Medical Center, Aurora Fox Valley Campus features expanded student services, including tutoring, library resources, and testing. The campus is also home to a majority of the college's healthcare programs, including emergency medical technician, medical assistant, nursing, nurse assistant, phlebotomy, and surgical technology, all of which occupy a 30,000-square-foot building that was recently renovated.

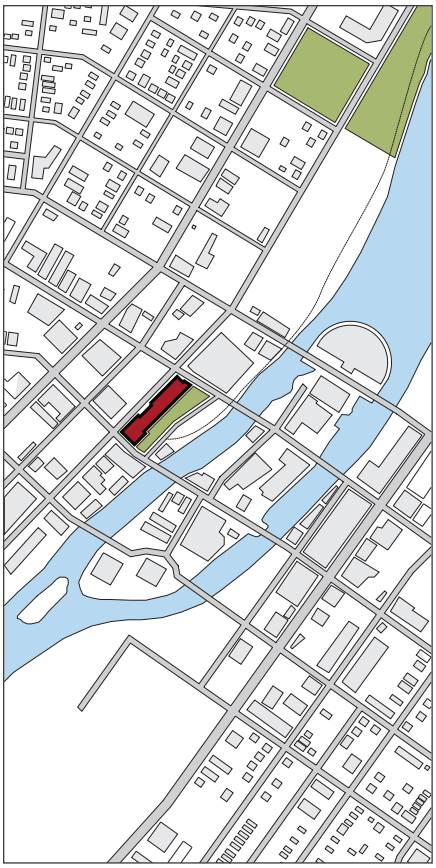
PLANO CAMPUS

Plano Campus is located just off Route 34, adjacent to Lake Plano. Opened in 2011, this 33,000-square-foot building is located in the south-central portion of the district.

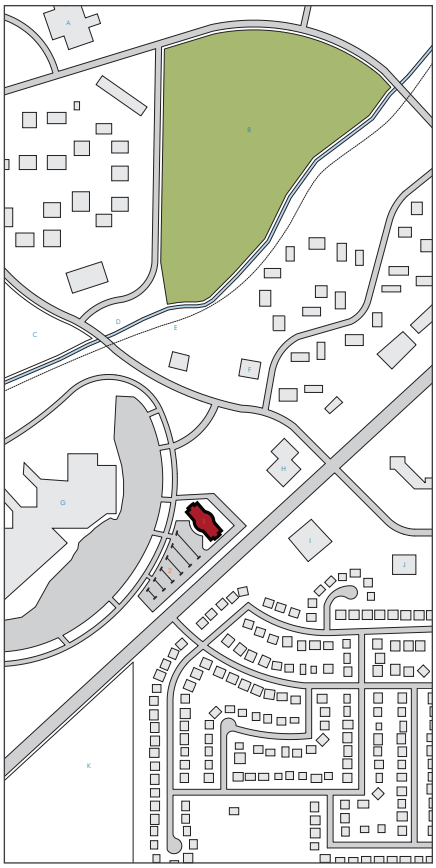


SUGAR GROVE CAMPUS

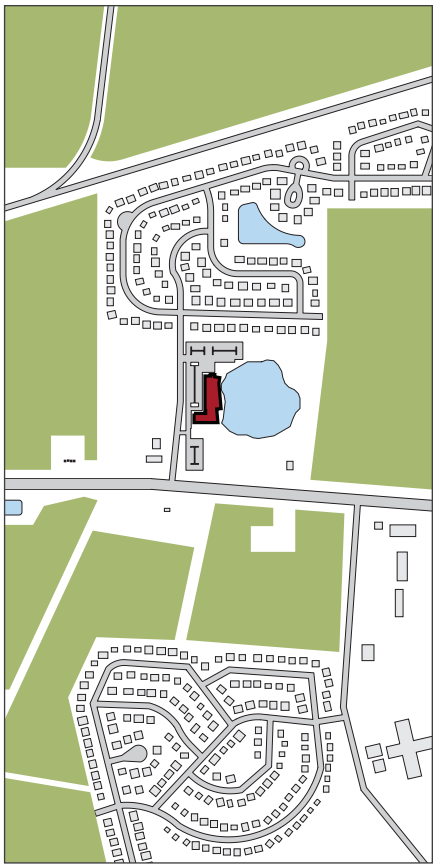
CAMPUS PLANS AND MAPS



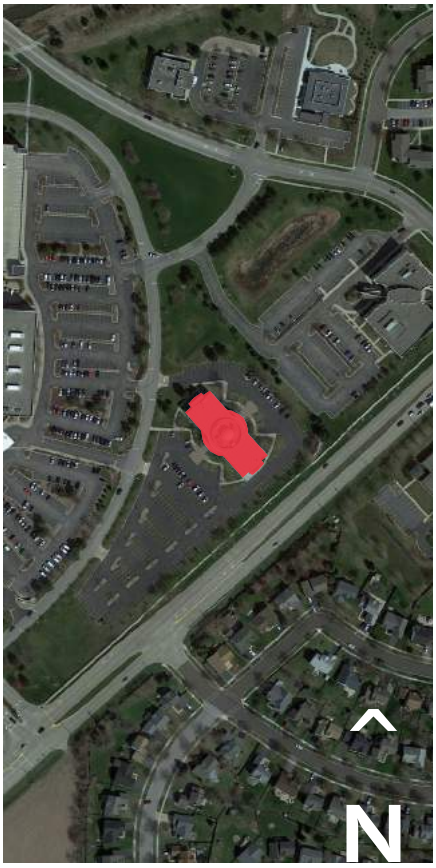
AURORA DOWNTOWN



AURORA FOX VALLEY



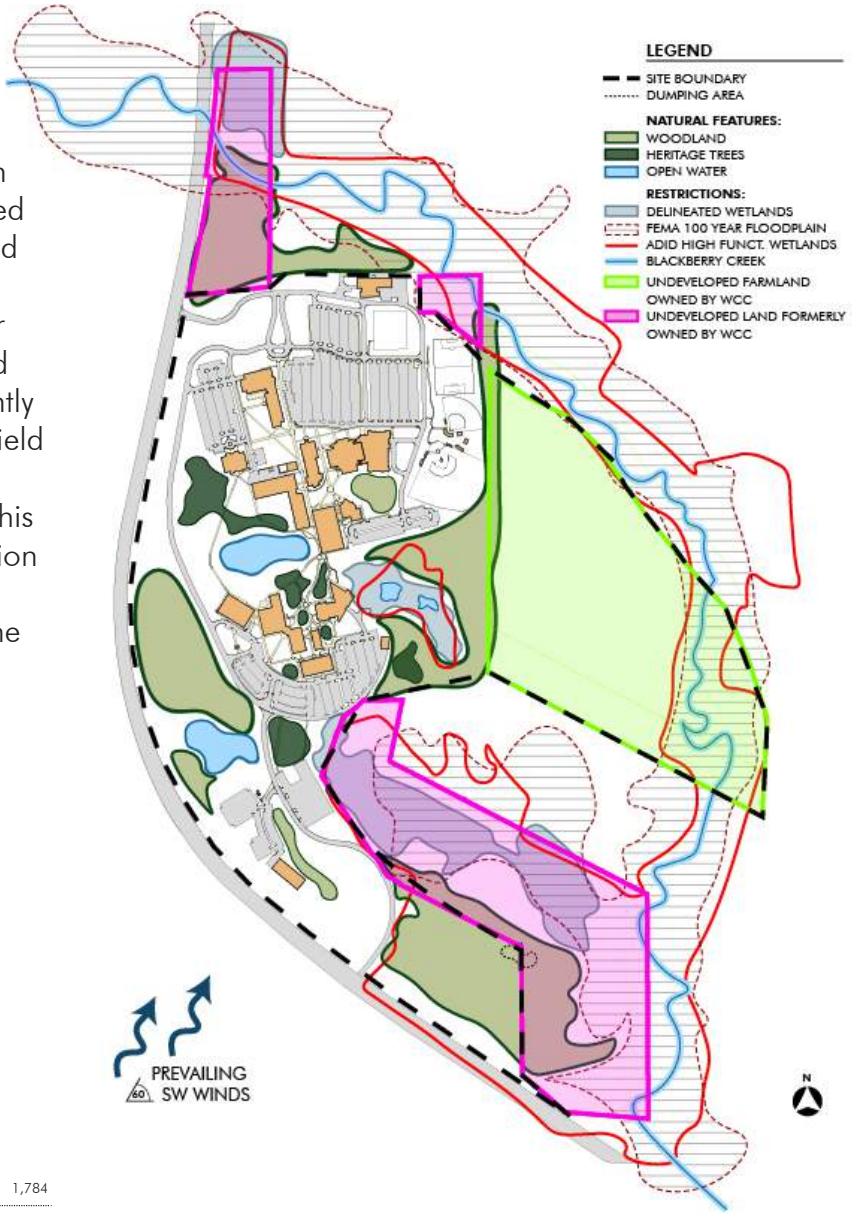
PLANO CAMPUS

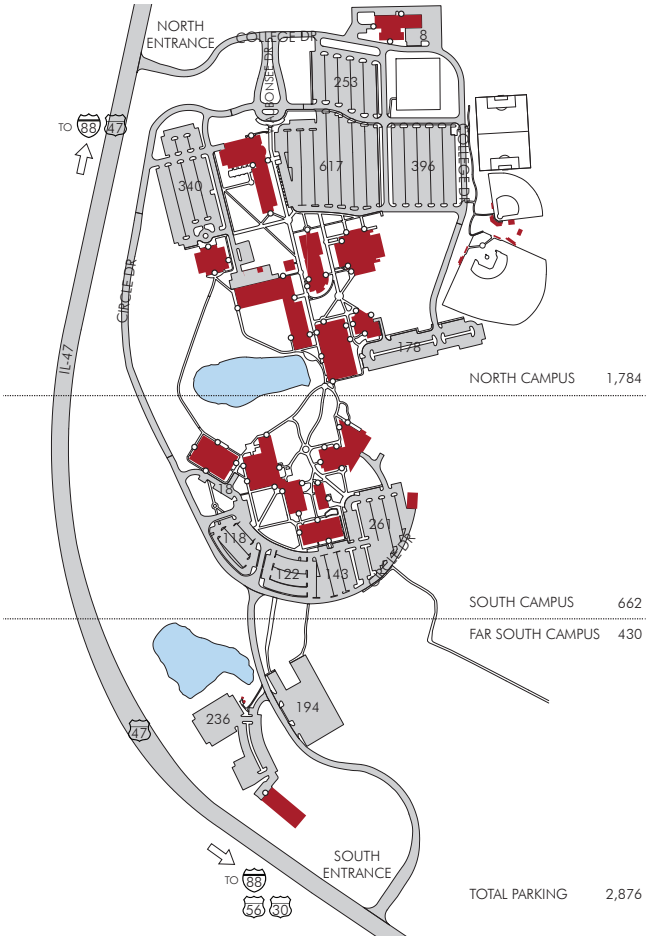


EXISTING CONDITIONS

SITE ANALYSIS - *RIGHT*

A preliminary site analysis was done for the Sugar Grove Campus. Basic boundaries such as property extents, flood plains, and protected wetlands were established. The study identified four possible locations for future construction on the Campus where construction can occur with minimal disruption to the natural wetland or wildlife habitats. Additional land was recently purchased by Waubonsee for future athletic field development to the east of the Sugar Grove campus as part of a 2012 land-swap deal. This space was also identified as a potential location for moving existing fields in the future. The campus is bounded by Blackberry Creek to the north and east.

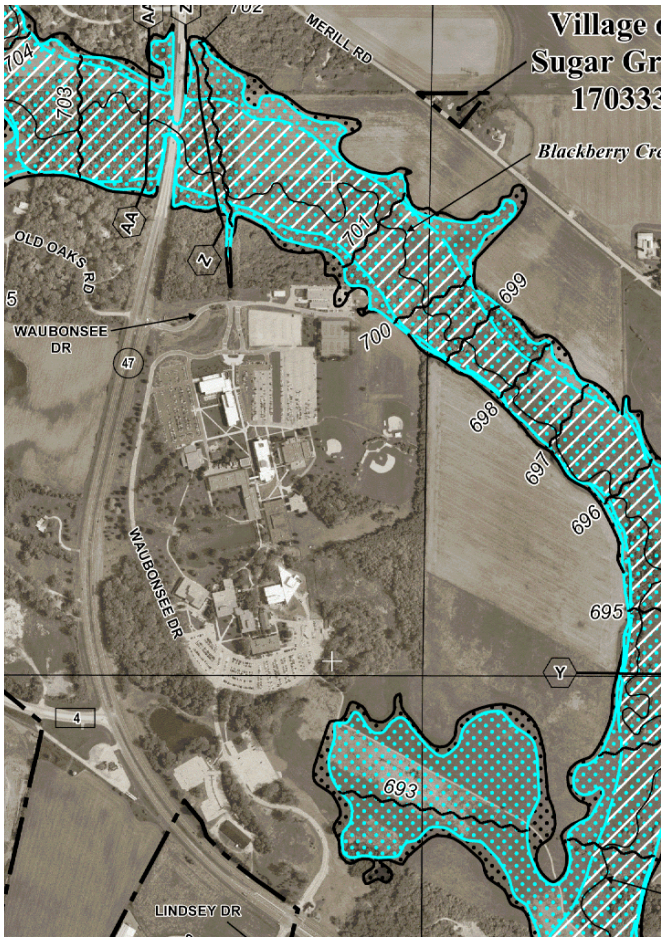




PARKING - *LEFT*

The Sugar Grove Campus' location was also considered, and points of entry to the campus were studied for common traffic habits. There are 1,784 parking spaces on the north end of campus, 662 parking spaces in the south portion, and 430 parking spaces in the far south area of campus, equaling 2,876 parking spaces available currently. The Campus is bounded by IL-47 on the west and south, and I-88 is approximately two miles to the north before jogging south and joining with IL-56 to the east.

EXISTING CONDITIONS

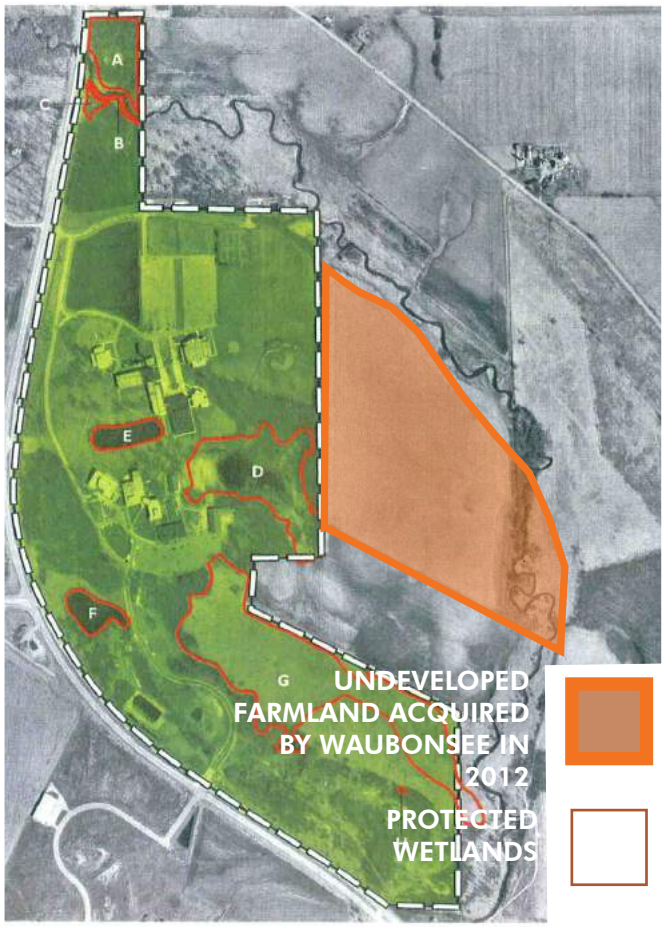


FLOOD PLAIN AREA & LAKES - *LEFT*

Waubonsee's Sugar Grove Campus falls almost completely outside of the 100-year floodplain zone established by the Federal Emergency Management Agency (FEMA). The floodplain mostly runs parallel to the lowland immediately bordering Blackberry Creek. This floodplain curves back toward the west around the southern half of campus, but it mostly occurs on property no longer managed by Waubonsee. Everything east of Waubonsee Drive is clear of the floodplain. The shallow water table at the southern edge of the campus will have to be considered when evaluating placement of a new potential water detention pond for drainage purposes.

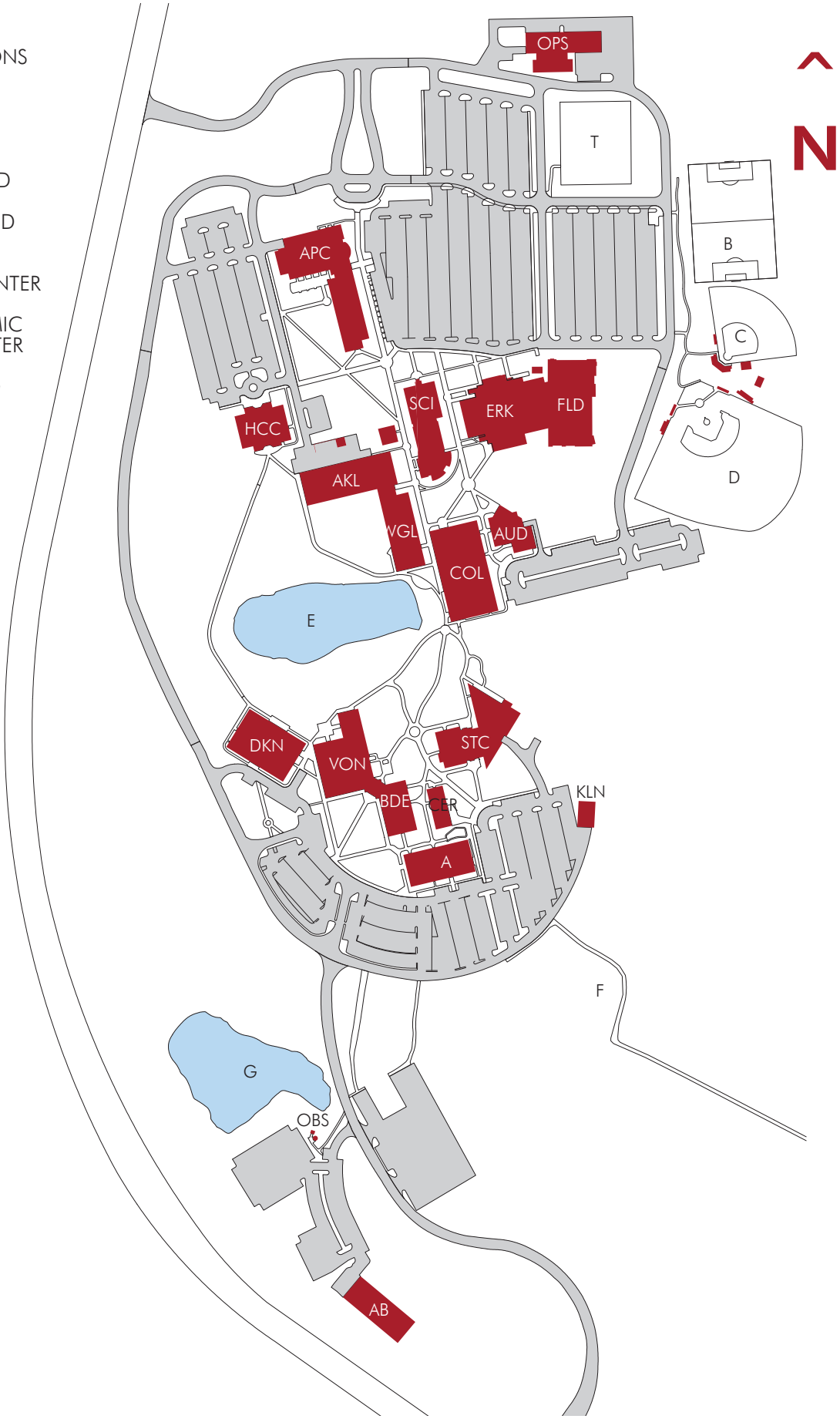
WETLAND - *RIGHT*

The Sugar Grove Campus is home to a host of natural features, some of which include federally-protected wetlands. Although Waubonsee is no longer responsible for the wetlands on the property shown in zones A, B, H, and G, wetlands shown on E, D, and F are still part of the college's property and must be considered when evaluating new development. A portion of zone D was reevaluated and moved prior to the construction of the Student Center (STC) between 2005 (when the image was created) and 2007 (when STC was built), and the redrawn lines no longer fall between Collins Hall (COL) and the Student Center.



SPACE INVENTORY LEGEND

OPS	CAMPUS OPERATIONS
T	TENNIS COURTS
B	SOCCER FIELD
C	BASEBALL DIAMOND
D	SOFTBALL DIAMOND
APC	ACADEMIC AND PROFESSIONAL CENTER
HCC	HENNING ACADEMIC COMPUTING CENTER
SCI	SCIENCE BUILDING
ERK	ERICKSON HALL
FLD	FIELD HOUSE
AKL	AKERLOW HALL
WGL	WEIGEL HALL
COL	COLLINS HALL
AUD	AUDITORIUM
E	HUNTOON LAKE
DKN	DICKSON CENTER
VON	VON OHLEN HALL
BDE	BODIE HALL
STC	STUDENT CENTER
CER	CERAMICS
KLN	KILN SHELTER
A	BUILDING A
F	VIRGIL GILMAN NATURE TRAIL
G	LAKE
OBS	OBSERVATORY
AB	AUTO BODY



SPACE UTILIZATION FINDINGS

SPACE UTILIZATION INTRODUCTION

Part of the creation of the Part 1: Inventory and Assessment book involved performing a space needs and utilization study on the college's existing use habits and needs. To that end, Legat Architects and Comprehensive Facilities Planning evaluated the facilities and usages and made determinations based on those findings.

The space utilization analysis conducted in association with the Facilities Renovation and Space Utilization Study profiles the operational capacity and space required to support the current programs, enrollment, and staffing at four campus locations: Sugar Grove, Aurora Downtown, Aurora Fox Valley, and Plano. The 2016-2017 academic year served as the baseline data for the instructional utilization. The on-campus full-time equivalent (FTE) enrollment, courses taught, and the number of faculty and staff determine the relative quantities of space needed.

SPACE UTILIZATION METHODOLOGY

The formula-based methodology to quantify and measure space needs uses data from the facilities space inventory, along with the class schedule, credit hours, enrollments, and personnel data. The compiled data provides a baseline snapshot of the academic programs and administrative services needed to support the student profile. The office space needs are based on space guidelines and planning assumptions developed for the study. Utilization factors and metrics form the foundation of the instructional space needs. Interviews with the campus stakeholders were conducted to verify data, clarify space use patterns, and provide program-related data to refine the modeling process.

The space needs calculations include square footage estimates for each room type that may vary according to each discipline, the size and amount of equipment used, acceptable utilization factors (i.e., station area, station occupancy ratios, and room utilization rates), and number of occupants of each space. The analysis compares the existing inventory of assignable square feet (ASF) to the modeled need to identify gaps as a surplus or deficit of space by room type and assignment. These results may be used to formulate future solutions through the planning process for realignments, repurposing of existing space, and new facilities.

SPACE UTILIZATION GENERAL FINDINGS

- Overall, the college has sufficient space to accommodate the current enrollment and programs on the Sugar Grove Campus, Aurora Downtown Campus, and Plano Campus locations. The Aurora Fox Valley Campus has a deficit of space if food facilities, student lounge, and merchandising are determined to be priorities.
- The greatest space deficits in Educational Affairs are for the programs in Career and Technical Education.
- The office space needs for each campus include adjunct faculty workspace, which does not currently exist uniformly.
- At the Sugar Grove Campus, general use classrooms in the Academic and Professional Center, Bodie Hall, and the Science Building have excellent utilization rates while the general use

SPACE UTILIZATION FINDINGS

classrooms in the remaining buildings have very low usage, which reduces the overall utilization rates below the recommended goal.

- The seat fill is below the utilization goal of 68% for the general use classrooms at each campus location.
- Dedicated noncredit classrooms during the morning and evening hours are well utilized and sufficient based on the current activity.
- The Todd Library at the Sugar Grove Campus has sufficient total square footage, but the space could be re-purposed to accommodate more group study and academic student support services.
- Additional support space is needed at the Sugar Grove Campus for the physical plant operations.
- Vacant space on the Sugar Grove and Aurora Downtown Campuses could provide opportunities to relocate programs/offices to create desired affinities, provide space for new program initiatives, or enable multipurpose spaces that can be shared by several divisions.

EXISTING SPACE

The existing space inventory was collected and validated as part of the planning process. As part of this process, the room use, seating capacity, and departmental assignment for each room in the inventory were documented.

The current total assignable square feet (ASF) located on the Sugar Grove Campus, Aurora Downtown Campus, Aurora Fox Valley Campus, and Plano Campus is sorted by major room type category in the figure shown below. The combined assignable square feet (ASF) for all locations totals 553,414 ASF. Of this total, 424,908 ASF (77%) is located at the Sugar Grove Campus (note this figure only accounts for net square footage; gross square footage for each campus can be found under "Campus Plans and Maps" in this book). The ASF/FTE varies by location. Including all locations and the total enrollment, the current average ASF is 140.5 ASF/FTE.

ASF BY ROOM TYPE CATEGORY

ROOM TYPE CODE	ROOM TYPE CATEGORY	SUGAR GROVE	AURORA DOWNTOWN	AURORA FOX VALLEY	PLANO CAMPUS	ASF TOTAL
000	Vacant (1)	11,090	2,435	0	0	13,525
100	Classrooms	67,743	34,780	6,181	11,681	120,385
200	Instructional Laboratories	98,930	10,757	6,080	4,453	120,220
300	Offices	86,827	19,751	4,916	2,984	114,478
400	Library Resource/Study	23,521	5,441	2,211	587	31,760
500	Special Use (2)	79,698	4,754	66	464	84,982
600	General Use (3)	48,296	9,078	0	734	58,108
700	Support Facilities (4)	8,803	816	337	0	9,956
	Total ASF	**424,908**	**87,812**	**19,791**	**20,903**	**553,414**
	Total FTE	**2,495.4**	**1,001.8**	**252.3**	**188.6**	**3,938.1**
	ASF/FTE	**170.0**	**87.7**	**78.4**	**110.8**	**140.5**

SPACE UTILIZATION FINDINGS

1. Vacant: Includes inactive offices, former nursing labs, and childcare facilities on the Sugar Grove and Aurora Downtown Campus locations.

2. Special Use: Includes athletic activity, media production, interview rooms, counseling, tutoring, and testing rooms.

3. General Use: Includes assembly, exhibition, dining, merchandising, recreation, and meeting rooms.

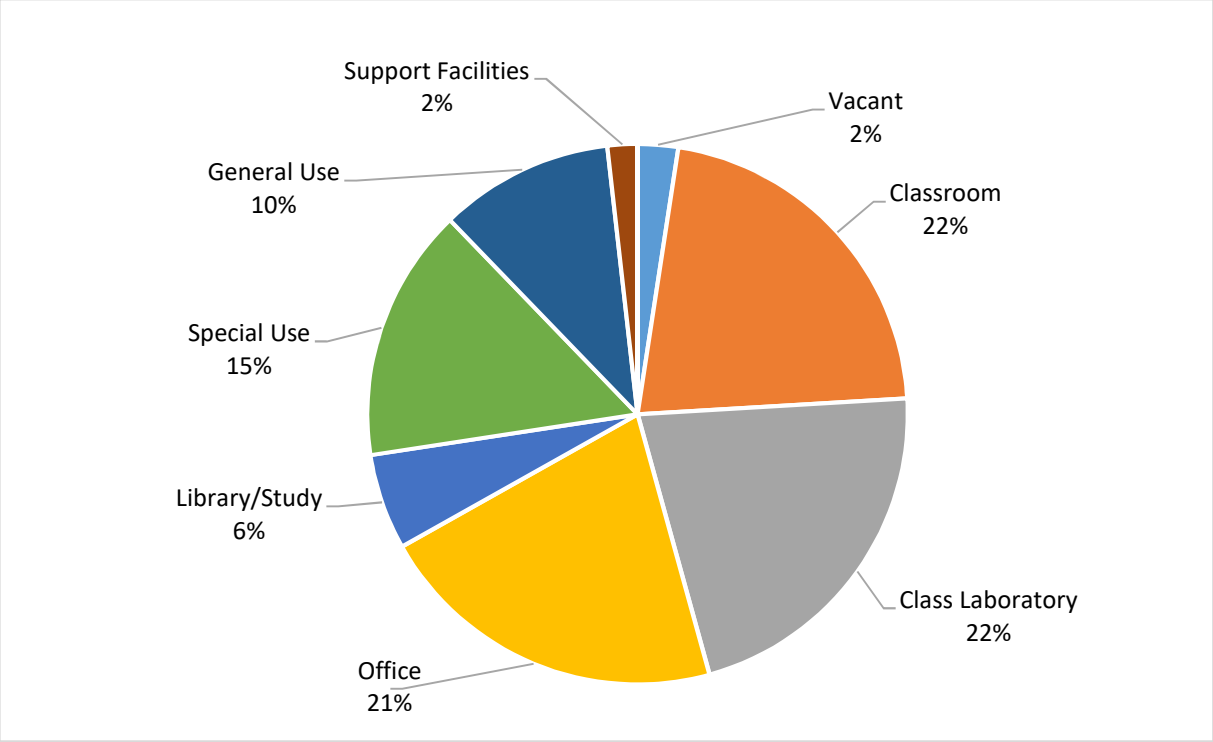
4. Support Facilities: Includes centralized areas for computer-based data processing, shop services, general storage and supply, vehicle storage, and other central services such as shipping and receiving and duplication services.

The remaining room type categories are self-explanatory: Classroom, Class Laboratory, Office, and Library/Study.

The percentage of the total existing ASF at all locations as sorted by major space type category is further illustrated in the figure below.

The entire space utilization analysis can be found starting on page 108 of the Part 1 document.

Figure 3: Percentage of Space by Room Type Category



3

CONCEPT DEVELOPMENT

CHAPTER 3

DEVELOPMENT OF OPTIONS

INTRODUCTION

During the Part 1: Inventory and Assessment process, it became clear the Sugar Grove Campus was undergoing unique utilization challenges directly related to a lack of usable space for the programs offered, especially those required to teach Career and Technical Education (CTE) programs. To address this challenge, the architects identified four locations on the campus where a potential new structure could be built to meet the needs of the CTE programs with the least amount of disturbance to the Campus' flow and regular traffic. These four options are located on the next spread.

Each of the four sites presented a unique set of benefits and challenges. Option A has the least amount of challenges compared to the other options, which introduce phasing challenges brought about by demolition of an existing building prior to the start of construction.

OPTION A - BUILD NEW CONSTRUCTION AT SOUTH ENTRANCE

The first of the four options locates new construction at the Sugar Grove Campus' south entrance, nestled on the hill between the western side of Waubonsee Drive and the eastern side of Route 47. This area, situated on a hill with views overlooking both the highway and incoming traffic, provides steep site grading that would allow for more drivable interior square footage at a potentially lower cost.

Placement here would make transitioning the Auto Body program as painless as possible, as the new building would be placed right next to the existing one. Placing new construction next to the busy Route 47 corridor would spark curiosity and increase awareness of the Waubonsee brand. Programmatically, collecting many of the CTE programs under one roof would free large portions of the Henning Academic Computing Center (HCC), Von Ohlen Hall (VON), Akerlow Hall (AKL), and Weigel Hall (WGL) for other uses.

Challenges include the distance from the main portion of campus. Additional parking spaces would need to be added to meet the demand of the new site. Easements would have to be verified with local officials to ensure the building can fit on the site suggested.

OPTION B - RENOVATE & EXPAND AKL, WGL, & HCC

Option B locates new construction at the juncture between HCC and AKL, with some potential programmatic spillover into WGL. The new structure would be a major addition onto the east face of the HCC and the north face of AKL. The addition would be located on the existing gravel lot.

Using parts of both HCC and AKL's existing infrastructure might retain some of AKL's architectural qualities. Students here will benefit from having their classes at the center of the campus. Adaptive reuse of existing buildings would maximize existing campus assets.

Challenges here include building on an extremely narrow site footprint and service access, which would cause the new addition's footprint to be smaller than it might otherwise be on a different site.

OPTION C - BUILD NEW CONSTRUCTION NEAR TENNIS COURTS

Option C also locates all CTE programs under one multi-story building using a portion of the open farmland for parking and service. This option would allow Akerlow Hall to be developed for other uses or demolished.

This site's primary challenge was the small availability of land, which would limit future growth and cause the tennis courts and athletic fields to be affected or relocated farther away from the Field House. Other challenges included expanded parking requirements unsupported by the site and increased congestion at Circle Drive and College Drive.

OPTION D - BUILD NEW CONSTRUCTION IN LAND-SWAPPED FIELD

Option D was studied as an "east campus" solution, branching out from the current north/south campus layout to form new development. This option would create a stand-alone CTE complex with plenty of available space for growth, parking, detention, and service.

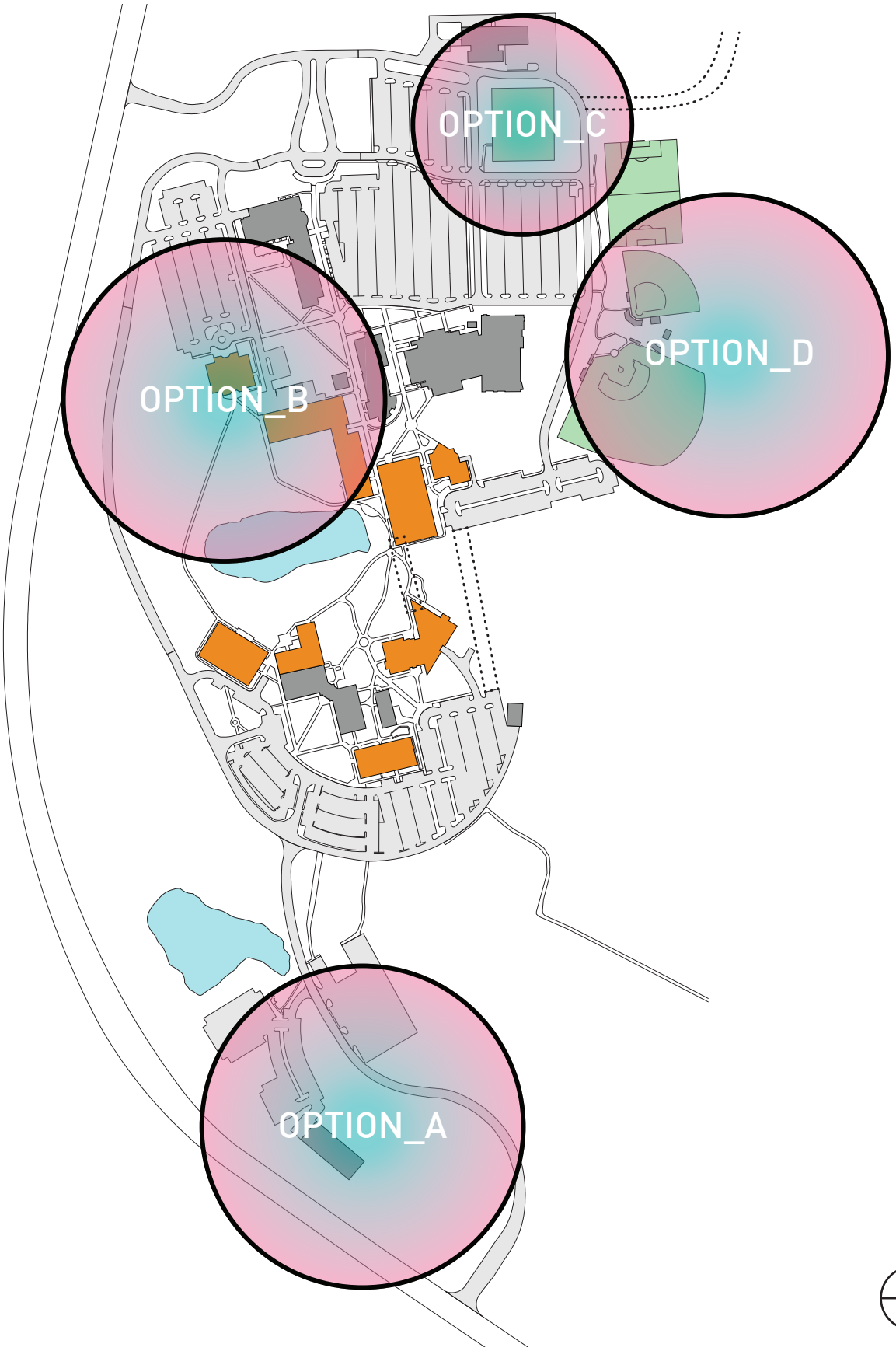
The primary challenge for Option D was discovered midway through development. The parcel of land required for this option, acquired by Waubonsee in 2012 during the land-swap deal, carries a covenant rider that limits the development of this parcel to specific uses. This parcel is only available for development under eight feet in height, which limits uses of this property to parking or future athletic fields.

DEVELOPMENT OF OPTIONS

Following the development of the location options for the new building on the Sugar Grove Campus, Legat Architects developed preliminary footprints at each of the locations, sometimes creating multiple alternatives for each site. These images, located in Chapter 4, depict what a potential CTE Building might look like and imagine how it could connect to the rest of the campus. The images also feature several site improvements, such as a new outlet to Route 47 for trucks coming into the CTE Building's parking lot, or a realignment of Waubonsee Drive to re-route traffic away from the Dickson Center and toward the Student Center.

An administrative group from Waubonsee evaluated all four site options and the numerous footprint and site options that evolved from the four original options, and eventually decided Option A presented the most advantages for new development. The final master plan can be found in the Executive Summary and in Chapter 4: The Master Plan.

DEVELOPMENT OF OPTIONS



DEVELOPMENT OF OPTIONS

OPTION A – *BUILD NEW STRUCTURE NEAR SOUTH ENTRANCE*

Benefits:

- Steep site grading allows for more drivable interior square footage at a potentially lower cost.
- Would not be disruptive to Auto Body classes in the current building; capacity to phase courses as construction completes.
- Iconic placement near Route 47 would create visual interest and encourage passerby to explore Waubonsee.
- Access to existing parking lots and infrastructure.
- Moving CTE programs into new building would free up large portions of HCC, VON, AKL, and WGL for other uses and programs.

Challenges:

- Walkable distance between proposed site and main campus is not desirable.
- Existing parking would not be enough to support all of CTE's needs; parking garage might be required.
- Site is fairly narrow and easements would have to be verified between Route 47 and Waubonsee Drive.

OPTION B – *RENOVATE AND ADD ONTO AKL/WGL/HCC*

Benefits:

- Use of existing infrastructure might retain some of AKL/WGL's architectural qualities.
- Close to center of campus; easily walkable.
- Adaptive reuse of existing campus assets.

Challenges:

- Extremely narrow and challenging site constraints.
- Close proximity to campus "Heritage Trees".
- Preservation and repurposing of existing infrastructure might end up costing more than simple demolition and new construction.
- Unknown/poor condition of existing building assets.
- Extremely limited parking for CTE requirements.
- Phasing presents a challenge.

OPTION C – *BUILD NEW STRUCTURE NEAR TENNIS COURTS*

Benefits:

- Reactivation of north end of campus.
- Reservoir of existing unused parking in adjacent lots.
- Potential for expansion into land swap farmland.

Challenges:

- Very small patch of land; more drivable footprint required for CTE purposes.
- Narrow drivability would make vehicular access challenging to other non-CTE drivers when roads are in use.
- Relatively remote placement.
- Size of land is too small to use for CTE program.

OPTION D – *BUILD NEW STRUCTURE IN FARM FIELD*

Benefits:

- Carte blanche for building requirements; footprint can be as drivable as CTE needs it to be.
- New land would be untethered from space constraints in other options.
- Potential to create a master plan for full utilization of land swap site moving forward 10-15-25 years.
- Massive expansion of Waubonsee Sugar Grove would drive enrollment and interest.
- Moving CTE programs into new building would free up large portions of HCC, VON, AKL, and WGL for other uses and programs.

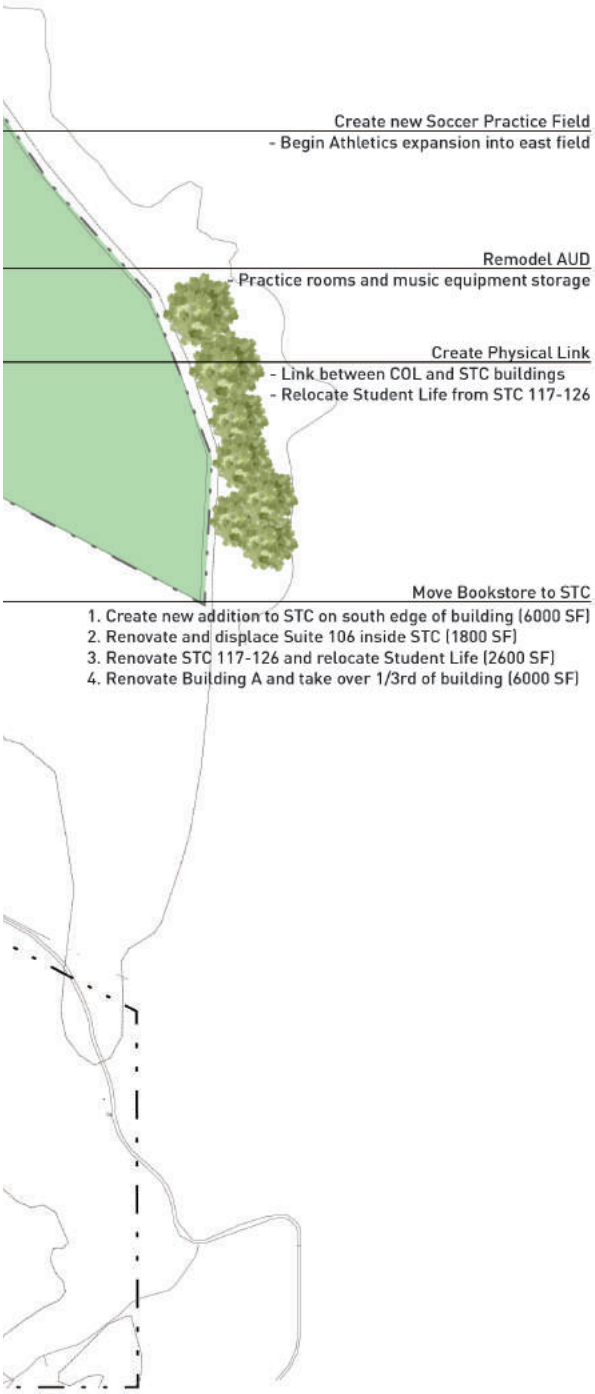
Challenges:

- Lack of access to existing parking and infrastructure.
- Expensive to extend utilities into new quadrant.
- Walkability concern: too far from central campus.
- Merrill Road would have to be opened up as a third entrance to campus.
- Sports fields would have to be moved/adjusted, potentially moving them farther away from FLD and ERK.
- New roads would have to be built to connect South Parking to AUD Parking into new land-swap/CTE site.
- Concern that campus might become even more fragmented into North/South/East quadrants.
- Parcel has a covenant limiting acceptable types of development on this land.

DEVELOPMENT OF OPTIONS

DEVELOPMENT OF OPTIONS

OPTION A.1



PROS

- Striking image/presence on Route 47
- All programs in one central location
- Minimal disruption to central campus
- Minimal disruption to environment

CONS

- Requires rerouting Waubonsee Dr east
- Limited parking availability
- Limited growth potential
- Three-story building

LEGEND

- Existing (No work)
- Existing (Renovations planned)
- New/Addition
- New Athletic Field
- New Parking
- New Road
- New Outdoor Gathering
- WCC Property Boundary
- WCC Property
- Former WCC Property

0 300 600
Scale in Feet

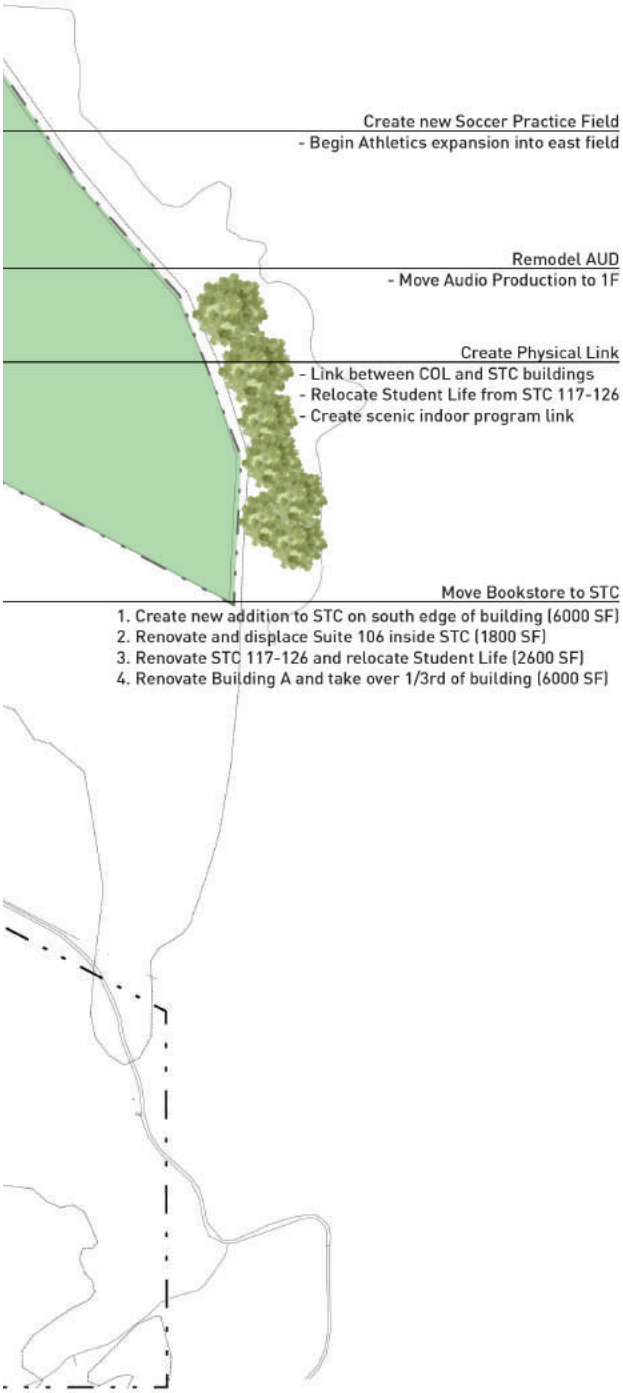
400x100'
40,000 SF

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

DEVELOPMENT OF OPTIONS

DEVELOPMENT OF OPTIONS

OPTION B.1



PROS

- Striking image/presence on Route 47
- All programs in one central location
- Minimal disruption to central campus
- Minimal disruption to environment

CONS

- Requires rerouting Waubonsee Dr east
- Limited parking availability
- Limited growth potential
- Three-story building

LEGEND

- Existing (No work)
- Existing (Renovations planned)
- New/Addition
- New Athletic Field
- New Parking
- New Road
- New Outdoor Gathering
- WCC Property Boundary
- WCC Property
- Former WCC Property

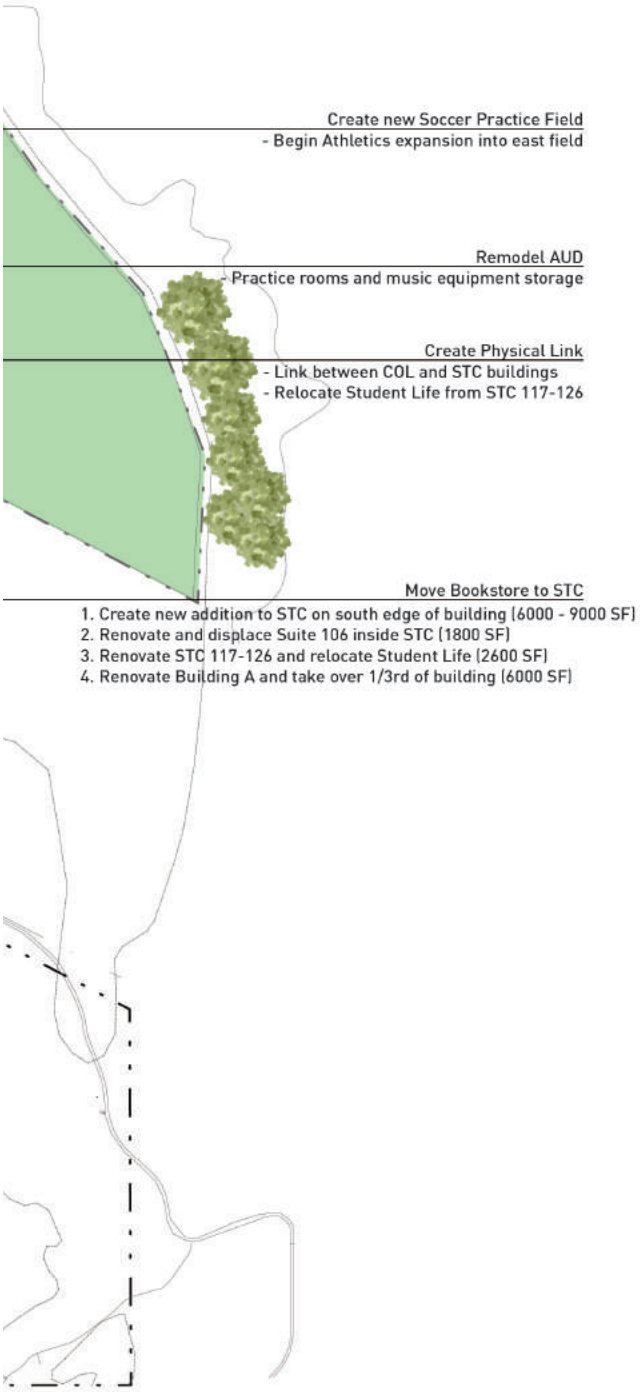
0 300 600
Scale in Feet
400x100'
40,000 SF

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

DEVELOPMENT OF OPTIONS

DEVELOPMENT OF OPTIONS

OPTION AB.1



PROS

- Striking image/presence on Route 47
- More room for growth at both CTE locations
- Adaptive reuse for AKL

CONS

- Does not address issue of decentralized CTE programs
- Removal of HCC
- Requires rerouting Waubonsee Dr east
- Mobility/loading dock around AKL
- Truck delivery issues at AKL/CTE

LEGEND

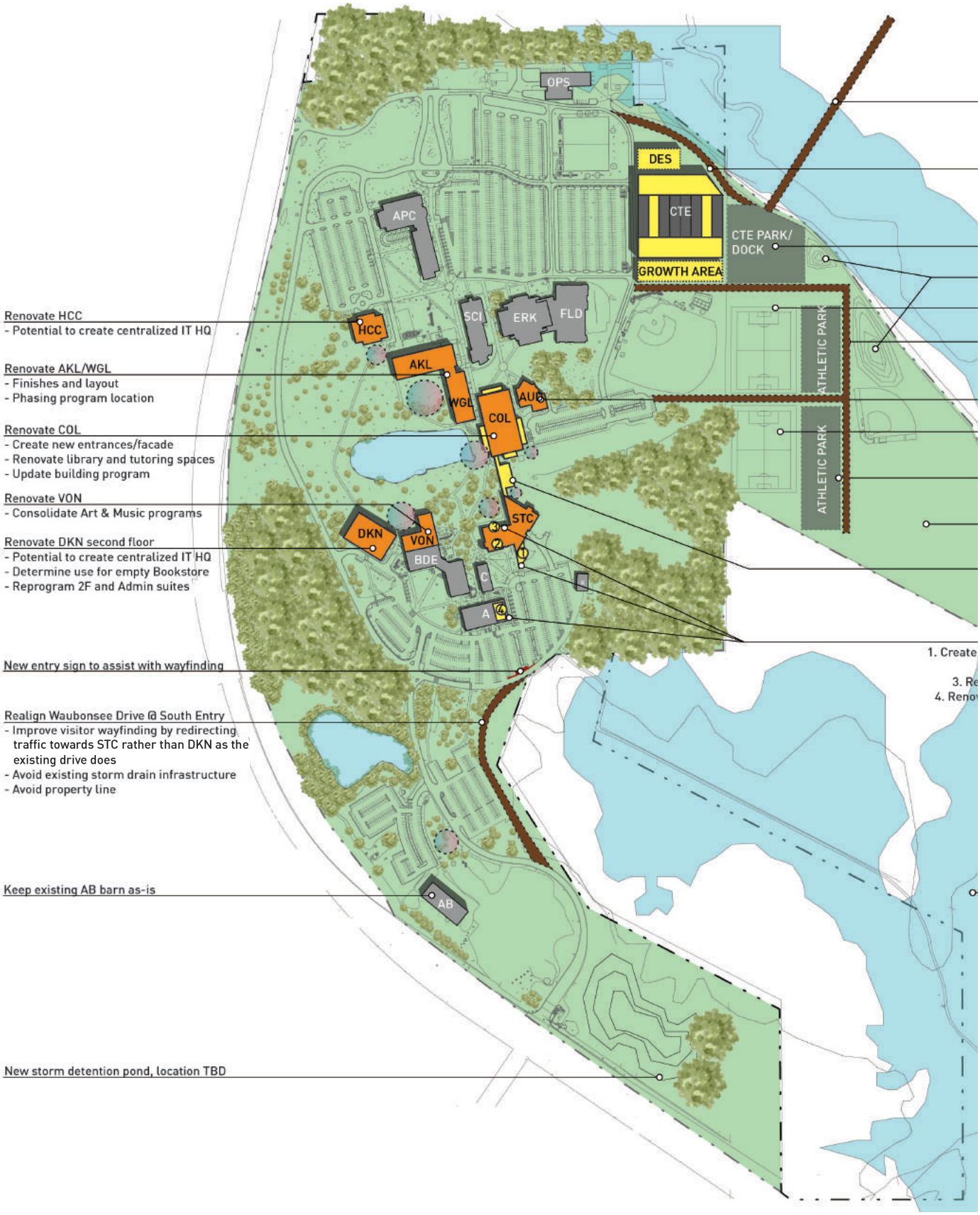
- Existing (No work)
- Existing (Renovations planned)
- New/Addition
- New Athletic Field
- New Parking
- New Road
- New Outdoor Gathering
- WCC Property Boundary
- WCC Property
- Former WCC Property

0 300 600
Scale in Feet

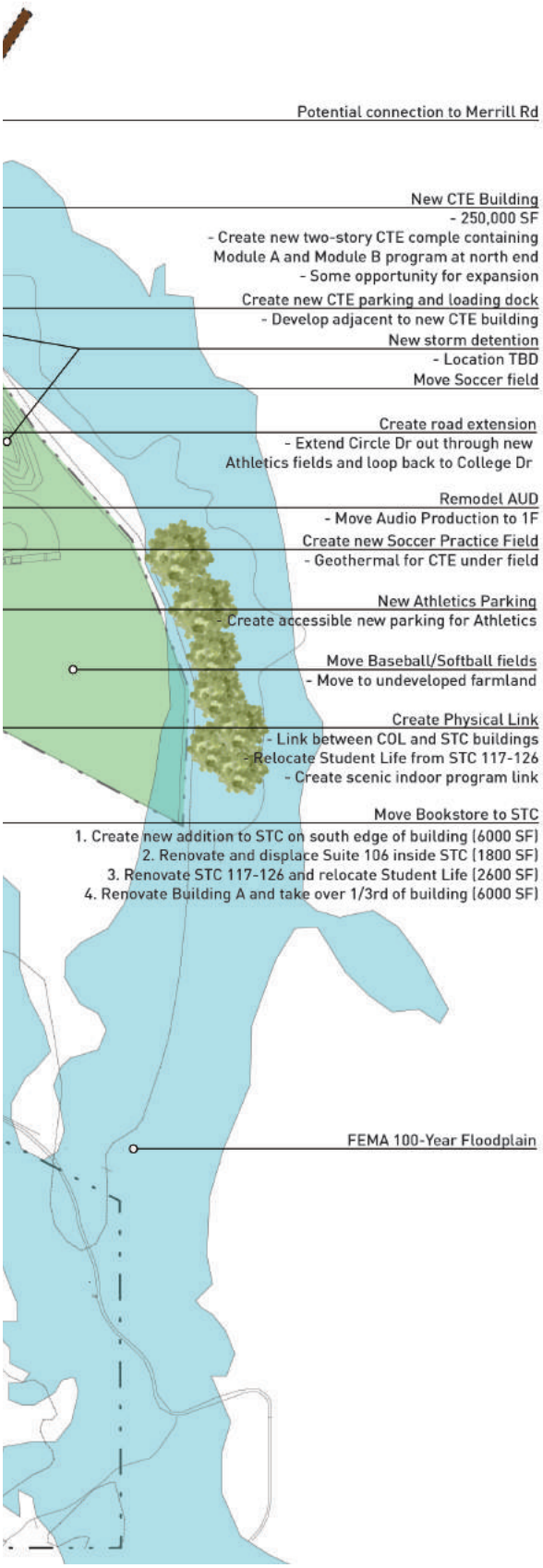
400x100'
40,000 SF

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

DEVELOPMENT OF OPTIONS



DEVELOPMENT OF OPTIONS



OPTION C.1

PROS
- Striking image/presence on Route 47
- All programs in one central location
- Minimal disruption to central campus
- Minimal disruption to environment

CONS
- Requires rerouting Waubonsee Dr east
- Limited parking availability
- Limited growth potential
- Three-story building

LEGEND
- Existing (No work)
- Existing (Renovations planned)
- New/Addition
- New Athletic Field
- New Parking
- New Road
- New Outdoor Gathering
- WCC Property Boundary
- WCC Property
- Former WCC Property

0 300 600
Scale in Feet

400x100'
40,000 SF

LEGAT ARCHITECTS
DESIGN | PERFORMANCE | SUSTAINABILITY

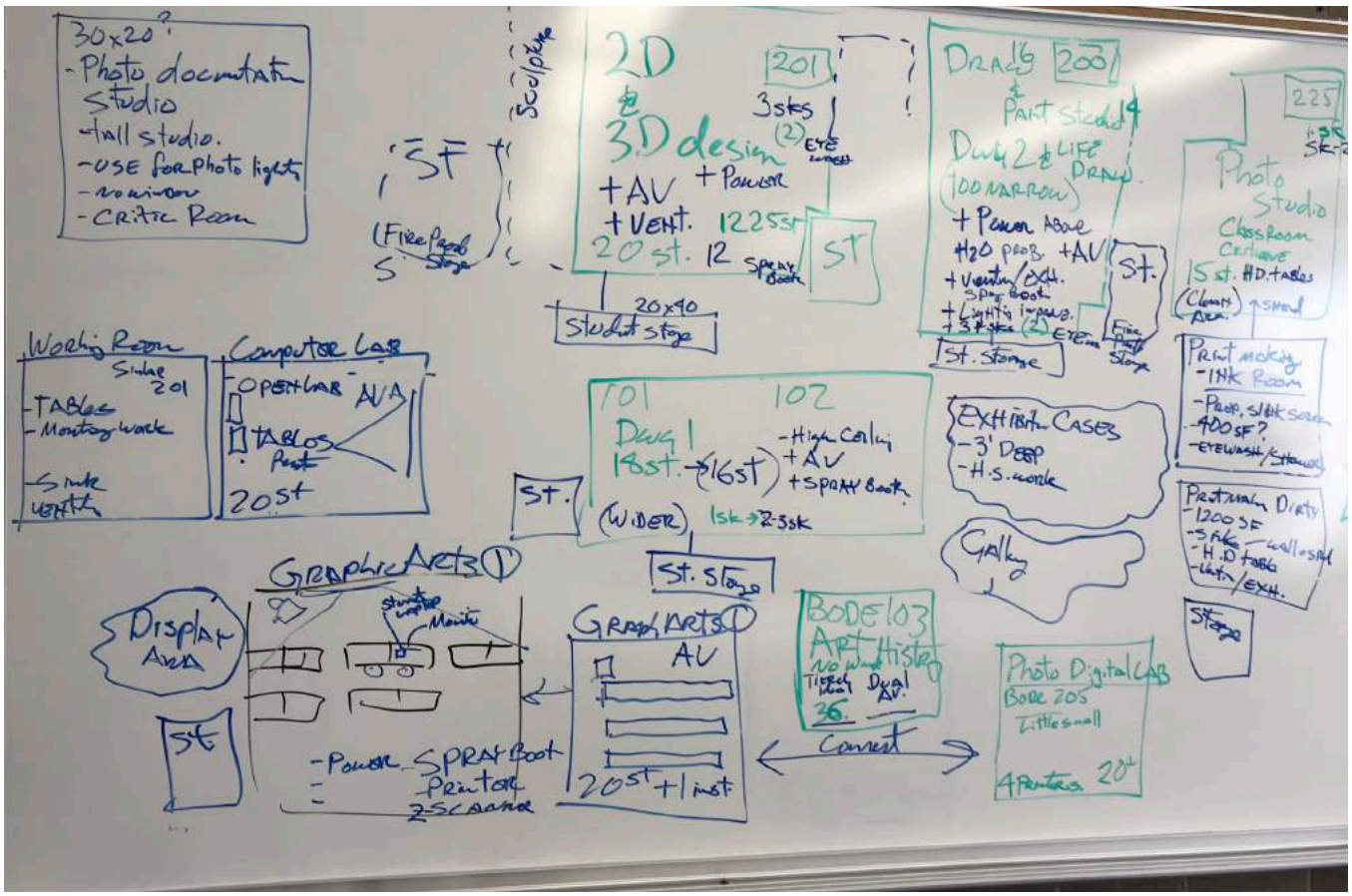
PRE-PROGRAMMING

INTRODUCTION

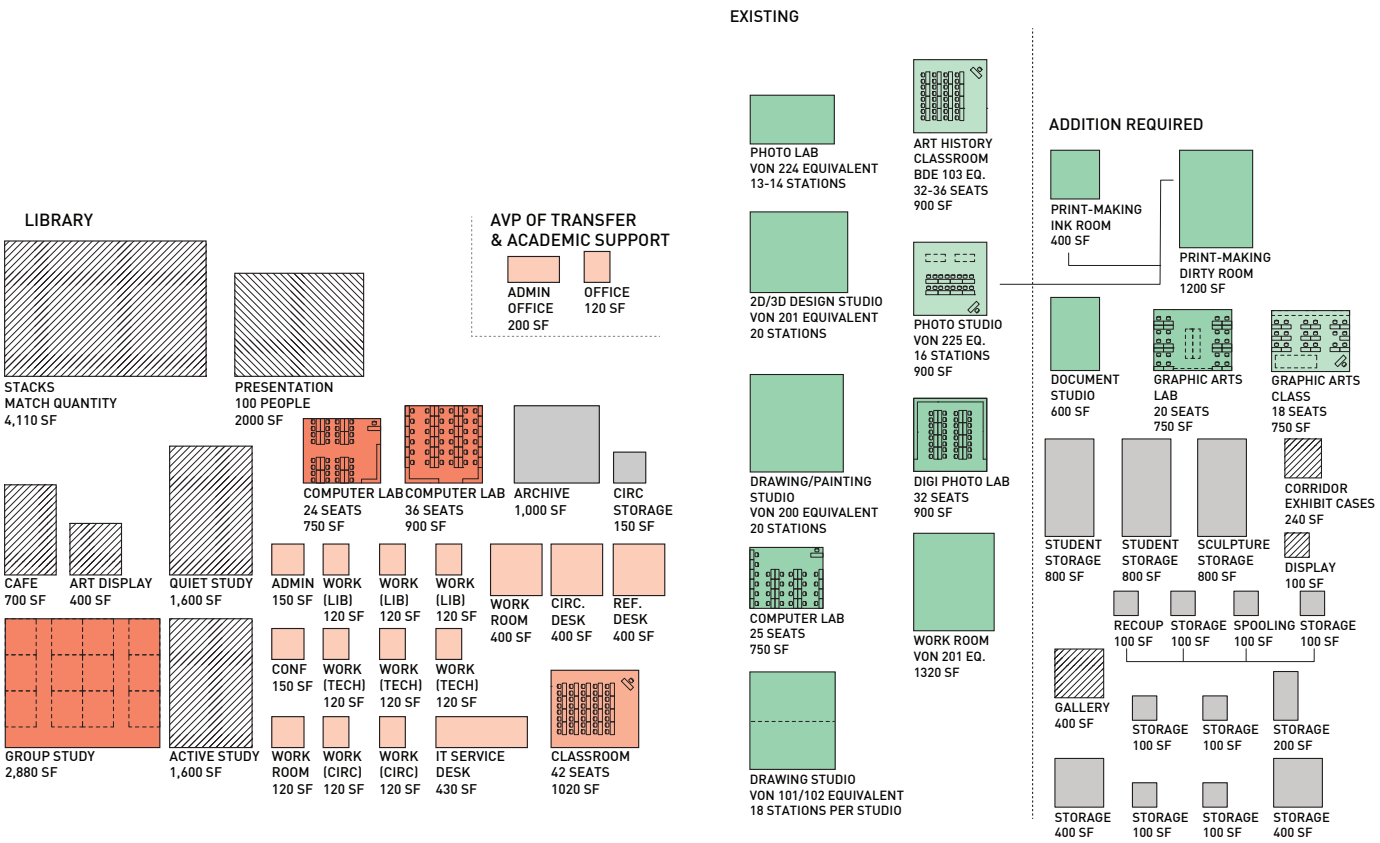
In early 2018, Legat Architects began to conduct workshop sessions with faculty and teaching staff across all four campuses. While much of the Part 1 process focused on gathering functional and utilization feedback from administrative groups and key facilities personnel, the Part 2 process focused instead on teaching spaces and asked interviewees how their ideal teaching spaces should look.

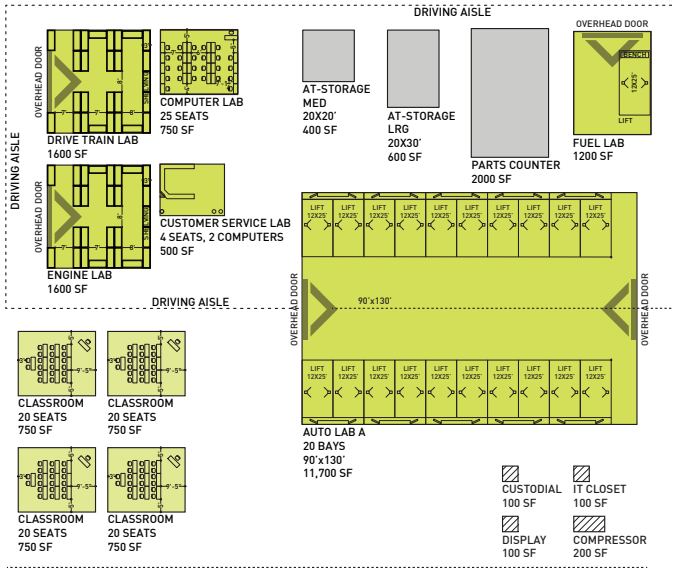
The entire pre-programming process was developed to narrow down which programs are functional in their current locations, and which could benefit from alternative synergies in a new location. The process revealed many academic programs at Waubonsee are challenged by not being close to similar programs, and even within the same discipline, some teaching spaces that would benefit from being adjacent are separated by buildings or even by campuses.

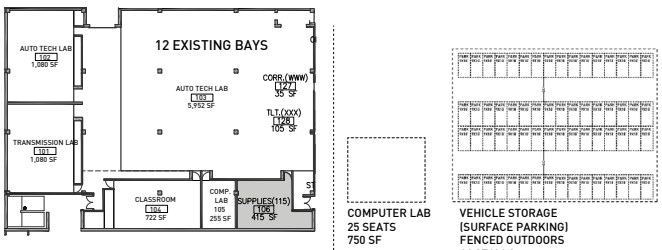
Following the workshop sessions, Legat Architects developed a series of preliminary diagrams for internal purposes to help both the architects and Waubonsee understand the ideal relationship of each program by building, some of which can be seen on the next page. While not final, these diagrams informed later decisions regarding the "Development of Options" process shown earlier in this chapter, and illustrated the types of spaces, both specialized and generic, that could be deployed around Waubonsee and its four campuses.



PRE-PROGRAMMING





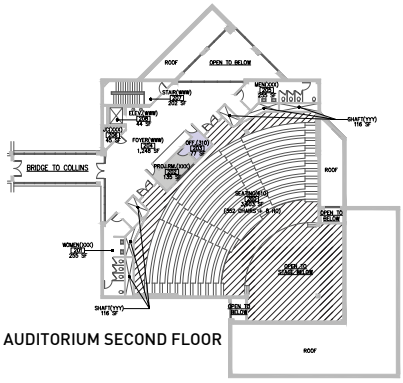


PORTION OF EXISTING AKERLOW HALL 1F
BUILDING TOTAL: 50,103 SF
SUGAR GROVE CAMPUS

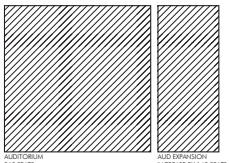
COMPUTER LAB
25 SEATS
750 SF

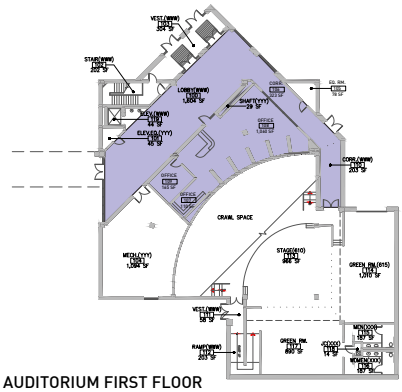
PROGRAM ACCESS

VEHICLE STORAGE
(SURFACE PARKING)
FENCED OUTDOORS
64 STALLS
120X150 SF
18,000 SF
(NOT ACTUAL SCALE)



AUDITORIUM SECOND FLOOR





AUDITORIUM FIRST FLOOR