

4

THE MASTER PLAN



CHAPTER 4

58	CHAPTER 4 RECOMMENDATIONS
60	MASTER PLAN
62	MASTER PLAN OVERVIEW
64	COLLINS HALL
68	STUDENT LIFE LINK
74	CAREER & TECH EDUCATION
78	AKERLOW HALL
80	DICKSON CENTER
82	VON OHLEN HALL
84	WEIGEL HALL
86	HENNING
88	BUILDING A
90	AUDITORIUM
92	STUDENT CENTER
94	AURORA DOWNTOWN
98	PLANO CAMPUS



MASTER PLAN



MASTER PLAN

- ① **RENOVATE HENNING ACADEMIC COMPUTING CENTER (HCC)**
 - 16,700 SF renovation
 - Centralize Information Technology services
 - Relocate Educational TV studio and IT from COL
 - Provide expansion space for future growth
 - Move IT and TAC from DKN
- ② **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 building
 - Move Massage Therapy out
- ③ **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
- ④ **PRESERVE LAND FOR LONG-TERM GROWTH**
- ⑤ **REMODEL AUDITORIUM (AUD)**
 - 800 SF remodel
 - Repair stage
 - Improve ADA access
 - Provide space on first floor for Music program storage
- ⑥ **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
 - Provide space for VALEES
- ⑦ **CREATE STUDENT LIFE LINK**
 - 14,000 SF new construction
 - Relocate Student Life offices to Student Life Link
 - Provide student activity/study space
 - Provide meeting and conference space for Student Government
 - Create indoor walking path between Collins Hall and Student Center
- ⑧ **RENOVATE DICKSON CENTER**
 - 35,000 SF renovation
 - Renovate board room, admin, and support spaces
 - Move Institutional Effectiveness to Building A
 - Expand Campus Police Department into portion of existing Bookstore
 - Move IT and TAC to HCC
- ⑨ **RENOVATE VON OHLEN HALL**
 - 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
- ⑩ **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
- ⑪ **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
 - Move VALEES to COL
- ⑫ **DEMOLISH AUTO BODY BUILDING (AFTER CTE COMPLETION)**
- ⑬ **RESERVE FOR FUTURE CAREER & TECHNICAL EDUCATION (CTE) EXPANSION (DIESEL, OTHER)**
- ⑭ **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 Computer-Aided Drafting program
 - Provide space for Welding program
 - Provide new expo space and collaboration areas



MASTER PLAN OVERVIEW

INTRODUCTION

The new Consensus Master Plan proposes a five-year timetable incorporating three major projects and seven smaller renovation and remodeling projects for the Sugar Grove Campus, a project at the Aurora Downtown Campus, and a major project at the Plano Campus involving both program relocation and some remodeling.

At the Sugar Grove Campus, the plan includes the following projects:

- Renovate Collins Hall to create a modernized Library and a centralized Student Support destination for the entire college community
- Construct a new Student Life Link building between Collins Hall and the Student Center to connect the north and south halves of the campus with an accessible indoor link, create dedicated student activity space, and provide a new home for the Student Life program
- Construct a new Career & Technical Education Building equal in size to peers at other community colleges in the Midwest, and expand on program synergies by sorting programs between Akerlow Hall and the new CTE Building
- Renovate Student Services on the second floor of the Student Center
- Provide minor to major remodeling at the following buildings:
 - Dickson Center
 - Von Ohlen Hall
 - Weigel Hall
 - Henning Academic Computing Center
 - Building A
 - Auditorium
 - Akerlow Hall
- Incorporate sustainability and inclusive strategies into future development and projects

At the Aurora Downtown Campus, the plan includes the following project:

- Renovate portions of Student Services on the first and second floors

At the Plano Campus, the plan includes the following project:

- Renovate the north wing of the first floor to create a new Welding program in line with the needs outlined by the President's memo regarding the Plano Campus Reinvention

This section describes the new Consensus Master Plan in detail and provides a rationale for the final decisions recommended by the administration. The Master Plan provides Waubonsee's intent for building organization, site development and improvements, new construction, renovation, priorities, budgeting, and future alterations to the plan.

THE CONSENSUS MASTER PLAN: SITE ORGANIZATION

For the Sugar Grove Campus, the primary driving factor for site organization was the location of the proposed CTE Building. Other factors included the best utilization of existing spaces and the placement of the Student Life Link.

MASTER PLAN OVERVIEW

OBJECTIVES

For “Part 2: Development of Options,” the following objectives were considered when designing options to present to Waubonsee leadership:

- Preserve natural areas and features, protect wildlife habitats, and remain cognizant of the scale of the Sugar Grove Campus in relation to its buildings, both existing and proposed
- Link the north and south halves of the Sugar Grove Campus to improve connections and paths most commonly used by students and staff
- Locate and position the proposed CTE Building to allow for future growth and expansion of CTE programs at the Sugar Grove Campus
- Locate and position renovation and addition work to allow service traffic and regular parking use to continue unimpeded by development while classes remain in session
- Improve existing traffic flow on the Sugar Grove Campus
- Provide maximum visibility of the new CTE Building at the south entrance of the Sugar Grove Campus to increase brand awareness and program recognition along IL-47

BUILDING ORGANIZATION

The new Career & Technical Education Building at the south entrance of the Sugar Grove Campus is positioned to bring together CTE programs including Automotive Technology, Auto Body, CAD, and HVAC, as well as collaboration space and an expo hall, while providing for future growth of similar programs in and adjacent to the new building. This building would be placed to maximize exposure of Waubonsee’s CTE programs along IL-47. Upon completion of the new building, the existing adjacent Auto Body building would be removed and the entire site surrounding it would be developed into parking to support the new programs. Parts of the site would be preserved for development of a future Diesel program. Moving Automotive Technology to the new CTE Building would allow Akerlow Hall to undergo renovation to support the needs of the programs to remain in that space and allow them to expand.

The renovation of Collins Hall responds to the needs of the 21st century student and will transform the building into a reinvented destination on campus. Linking Collins Hall to the Student Center via the new Student Life Link will enhance student and visitor traffic from the south half of the campus to the north and will provide an accessible indoor link between seven buildings on campus.

Other buildings on the Sugar Grove Campus were identified for targeted renovation or remodeling to bring all campus buildings in line with current ADA guidelines and new building standards. These projects range from replacing building envelopes and mechanical or electrical systems to improving or reprogramming existing spaces to meet current and future needs. The following pages include detailed descriptions of the planned renovations and future uses for each building.

Sustainability strategies will be developed on a project-by-project basis in an effort to improve energy performance, reduce utility use and water consumption, and minimize the college’s overall carbon footprint.



COL | COLLINS HALL



COLLINS HALL | COL

BUILT:

1970

RECOMMENDATIONS:

Full interior renovation will allow Collins Hall to function as a 21st century library, provide optimized student support, and bring desirable student study spaces to the center of campus. Renovating the building's exterior will transform it into a reinvented destination and create inspiring views toward the natural prairie landscape. A direct connection to the Student Life Link will provide easy indoor access to the Student Center.

TYPE OF WORK:

Renovation

EXISTING SF:

74,840 SF

AREA OF WORK:

74,840 SF

EXISTING PROGRAM:

Library, Educational TV studio, HS Partnership, IT support spaces, and Faculty Training

PROPOSED PROGRAM:

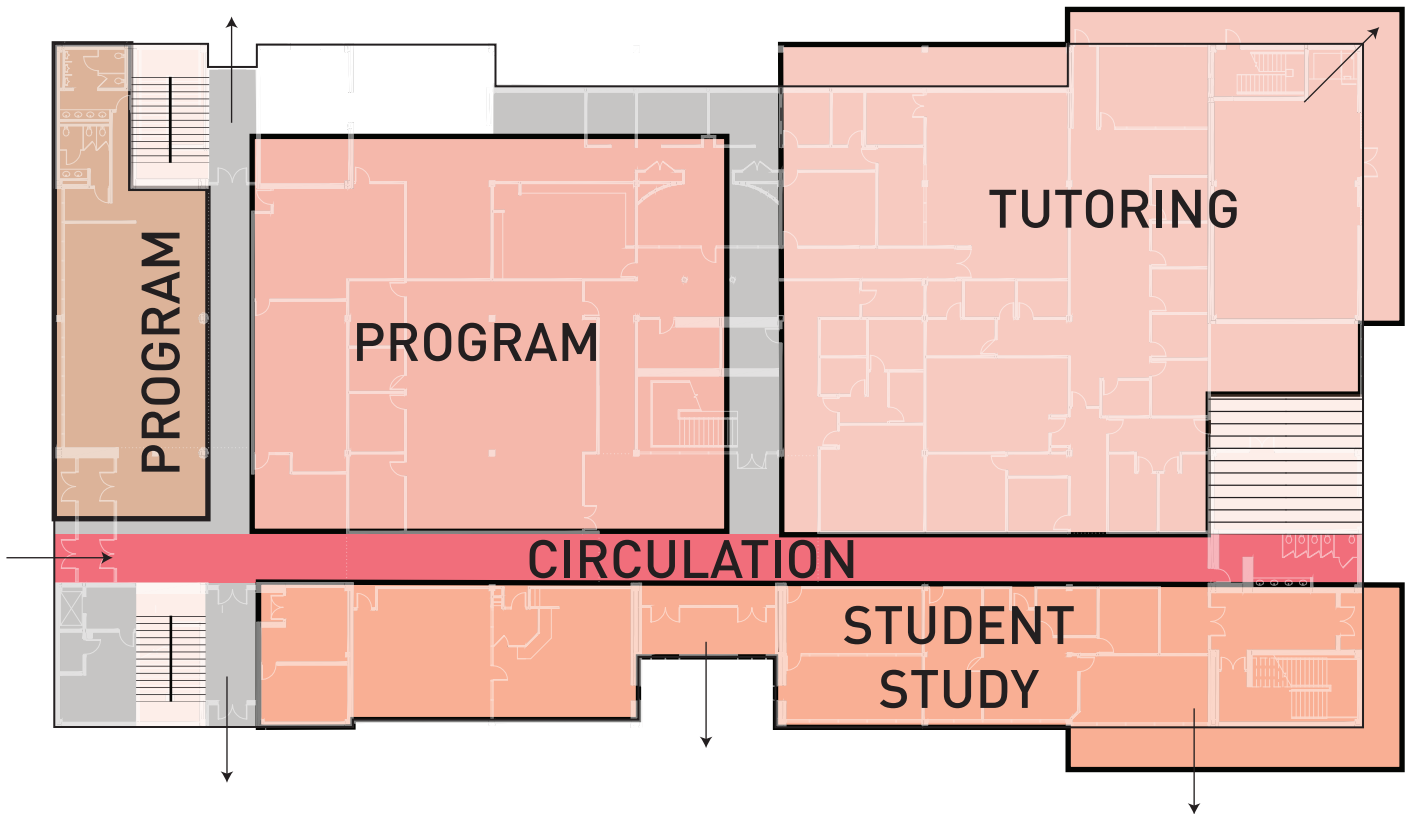
Library, Tutoring, VP of Educational Affairs, VP of Strategic Development, Faculty Training, HS Partnership, Dean of Curriculum Outcomes & Program Review, cafe/performance space

CHANGES:

1. 80,000 SF renovation
2. Replace exterior masonry and entrances to provide natural daylight and emphasize views of the lake and other outdoor scenery from student study areas
3. Improve internal wayfinding and connection to adjacent buildings
4. Reprogram library, tutoring, and study areas to improve student and faculty support services
5. Relocate Assistant Vice President of Transfer and Developmental Education into COL
6. Relocate Educational Television faculty offices and TV studio to Henning Academic and Computing Center (HCC)
7. Replace/relocate restrooms to meet plumbing code and the Americans with Disabilities Act (ADA) law
8. Renovate façade and entry to provide full accessibility at all points of entry
9. Relocate Information Technology staff and storage to HCC
10. Add space for café/small performance area

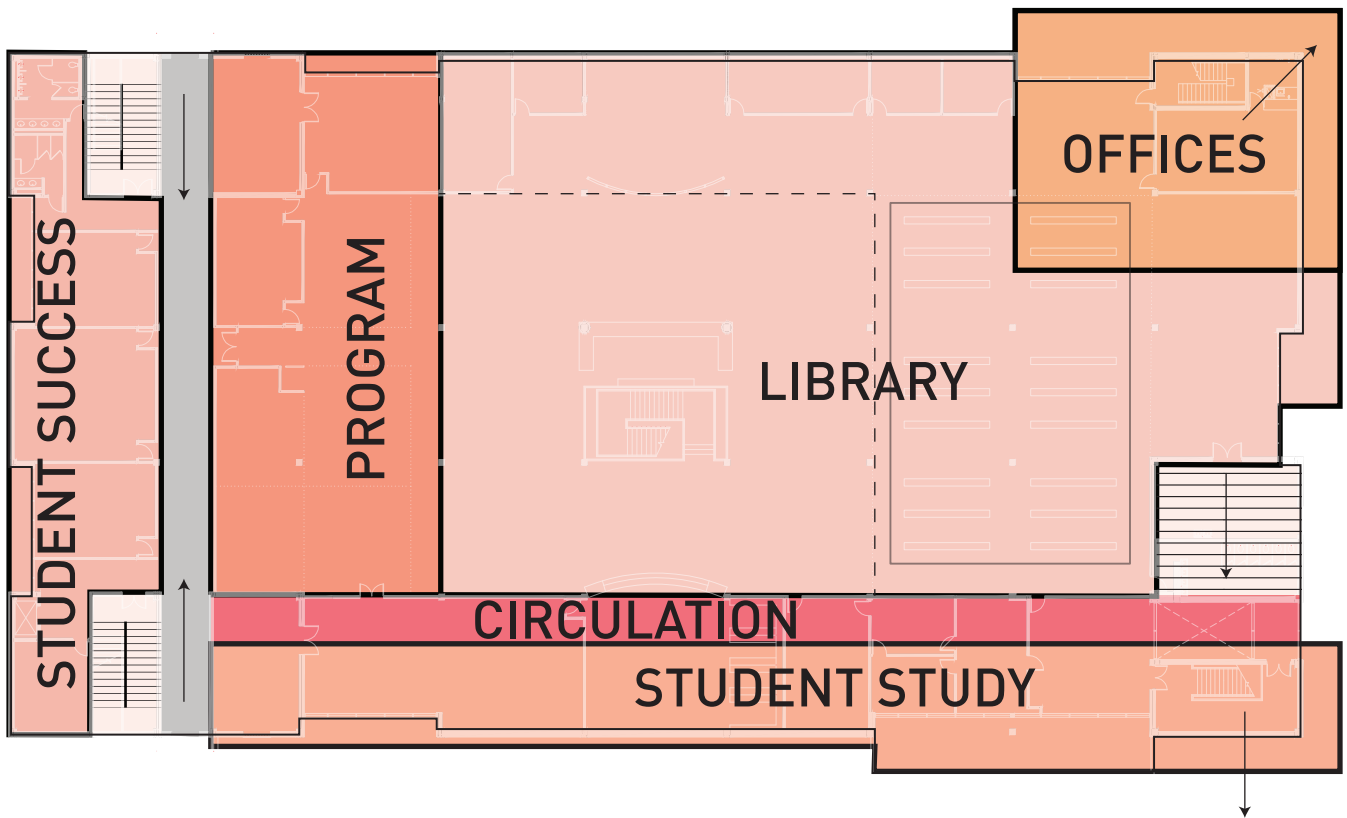


COL | COLLINS HALL



COLLINS HALL FIRST FLOOR





COLLINS HALL SECOND FLOOR



STUDENT LIFE LINK



STUDENT LIFE LINK

BUILT:

N/A

RECOMMENDATIONS:

Proposed as an indoor physical link, the Student Life Link creates a physical connection between Student Services at the Student Center and Student Success and Support at Collins Hall.

The link would serve two functions. The first is an indoor connection between STC and COL, extending a multi-building indoor link that connects SCI, AKL, WGL, COL, AUD, and STC. The second is the creation of a dedicated student gathering and study space to boost student success, then encourage students to stay on campus.

New Construction

TYPE OF WORK:

N/A

EXISTING SF:

14,000 SF

AREA OF WORK:

N/A

EXISTING PROGRAM:**PROPOSED PROGRAM:**

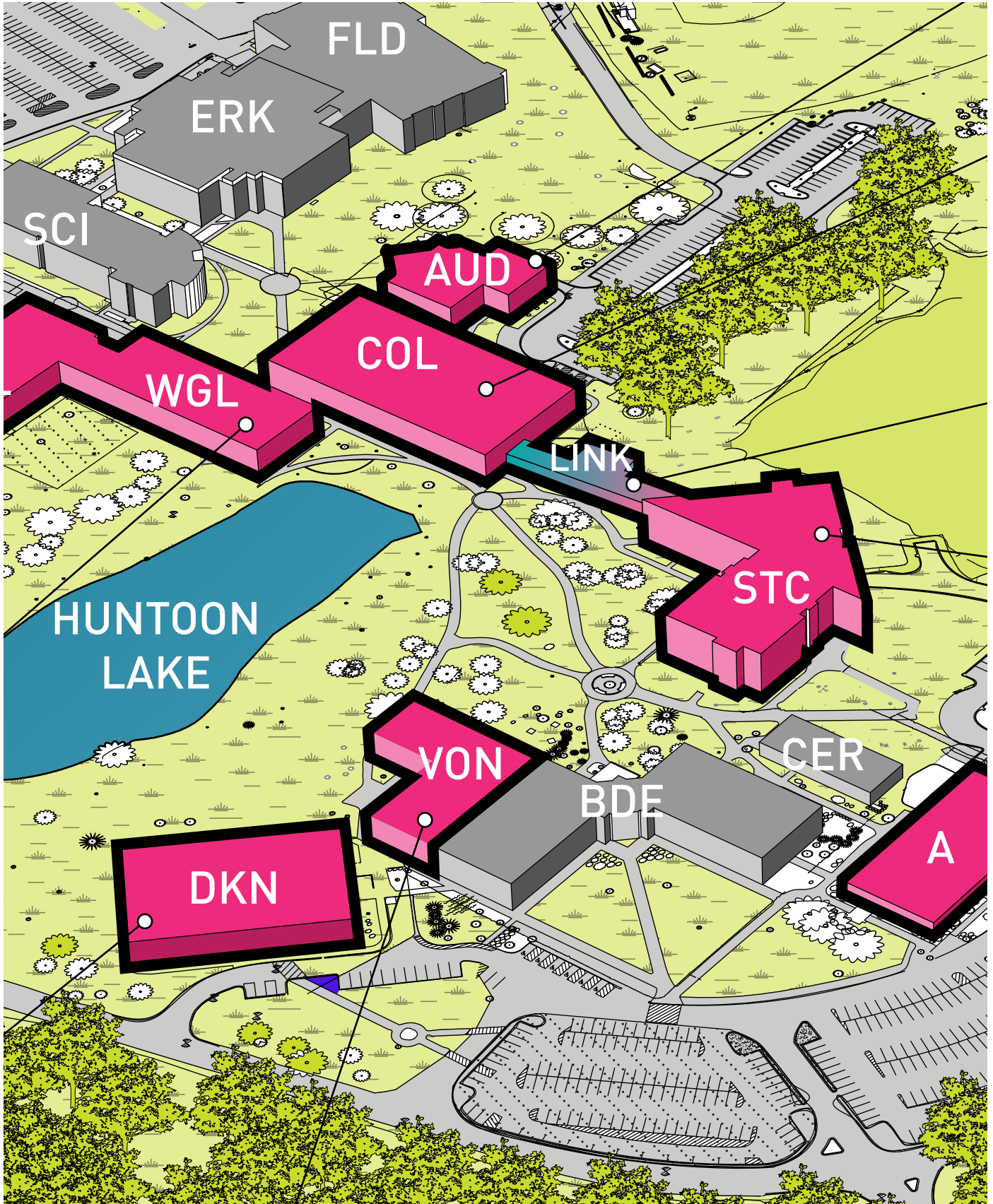
Student Life, Student Government office, student club offices, meeting rooms, support offices, workroom, lounge/study space

CHANGES:

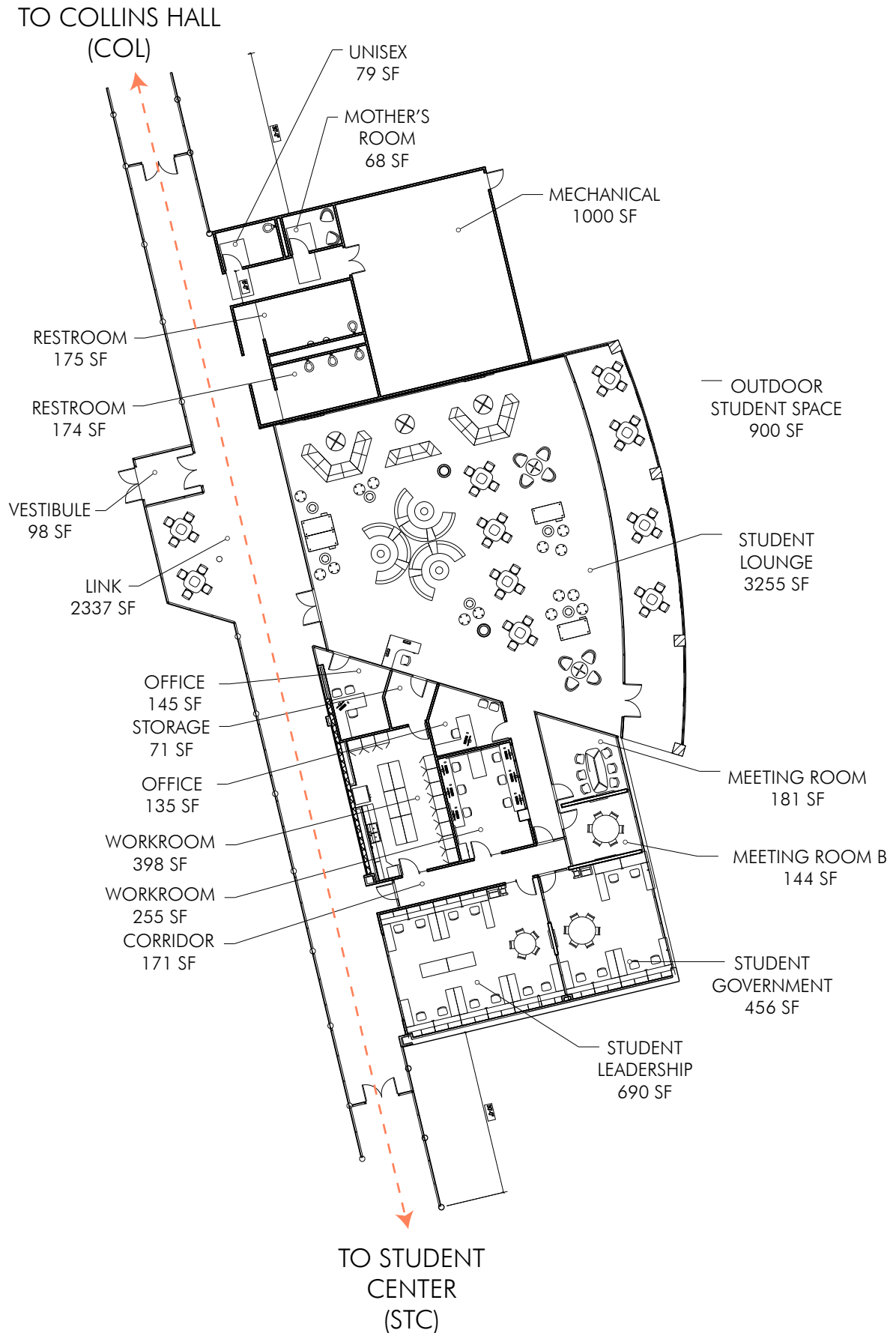
1. 14,000 SF new construction
2. Relocate Student Life offices from STC 117-126 to this building
3. Provide student activity/study space
4. Provide meeting and conference space for Student Government and clubs



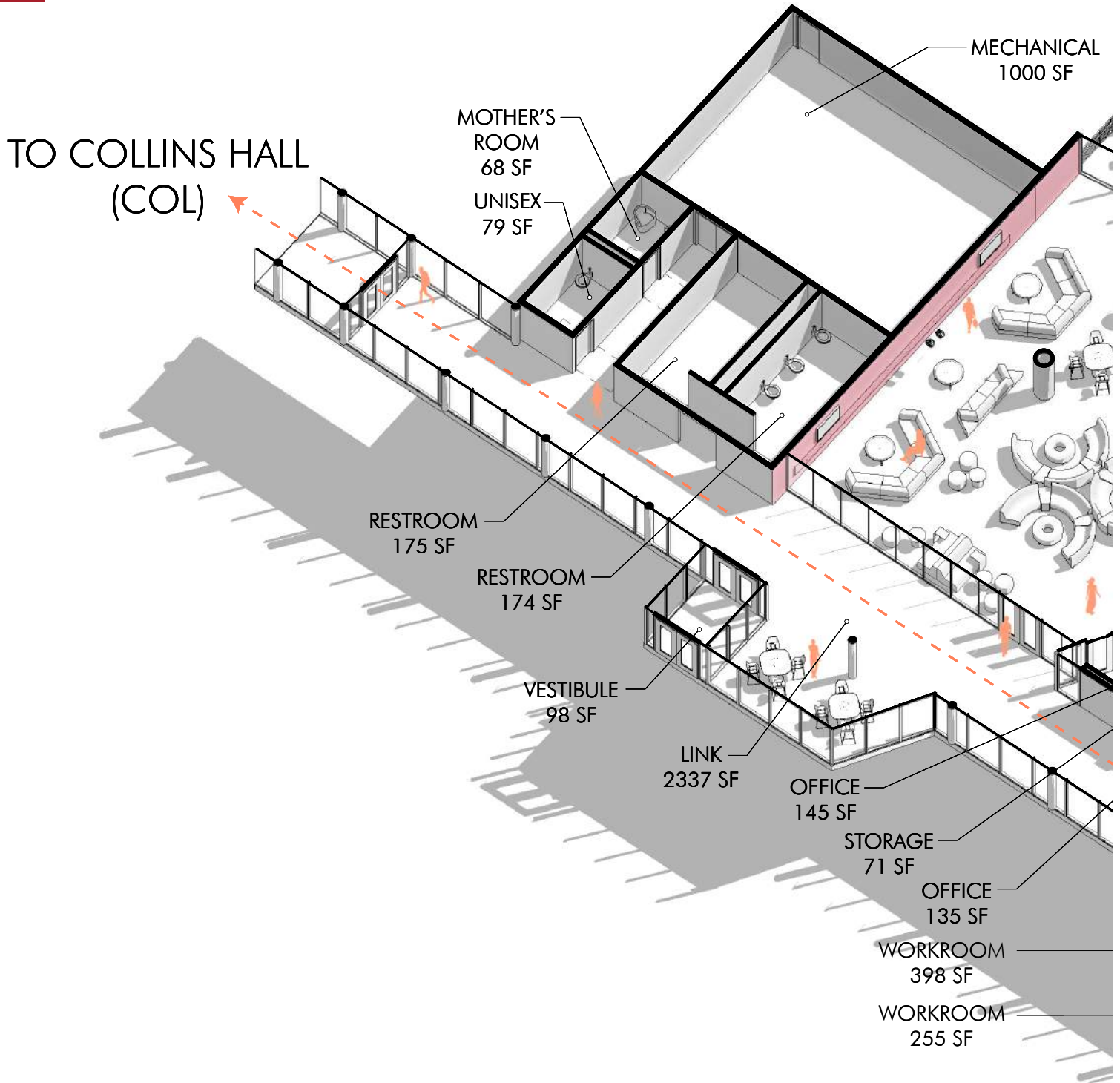
STUDENT LIFE LINK



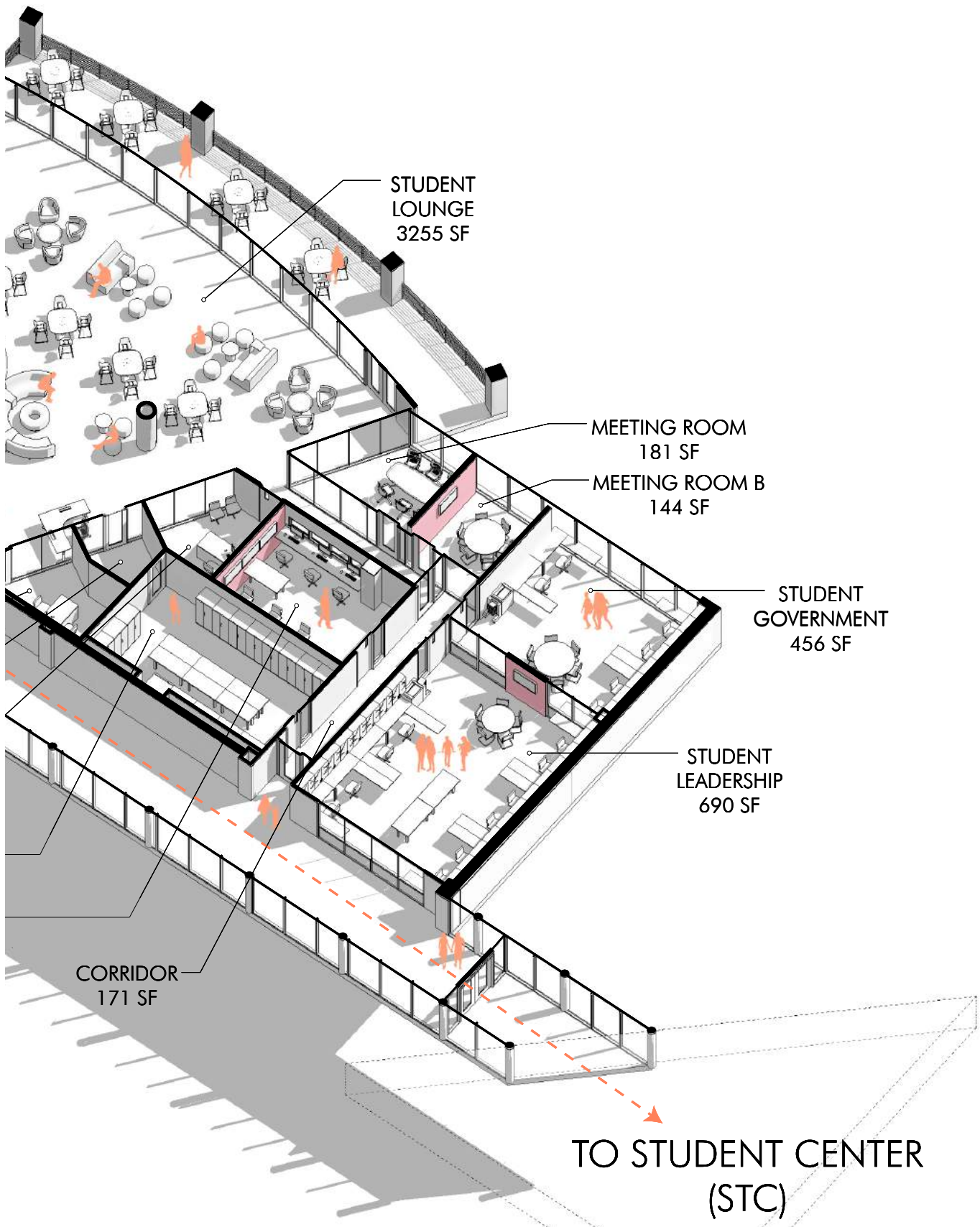
STUDENT LIFE LINK



STUDENT LIFE LINK



STUDENT LIFE LINK



CTE | CAREER & TECH EDUCATION



CAREER & TECH EDUCATION | CTE

BUILT:

N/A

RECOMMENDATIONS:

Proposed to support continued growth of the Career & Technical Education program at Waubensee, the CTE Building would be situated at the south entrance to the Sugar Grove Campus for both logistical and brand awareness purposes. The new Center would import certain programs from Akerlow Hall and the Auto Body Building, eventually moving all auto-related programs to the south half of the campus, with room reserved for future expansion.

TYPE OF WORK:

New Construction

EXISTING SF:

N/A

AREA OF WORK:

80,000 SF

EXISTING PROGRAM:

N/A

PROPOSED PROGRAM:

Auto Body Repair, Automotive Technology, Welding, Computer-Aided Drafting and Design, Expo Space

CHANGES:

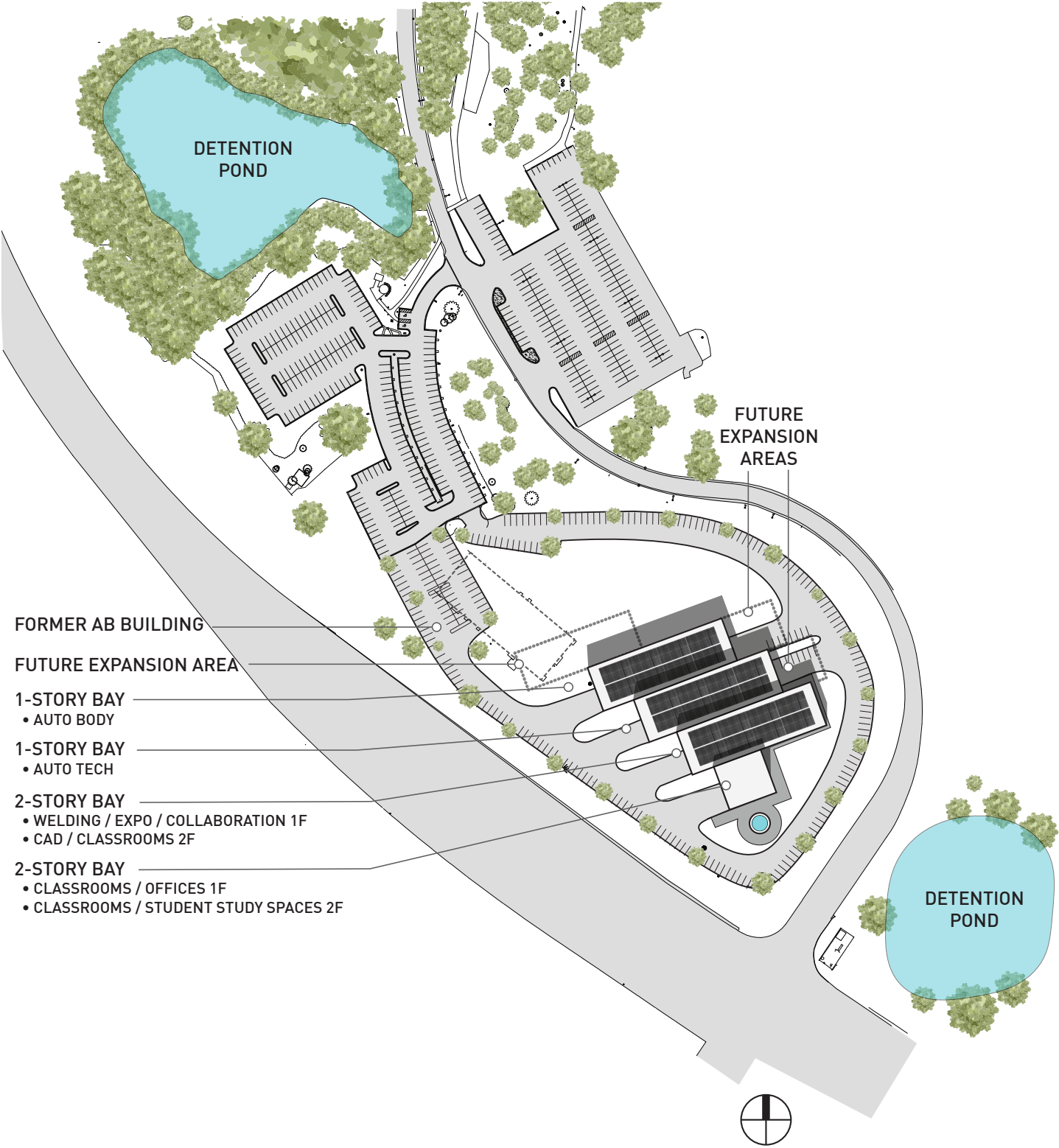
1. 80,000 SF new construction
2. Relocate Automotive Technology program from Akerlow Hall (AKL) to CTE
3. Relocate AB program to CTE and demolish existing AB building
4. Provide program space for CAD
5. Provide program space for Welding
6. Provide new exposition space and collaboration areas
7. Provide building expansion areas for future programs and growth (i.e., Diesel Automotive)



CTE | CAREER & TECH EDUCATION



CAREER & TECH EDUCATION | CTE

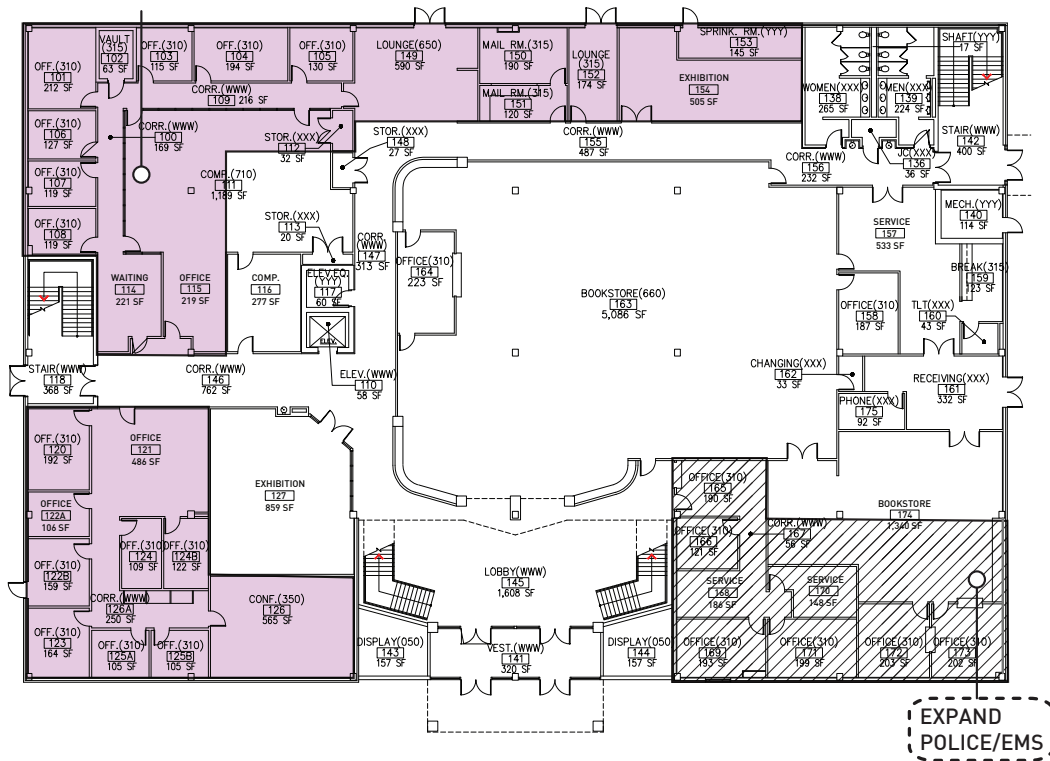
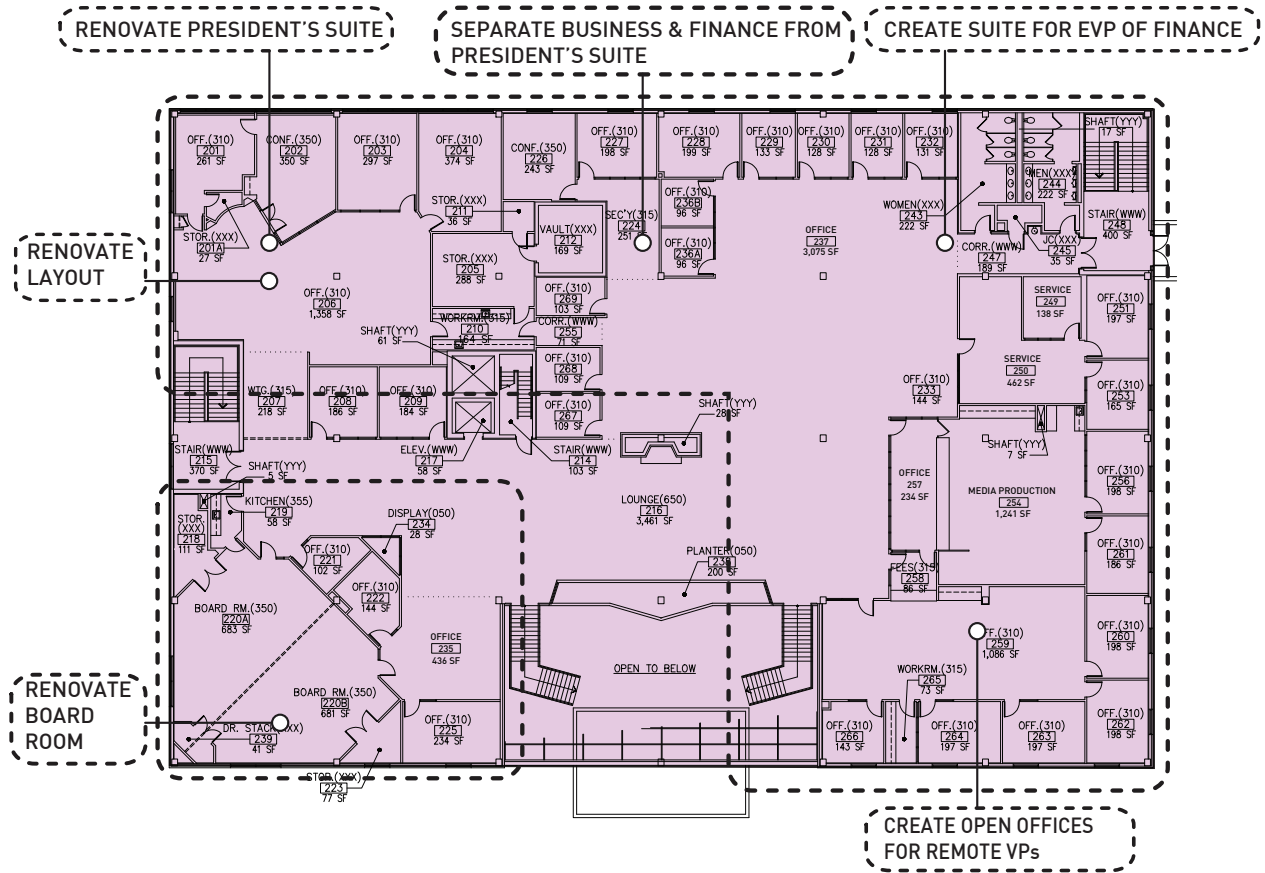




BUILT:	1971
RECOMMENDATIONS:	The plan recommends a full interior renovation containing state-of-the-art HVAC labs, refrigeration stations, machine tools, and automation labs. Large, flexible labs will be provided to support multiple class and equipment types.
TYPE OF WORK:	Renovation
EXISTING SF:	50,100 SF
AREA OF WORK:	50,100 SF
EXISTING PROGRAM:	Auto Tech, Fabrication, HVAC, CTE staff offices, Massage Therapy
PROPOSED PROGRAM:	HVAC, Automation, Machine Tools, growth spaces
CHANGES:	<ol style="list-style-type: none">1. 50,100 SF renovation2. Enlarge the HVAC program to provide multiple, flexible HVAC and refrigeration stations3. Replan Automation and Machine Tools into larger, flexible lab spaces4. Relocate Automotive Technology from AKL to CTE



DKN | DICKSON CENTER



DICKSON CENTER | DKN

BUILT:

1982

RECOMMENDATIONS:

The Dickson Center 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.

TYPE OF WORK:

Renovation

EXISTING SF:

53,244 SF

AREA OF WORK:

35,000 SF

EXISTING PROGRAM:

Board Room, President's Suite, Closed Session Room, Foundation Board Room, Finance/Business Offices, Communication and Marketing, Institutional Effectiveness (Partial), Police, Bookstore, IT, and Technical Assistance Center

PROPOSED PROGRAM:

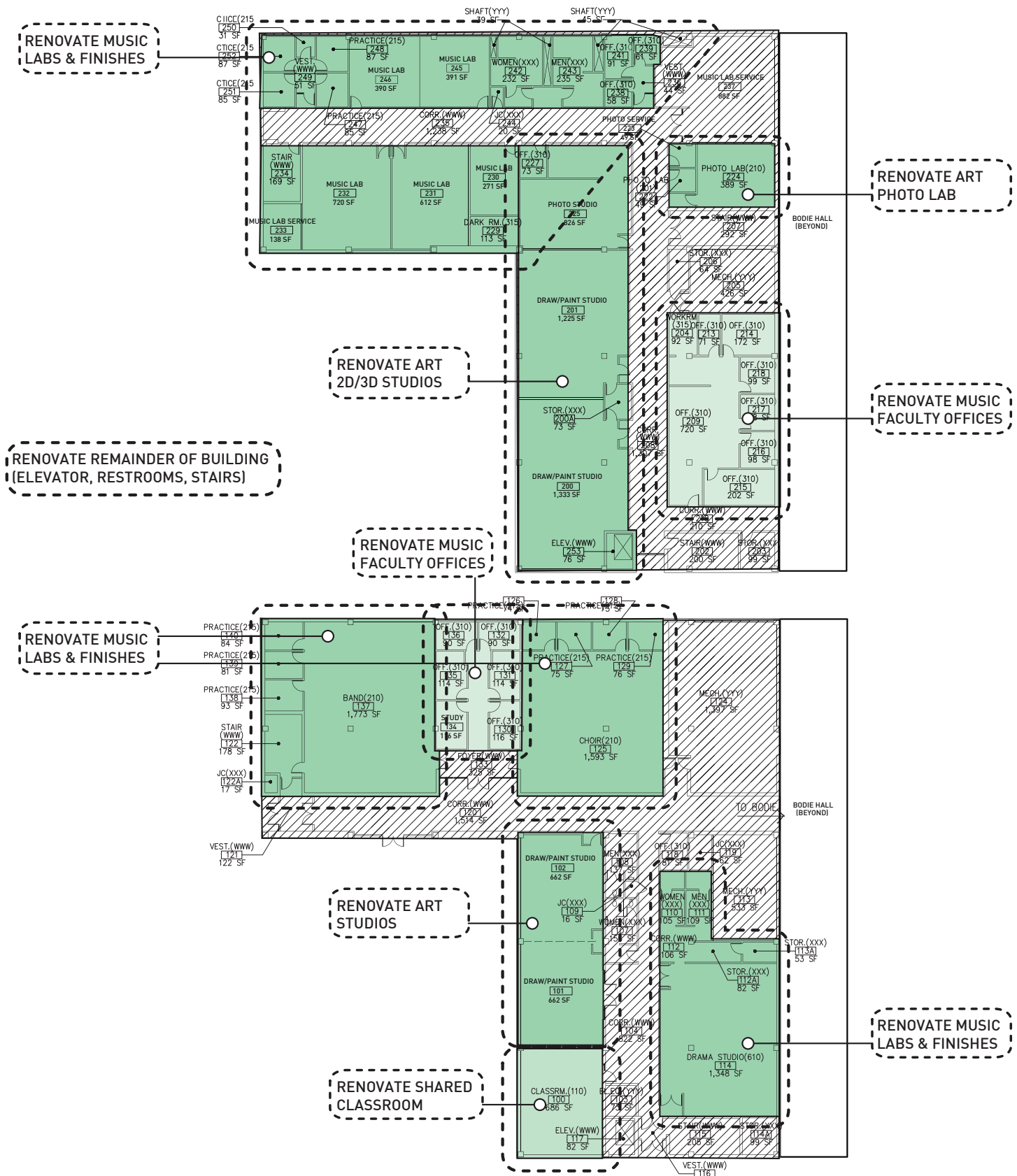
Board Room, President's Suite and Closed Session Room, Foundation Room, Finance/Business Offices, Communication & Marketing, Police (Expanded), Bookstore

CHANGES:

1. 35,000 SF renovation
2. Renovate second floor board room, administrative and support spaces, including the President's Suite, Marketing & Communications, Finance, and related conference spaces
3. Move Institutional Effectiveness to Building A (A)
4. Replan the board room, prefunction space, closed-session conference room, and support on the second floor to better meet current needs
5. Replan and expand the Campus Police Department on the first floor by repurposing a portion of the Bookstore's current support space



VON | VON OHLEN HALL



VON OHLEN HALL | VON

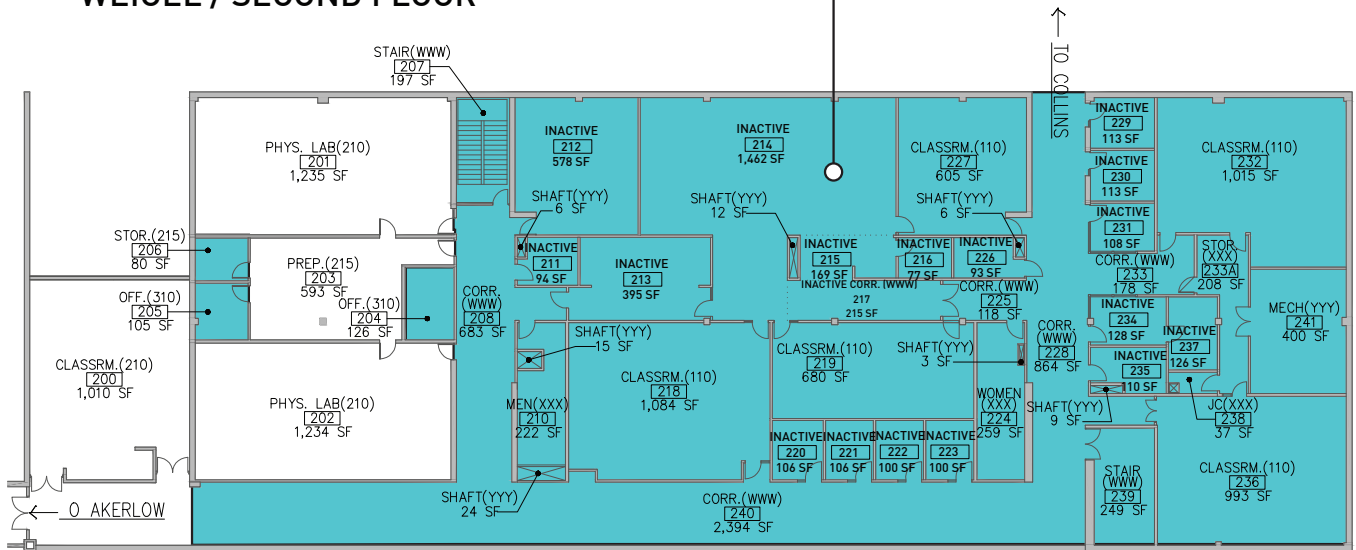
BUILT:	1972
RECOMMENDATIONS:	Von Ohlen Hall requires significant functional renovation to adhere to ADA standards. Finishes should be updated throughout the building. Minor program tweaks have been recommended by faculty and other stakeholders. Most changes would affect all parts of the building (e.g. gender-neutral restrooms, lactation rooms, and elevators).
TYPE OF WORK:	Renovation
EXISTING SF:	31,337 SF
AREA OF WORK:	31,337 SF
EXISTING PROGRAM:	Art and Music
PROPOSED PROGRAM:	No program change
CHANGES:	<ol style="list-style-type: none">1. 31,330 SF renovation2. 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 studio3. Update music spaces to meet accessibility, storage, and practice room needs4. Identify and resolve building acoustic issues5. Provide restroom upgrades and elevator replacement to meet ADA requirements



WGL | WEIGEL HALL

WEIGEL / SECOND FLOOR

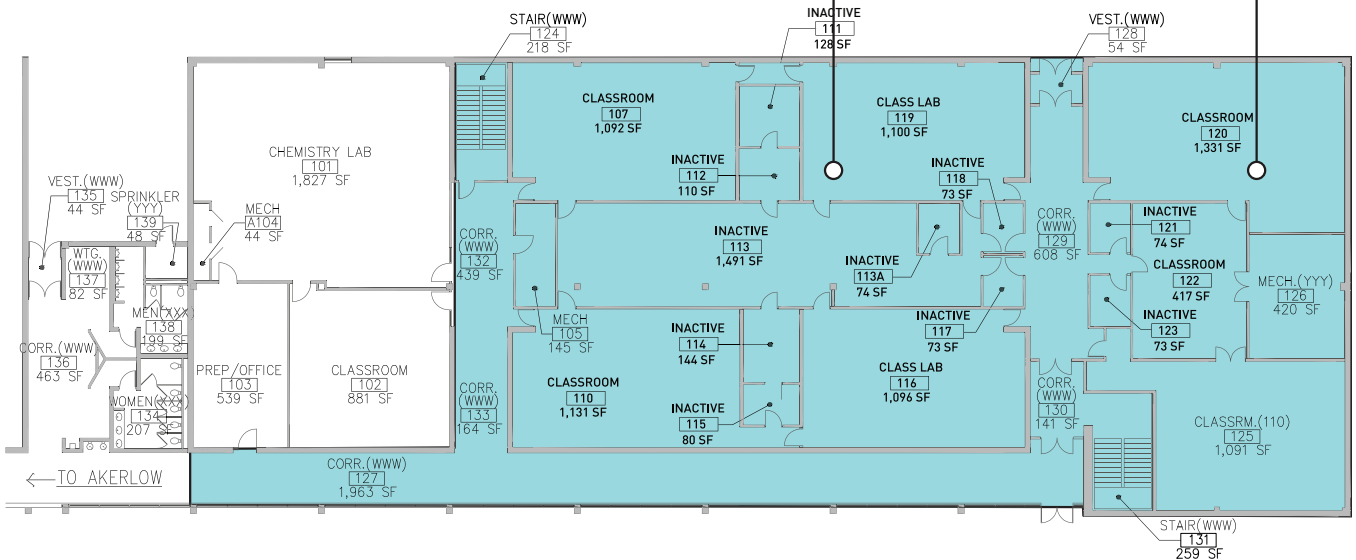
RENOVATE FOR SCIENCE LABS



WEIGEL / FIRST FLOOR

RENOVATE FOR SCIENCE CLASSROOMS

ADD FACULTY OFFICES

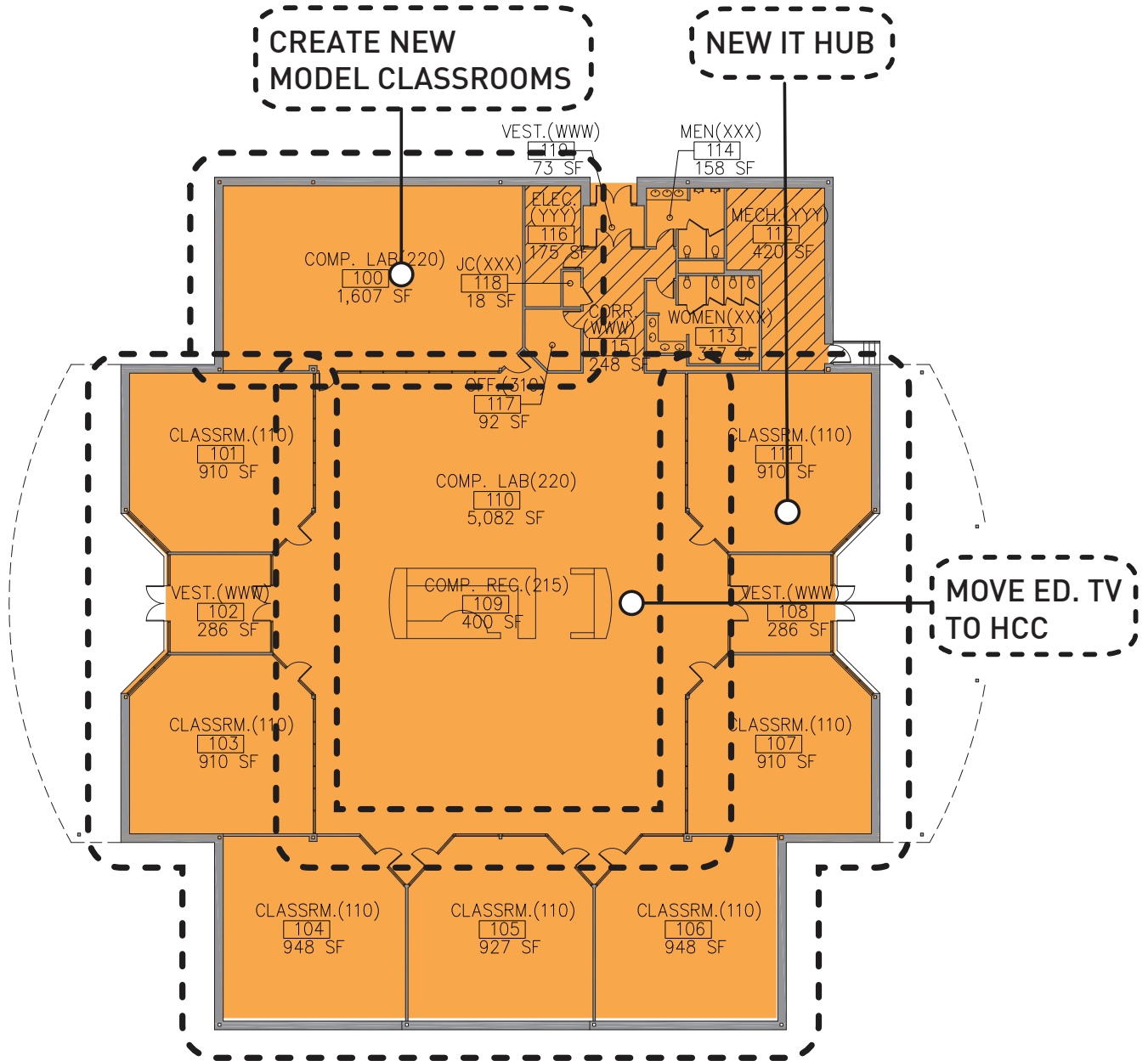


WEIGEL HALL | WGL

BUILT:	1972
RECOMMENDATIONS:	Weigel Hall contains vacated spaces that are to be renovated primarily for the biology program's needs. Renovations include finish upgrades and possible minor room expansions. In the interim, WGL will temporarily house displaced programs stemming from other renovations across the campus.
TYPE OF WORK:	Remodel
EXISTING SF:	40,300
AREA OF WORK:	40,300
EXISTING PROGRAM:	Physics labs, Chemistry labs, inactive spaces
PROPOSED PROGRAM:	Physics labs, Chemistry labs, Biology labs, shared Science classrooms, Physical Therapy, Massage Therapy, Medical Lab Technician
CHANGES:	<ol style="list-style-type: none">1. 40,300 SF remodel2. Renovate 13,100 SF of previously vacated space for temporary program relocation during other ongoing renovations3. Provide lab space for Medical Lab Technician program4. Provide lab space for Physical Therapy program5. Provide space for one additional Biology lab6. Provide lab space for Massage Therapy program



HCC | HENNING ACADEMIC COMPUTING CENTER

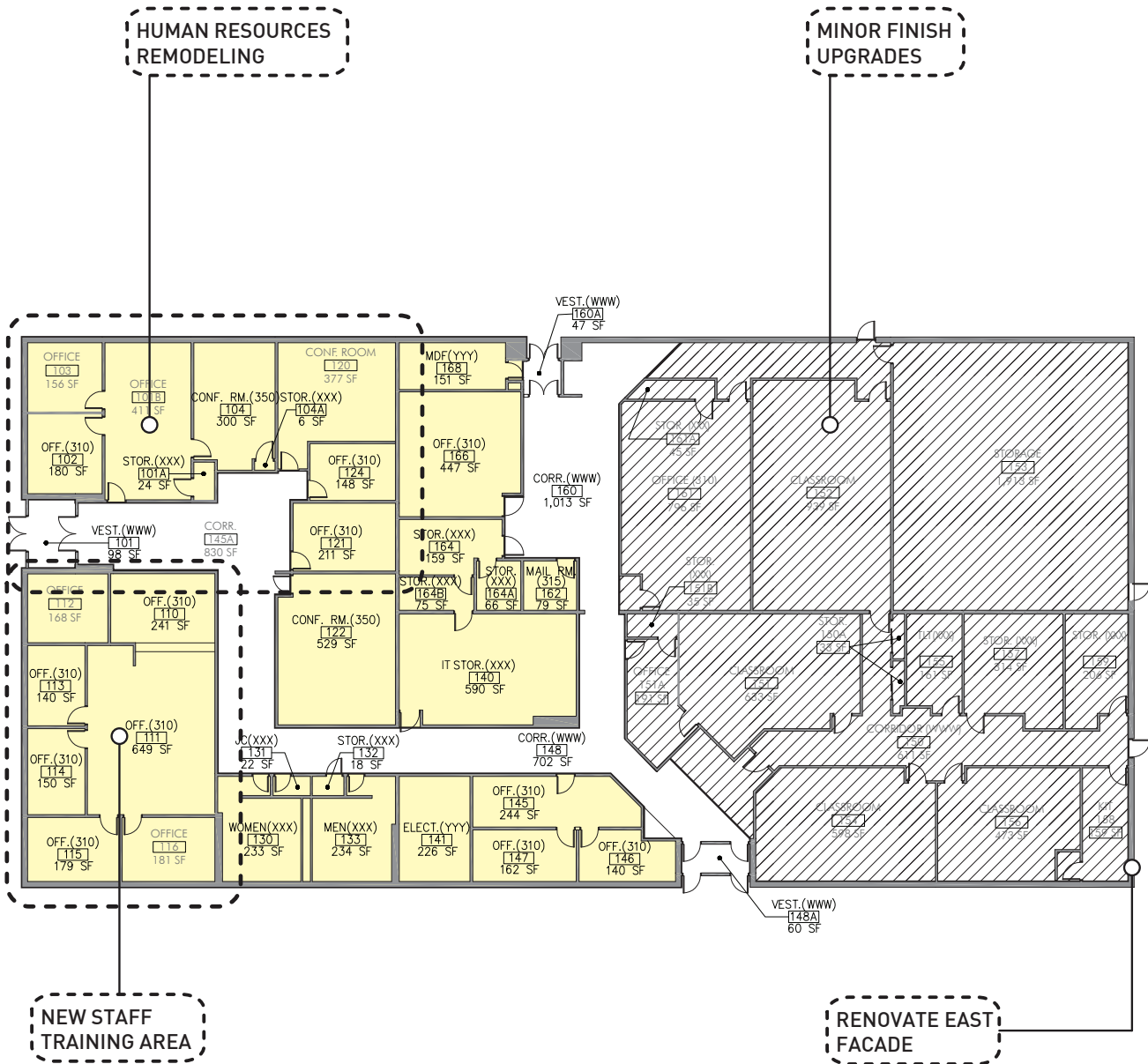


BUILT:	1994
RECOMMENDATIONS:	HCC will be remodeled to serve as a centralized location for Information Technology support and services, as well as the Educational Television program. Dedicated student computer labs in this building would be eliminated.
TYPE OF WORK:	Renovation
EXISTING SF:	16,700 SF
AREA OF WORK:	16,700 SF (+ Additional outdoor enclosed area for IT golf carts)
EXISTING PROGRAM:	TAC (Technical Assistance Center), computer classrooms, computer labs
PROPOSED PROGRAM:	TAC (Technical Assistance Center), IT Hub, Educational TV, IT equipment and outdoor vehicle storage, experimental/model classrooms (to be determined; can be cut for space)
CHANGES:	<ol style="list-style-type: none">1. 16,700 SF renovation2. Relocate IT services from DKN and COL to HCC3. Relocate Educational TV studio and related support spaces from COL to HCC4. Provide space for future program growth



A | BUILDING A

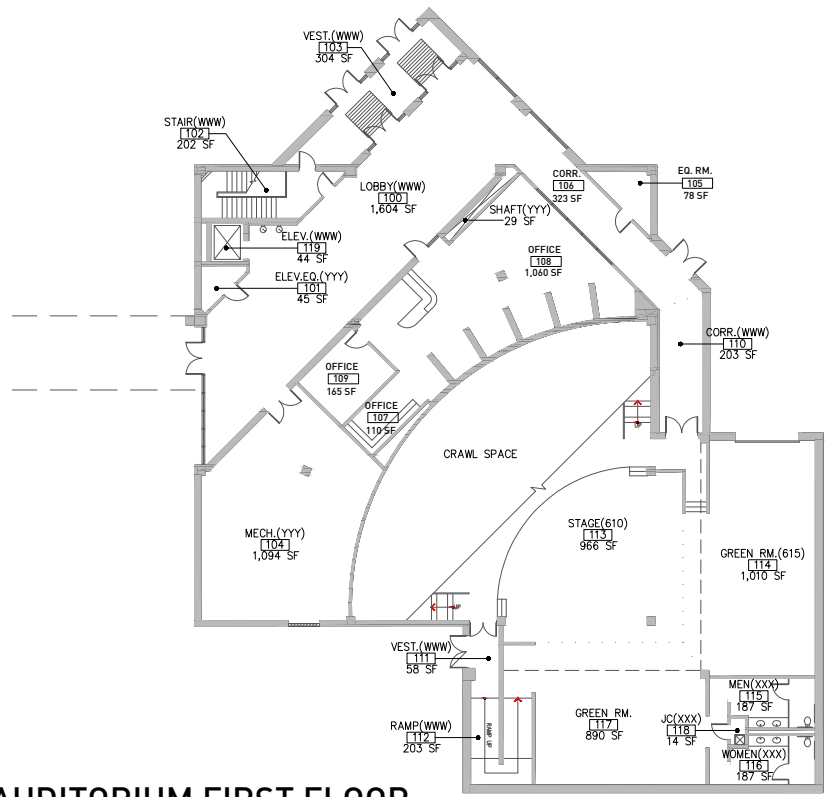
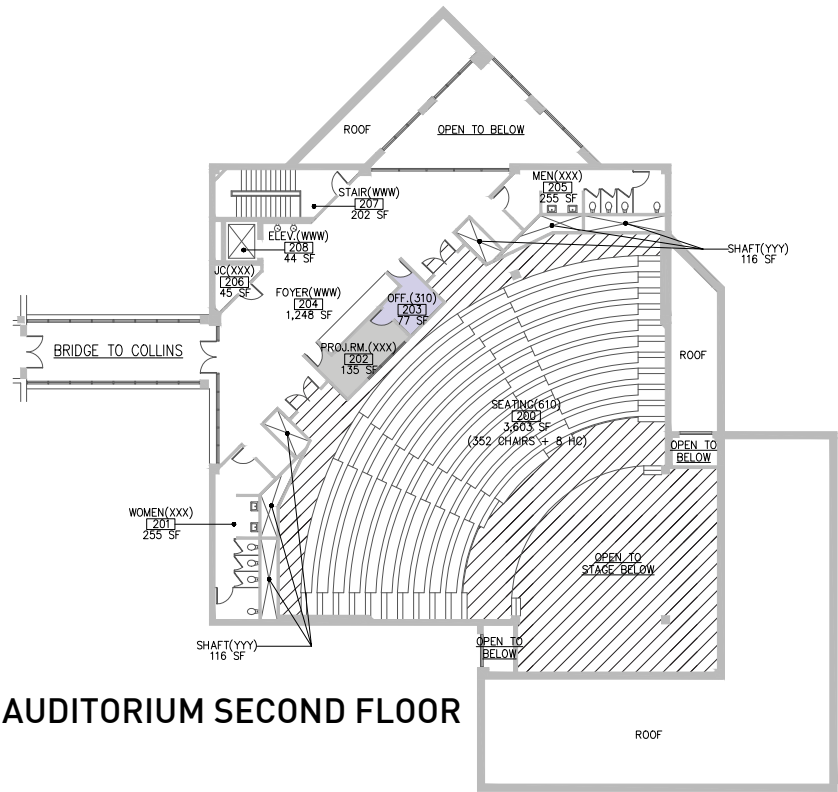
BUILDING A



BUILT:	1969
RECOMMENDATIONS:	Remodel selected spaces to allow for relocation of administrative offices. Internal space will be reorganized to take advantage of institutional synergies. All of Institutional Effectiveness will move from DKN to Building A. Community Education will be moved to the DWN campus and will be replaced by a new staff training area and expanded Human Resource facilities.
TYPE OF WORK:	Remodel
EXISTING SF:	18,624 SF
AREA OF WORK:	4,500 SF
EXISTING PROGRAM:	Human Resources, Community Education, Childcare (Classes), Institutional Effectiveness, minor IT storage, and CTE
PROPOSED PROGRAM:	Human Resources, Staff Training, Institutional Effectiveness, and minor IT storage
CHANGES:	<ol style="list-style-type: none">1. 4,500 SF remodel2. Relocate Institutional Effectiveness from DKN to A3. Provide location-specific storage closet for IT equipment4. Provide new Employee Development training area5. Renovate Human Resources to accommodate growth



AUD | AUDITORIUM

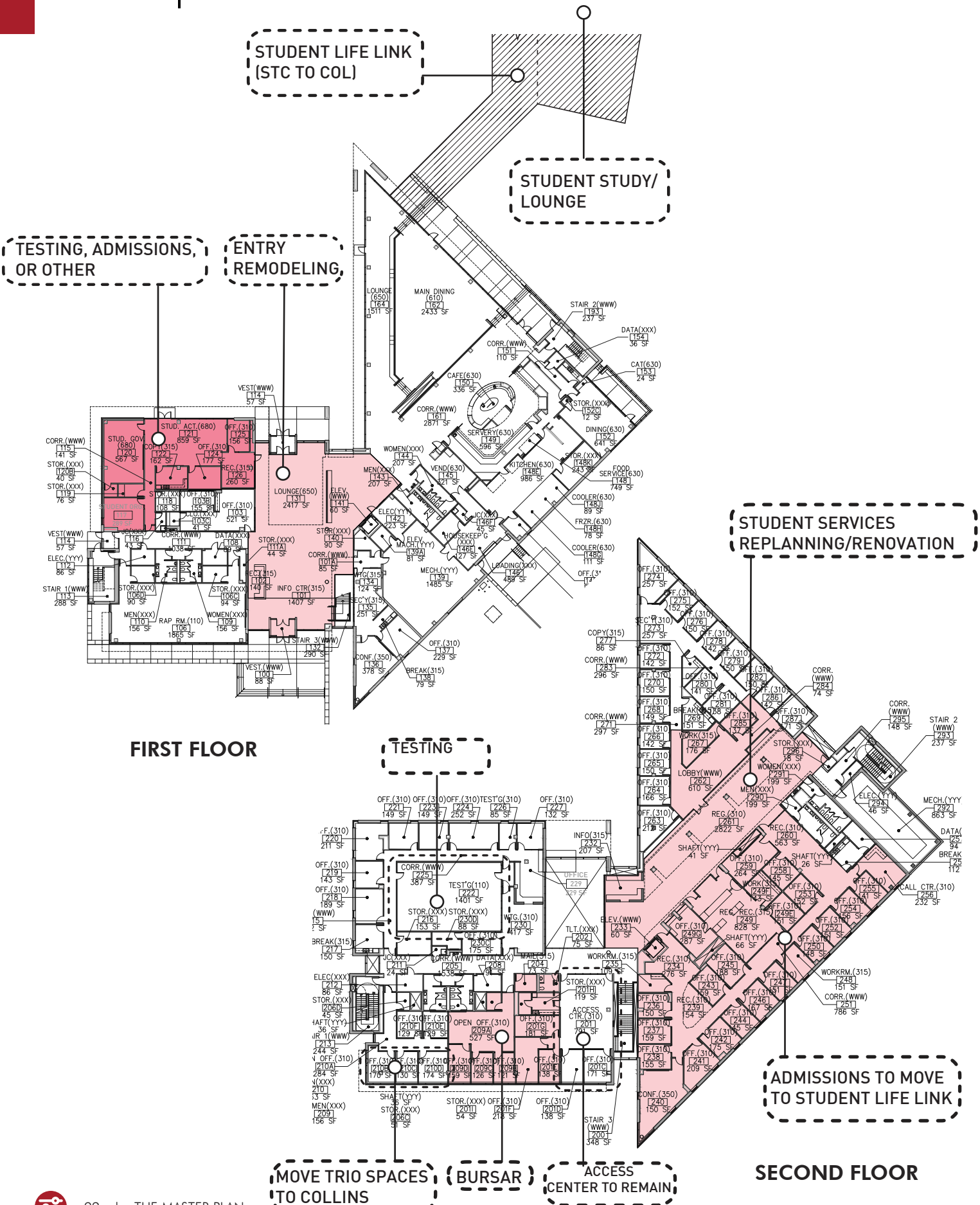


AUDITORIUM | AUD

BUILT:	1974
RECOMMENDATIONS:	Minor remodeling is proposed for portions of the building to allow it to continue functioning, including repairs of the stage and remodeling of the first floor to accommodate additional storage for the Music program's equipment.
TYPE OF WORK:	Remodel
EXISTING SF:	16,837 SF
AREA OF WORK:	800 SF
EXISTING PROGRAM:	Offices, Auditorium Functions, Event and Support Spaces, Adult Education
PROPOSED PROGRAM:	Offices, Auditorium Functions, Event and Support Spaces
CHANGES:	<ol style="list-style-type: none">1. 800 SF remodel2. Repair stage3. Improve ADA access4. Provide space on first floor for music program equipment storage5. Move Adult Education programs to Aurora Downtown Campus



STC | STUDENT CENTER



FIRST FLOOR

SECOND FLOOR



STUDENT CENTER | STC

BUILT:	2007
RECOMMENDATIONS:	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.
TYPE OF WORK:	Remodel
EXISTING SF:	65,367 SF
AREA OF WORK:	21,000 SF
EXISTING PROGRAM:	Student Life suite, Cafeteria/Dining Services, Student Services
PROPOSED PROGRAM:	Cafeteria/Dining Services, Student Services, Bursar
CHANGES:	<ol style="list-style-type: none">1. 21,000 SF remodel2. Remodel up to 16,000 SF of student services offices on the second floor to improve flow and delivery of services3. Remodel 5,000 SF of first floor entry into student study and lounge space4. Relocate Admissions from second floor into the vacated Student Life suite on the first floor5. Provide a connection to the new Student Life Link from the north corner of the cafeteria6. Reconfigure second floor seating to support circulation



SUPPORT PRIORITIES

AURORA DOWNTOWN CAMPUS (DWN)

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:

- 1 • Limited remodeling of roughly 12,000 SF across the first and second floors
- 2 • Limited remodeling of the first floor student services area
- 3 • Remodel food service area to improve adjacent student study and lounge space
- 4 • Renovate main lobby/entry sequence and waiting areas
- 5 • Renovate second floor offices for administrative use, moving from Sugar Grove (SG)
- 6 • Improve wayfinding and reception across entire building
- 7 • Evaluate space currently dedicated to Early Childhood Education
- 8 • Move Community Education program to DWN
- 9 • Provide lactation rooms and gender-neutral restrooms within the building
- 10 • Relocate some faculty from SG to DWN for General Education programs
- 11 • Improve TRIO/Student Support services
- 12 • Move Financial Aid from second floor to the first floor Student Services area

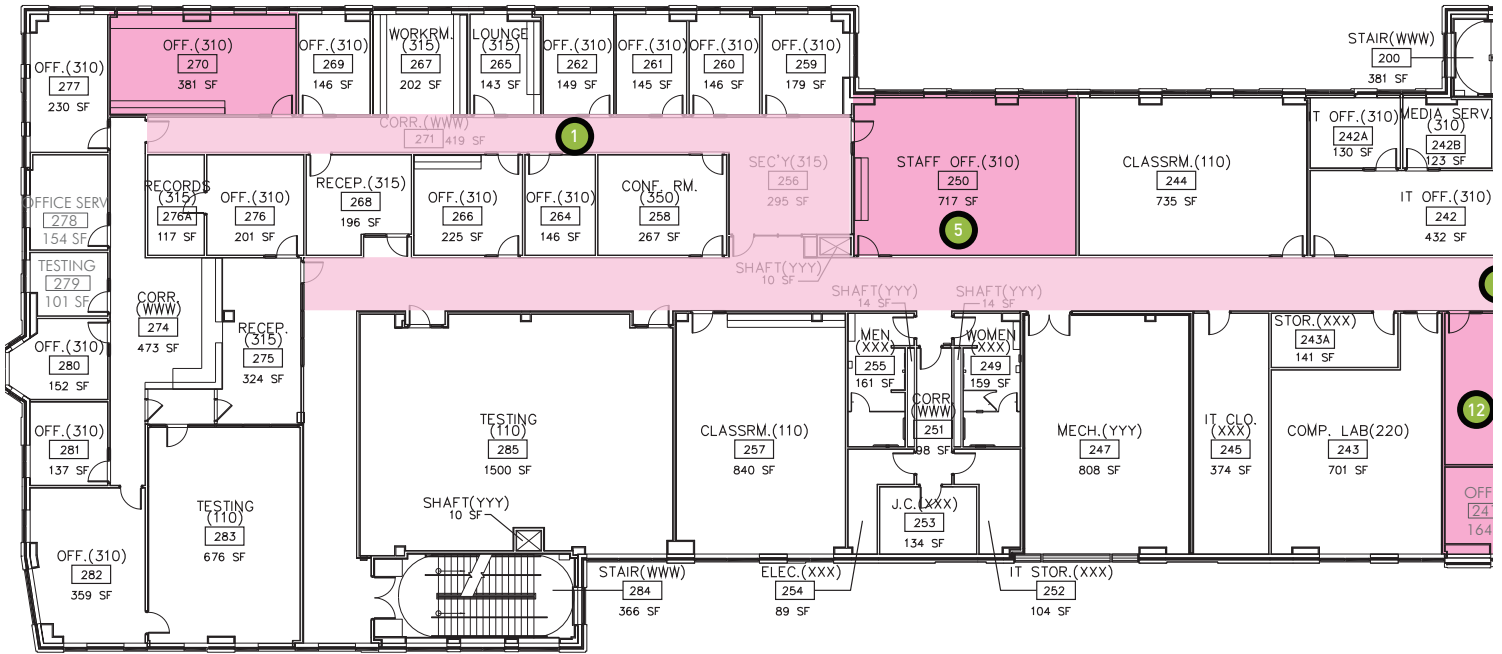
(Numbers above refer to images on pages 96-97)

AURORA DOWNTOWN | DWN

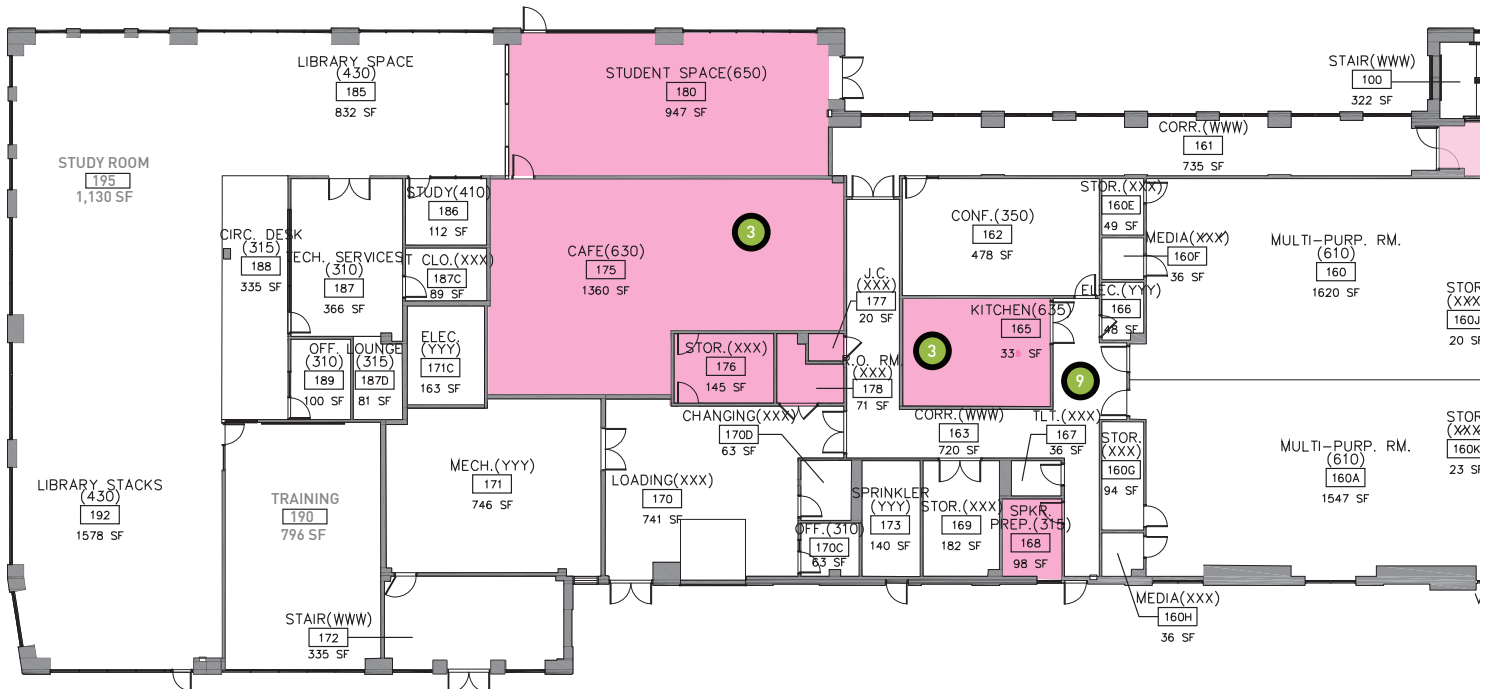
BUILT:	2011
CONDITION:	Excellent
RECOMMENDATIONS:	The main recommendations for the Aurora Downtown Campus are to reconfigure a portion of the first floor to improve the flow for student services, improve wayfinding, and be more welcoming. Minor remodeling of the second floor is planned to accommodate some of these adjustments.
TYPE OF WORK:	Limited remodeling
EXISTING SF:	132,000 SF
AREA OF WORK:	11,982 SF
EXISTING PROGRAM:	Multipurpose, Labs, Library, Bookstore, Cafeteria/Dining Services, Student Services, Offices, Classrooms
PROPOSED PROGRAM:	No program changes
CHANGES:	<ol style="list-style-type: none">1. Limited remodeling of roughly 12,000 SF across the first and second floors2. Limited remodeling of the first floor student services area3. Remodel food service area, improve adjacent student study and lounge space4. Renovate main lobby/entry sequence5. Renovate second floor offices for administration offices, moving from SG6. Improve flow of waiting/reception areas and relocate/modify security desk7. Improve wayfinding off of elevator lobby on each floor8. Move Adult Education program to DWN



DWN | AURORA DOWNTOWN



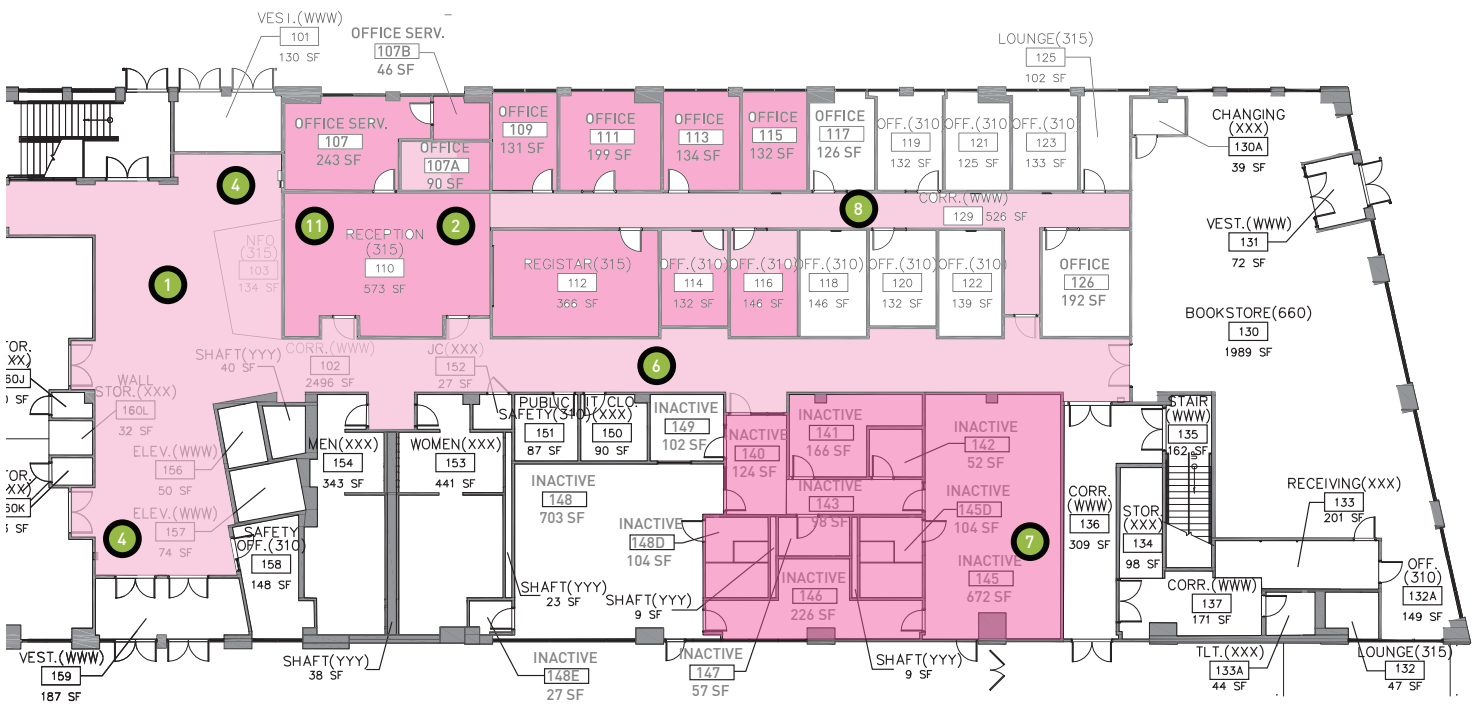
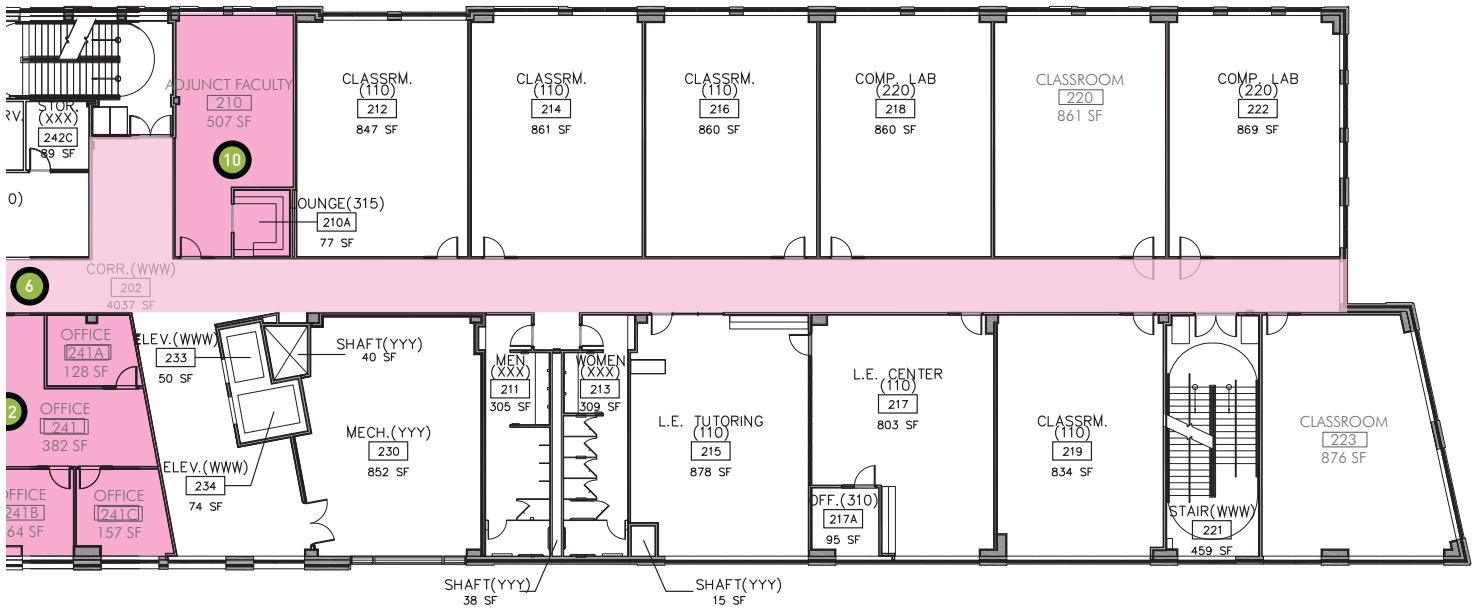
SECOND FLOOR



FIRST FLOOR



AURORA DOWNTOWN | DWN



INSTRUCTIONAL PRIORITIES

PLANO CAMPUS (PC)

PLANO CAMPUS (PC) – LIMITED REMODELING

The Community Needs Assessment completed in mid-2018 led to the Plano Campus being rebranded as the college's new Innovation and Design Center. Renovation would occur in approximately 4000 SF of space on the first floor, providing flexible space for Welding and related programs.

Proposed work:

- 1 • 4,000 SF remodeling
- 2 • Add Welding program
- 3 • Provide flexible space for new related manufacturing programs such as Production Technology and Computer-Aided Drafting & Design (CADD)
- 4 • Provide space for new CyberCenter and Hacker Labs for new Cybersecurity program
- 5 • Provide space for community partnerships

(Numbers above refer to images on pages 100-101)

PLANO CAMPUS | PC

BUILT:

2011

RECOMMENDATIONS:

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

TYPE OF WORK:

Limited remodeling

EXISTING SF:

132,000 SF

RENOVATION SF:

4,000 SF

EXISTING PROGRAM:

Multipurpose, Labs, Library, Bookstore, Cafeteria/Dining Services, Student Services, Offices, Classrooms

PROPOSED PROGRAM:

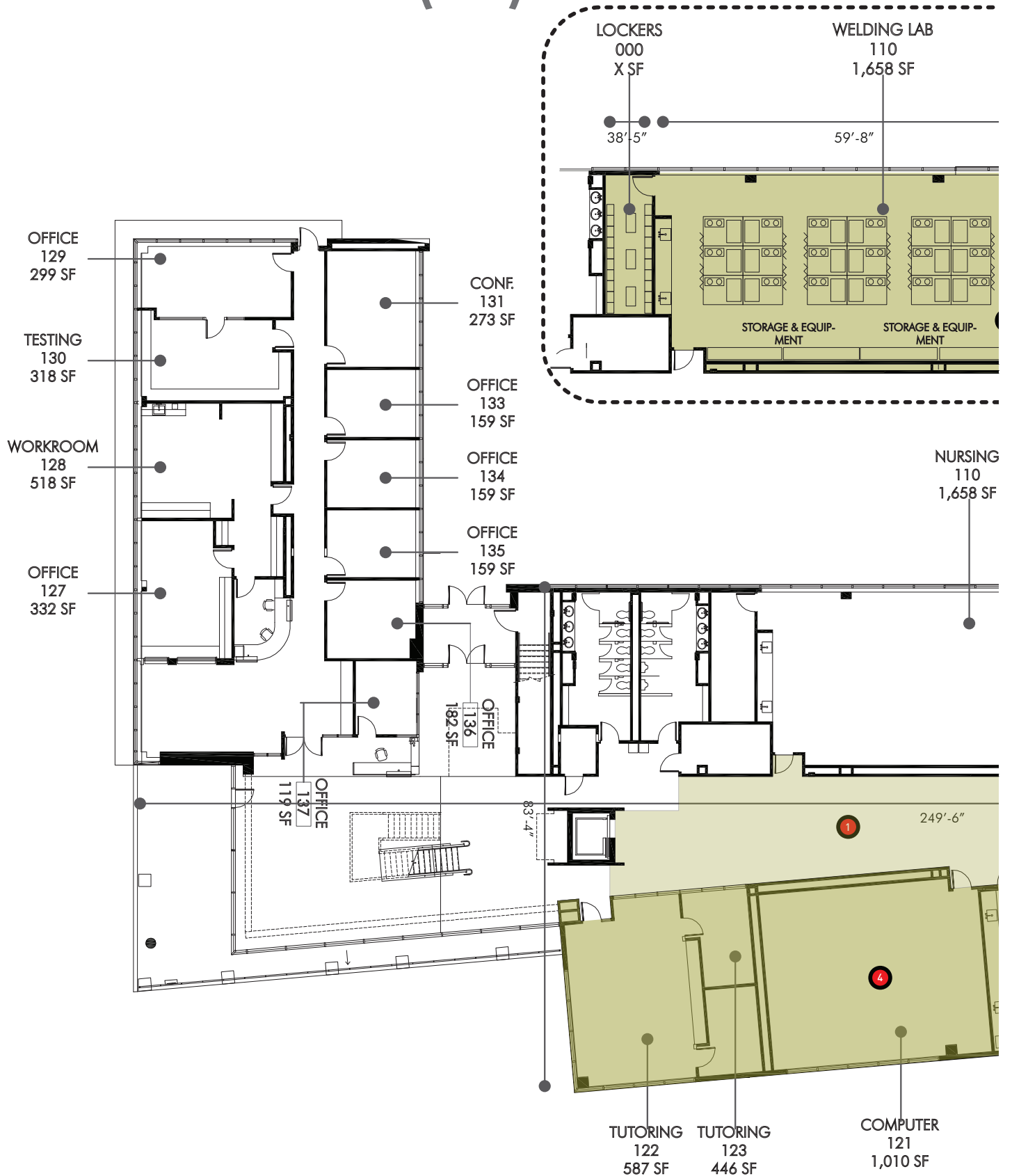
Multipurpose, Labs, Library, Bookstore, Cafeteria/Dining Services, Student Services, Offices, Classrooms, CAD program, Cyber Center, Welding, Production Technology, Kendall County Sheriff's Office Partnership Space

CHANGES:

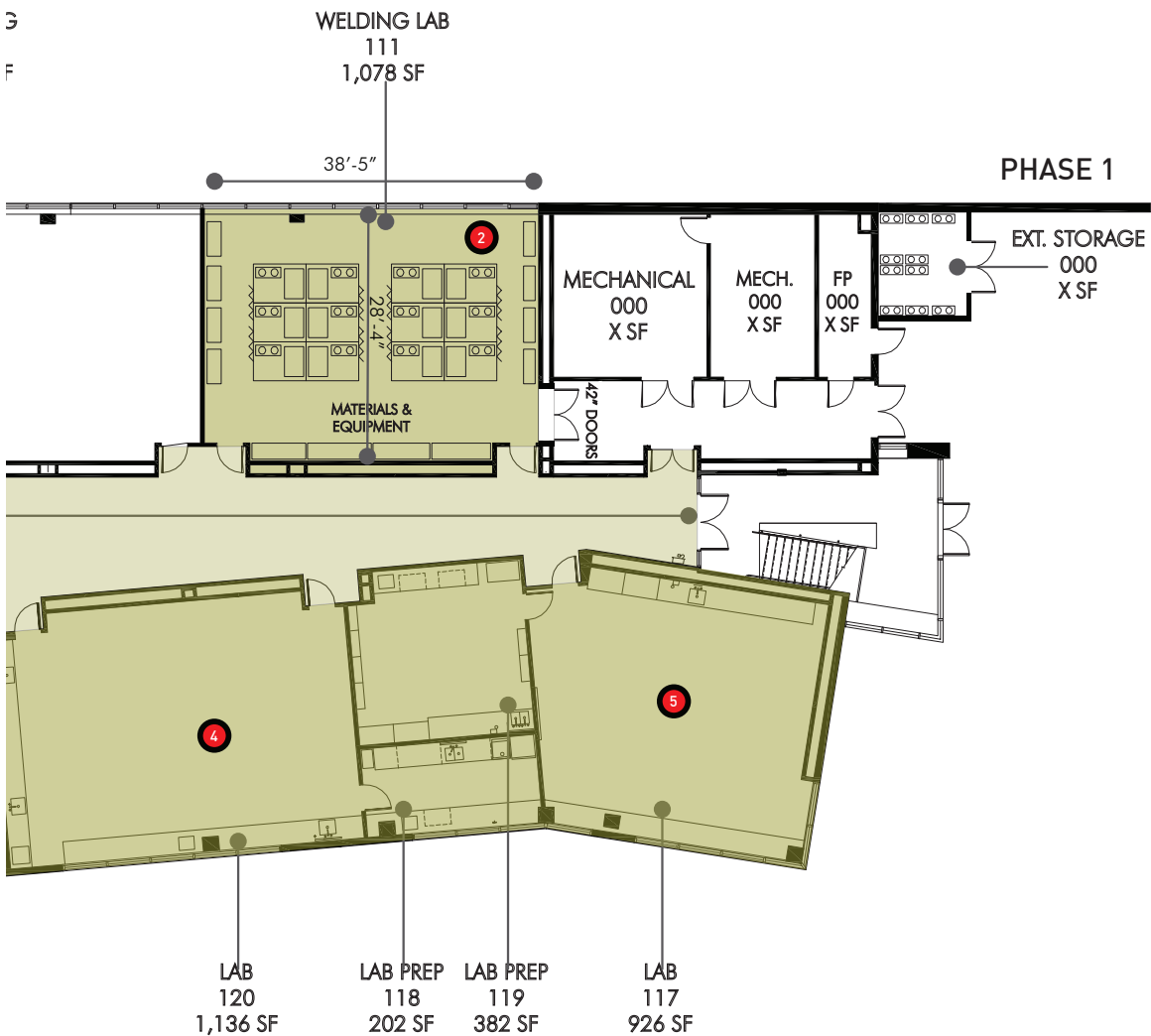
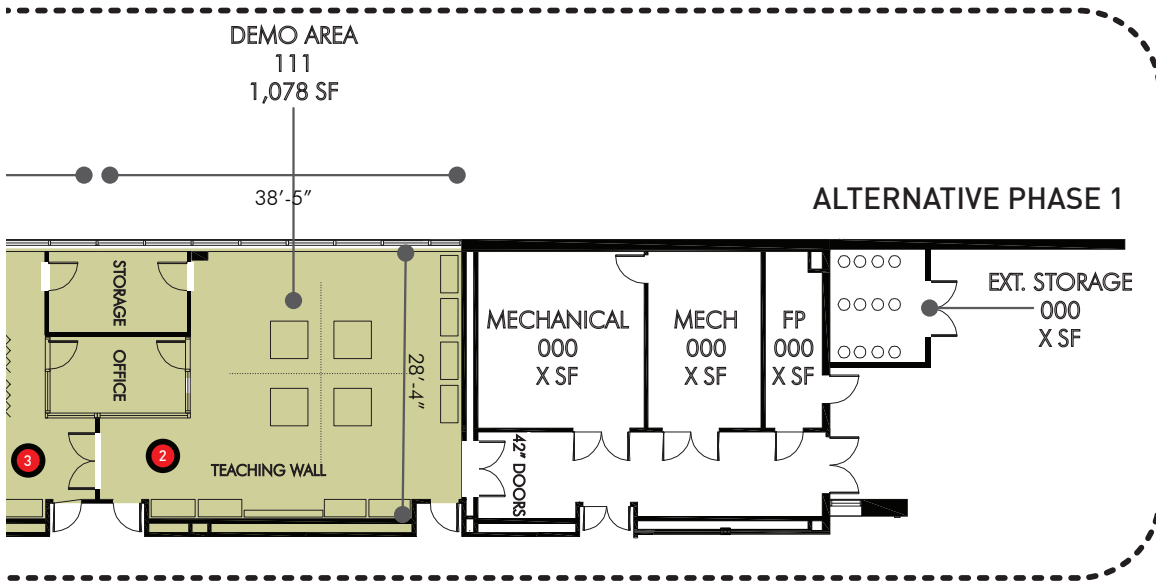
1. Renovation of 4,000 SF of first floor space for the Welding program, relocated from East Aurora High School
2. Provide space for new Production Technology program
3. Provide space for CAD program, moving from SG
4. Provide space for new Cyber Center and Hacker Labs for new Cyber security program
5.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



PC | PLANO CAMPUS



PLANO CAMPUS | PC





5

DESIGN GUIDELINES

CHAPTER 5

102 CHAPTER 5 DESIGN GUIDELINES

104 DESIGN GUIDELINES
108 SUSTAINABILITY STANDARDS
110 INCLUSIVITY GUIDELINES
112 SCHEDULE & PHASING



DESIGN GUIDELINES



ARCHITECTURAL DESIGN CRITERIA

The architectural design criteria were developed for building massing and exteriors with the goal of unifying multiple campuses and buildings through design. These standards will provide Waubonsee Community College campus space users and external professional service consultants with design options that they could select when undergoing a renovation or new construction project. The architectural design criteria should specifically address the key building elements such as facades (exterior walls), windows and curtain walls, doors and entrances, roofs and canopies, building systems, miscellaneous infrastructure, and art applied to architecture. The Campus Safety and Operations Department should be responsible for the interpretation of this criteria.

BUILDING ENVELOPE CRITERIA

The building envelope criteria should reflect applicable building and energy codes, as well as support Waubonsee Community College's own aspirations to exceed these targets. Potential building envelope criteria could create standards aimed at increasing exterior envelope thermal protection values by increasing insulation, improving air-tightness of the buildings (limiting air infiltration) and reducing the possibility for infiltration of pests, water, and mold.

New windows should be placed at key locations of key activities and exterior prominence to emphasize the use of each building, existing or new.

DESIGN GUIDELINES



INTERIOR DESIGN CRITERIA

The interior design criteria will apply to any renovation or new construction. The criteria should be standardized for spaces like entry vestibules, lobbies, public corridors, lounges, seating areas, public elevator lobby and cabs, stairways, and public restrooms.

The interior design standards will define the basis of design for the following interior finish categories:

- Ceilings
- Lighting
- Paint
- Flooring
- Walls
- Countertops/Millwork
- Elevator Cabs
- Furniture
- Fixed Accessories (Artwork/Displays/Bulletin Boards)
- Temporary or Non-Permanent Accessories
- Durable materials

Each finish category should include several color options, from warm to cool tones, accent colors, and acceptable floor patterns.

Interior development should address all ADA issues and respond to the diverse needs of the campus community.



DESIGN GUIDELINES



SITE DESIGN CRITERIA

The site design criteria outlines the external landscape and open space features and elements of Waubonsee Community College campuses. Site-related criteria will focus on creating a pedestrian-friendly campus that prioritizes its open spaces, maintaining and developing existing tree canopy, establishing targets for total land area under the tree canopy, and maintaining the integrity of the campuses' open spaces while accommodating growth, inclusion of native plantings that acknowledge the seasons, addition of shade and water elements, and creation of new gathering places of varying character that are harmonious with the existing surroundings. Additional site criteria should define features that will promote a physically identifiable and pleasing presence of the campus upon arrival and appropriately lit exteriors that support nighttime activities and promote security.

INTEGRATED SUSTAINABILITY STRATEGIES

The holistic approach to sustainability in higher education seeks to reduce negative impacts on the environment, improve building energy efficiency, and promote health and comfort of building occupants, thereby improving performance. Through integration of sustainable design strategies, Waubensee Community College will seek to reduce consumption of non-renewable resources, minimize waste, and create healthy, productive campus environments at all locations.

All renovation and new construction, building materials, and finishes should be considered with sustainable design and their long-term environmental impact in mind. Proposed strategies to be considered include:

- Limit energy required to operate buildings on all campuses
- Construct new buildings and/or renovate existing buildings using highly efficient mechanical systems and LED lighting
- Use geothermal and solar water heating-supported HVAC, and other renewable energy strategies on campus where appropriate

Additional sustainability strategies can be aimed at increasing access to public and alternative transportation, incorporating native plantings that acknowledge the seasons, adding shade and water elements, creating reflective roof and hardscape surfaces that will minimize heat-island effect, and installing permeable parking surfaces to improve stormwater management.

In short, there are eight main imperatives to the design guidelines, summarized as follows and on the next two pages:

- Improved access to public transportation
- Renovate existing buildings using highly efficient mechanical systems and LED lighting
- Reduce energy required to operate buildings
- Native plantings that acknowledge the seasonal changes
- Permeable parking surfaces to improve stormwater management
- Renewable energy integrations for new buildings
- Geothermal well fields
- Install reflective white roofs



SUSTAINABILITY STANDARDS



SUSTAINABILITY STANDARDS

- ① IMPROVED ACCESS TO PUBLIC TRANSPORTATION
 - **Dedicated routes via Pace buses**
 - **Bus shelters, benches, warming stations**
 - **Shuttle bus service to connect various campuses**
- ② RENOVATE EXISTING BUILDINGS USING HIGHLY EFFICIENT MECHANICAL SYSTEMS AND LED LIGHTING
 - **Refer to SEDAC documents for building-specific suggestions**
- ③ REDUCE ENERGY REQUIRED TO OPERATE BUILDINGS
 - **Require all renovations and new construction to meet basic energy use standards**
 - **Install automated energy metering systems in new construction to monitor use**
- ④ INTRODUCE NATIVE PLANTINGS THAT ACKNOWLEDGE SEASONAL CHANGES
 - **Introduce native plantings that help with water and soil retention**
 - **Use local flora to create a sustainable, year-round landscaping plan**
- ⑤ PERMEABLE PARKING SURFACES TO IMPROVE STORMWATER MANAGEMENT
 - **Phased installation of permeable paving surfaces to offset strain on existing detention ponds and prevent flooding**
- ⑥ RENEWABLE ENERGY INTEGRATION FOR NEW BUILDINGS
 - **Seek grant funding to expand renewable energy use on campus**
- ⑦ GEOTHERMAL WELL FIELDS
 - **Bolster existing geothermal wells with additional wells strategically placed throughout the campus**
 - **Build new wells to offset increased power demand from new construction**
- ⑧ INSTALL REFLECTIVE WHITE ROOFS
 - **Reduce the amount of energy needed to cool buildings by installing reflective roof panels or paint on existing and new roofs.**



INCLUSIVITY GUIDELINES

INTRODUCTION

One priority that emerged during conversations with college stakeholders at all levels was the need for inclusive, private spaces across all four campuses to better support the goals of the 2017-2019 Transformational Plan calling for diversity and community engagement as key guiding principles for Waubonsee Community College.

To meet these goals, new guidelines are proposed for all major renovation and new construction projects across all four campuses.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE

One of the earliest pieces of inclusion-specific laws was enacted in the United States in 1990. The ADA states that all commercial and public entities featuring “places of public accommodation” must follow its guidelines. It has been updated several times since, most recently in 2010.

Among other things, the ADA ensures access to the built environment for people with disabilities. The ADA establishes minimum design requirements for new construction and alteration of existing spaces. It provides acceptable criteria for building components such as ramps, elevators, stairs, signage, and counter heights. These guidelines ensure that the best Waubonsee has to offer is available for everyone.



INCLUSIVITY GUIDELINES

LACTATION / MOTHERS' ROOMS

To promote employee health and family development, Waubonsee will provide dedicated lactation rooms, also referred to as nursing or mother's rooms. They should be comfortable, private, and accessible environments that enable employees to pump two or three times in an eight-hour day. The facility should also have provisions for refrigerating and storing milk, washing bottles, and storing other pumping equipment.

While lactation rooms are not required by building codes, they are sometimes regulated by labor or health and safety codes. The Fair Labor Standards Act of 1938 was amended in 2010 to include a provision for new mothers called "Break Time for Nursing Mothers Provision," which requires companies with more than 50 employees to provide new mothers with adequate spaces in which to pump (other than a bathroom) that is free from intrusion by coworkers or the general public.

GENDER-NEUTRAL TOILET ROOMS

To promote an inclusive and non-threatening college atmosphere, Waubonsee should lead with design by providing accessible single-user toilet rooms. The 2018 International Building Code, Section 2902.1.2 reads: "Single-user toilet facilities and bathing rooms, and family or assisted-use toilet and bathing rooms shall be identified for use by either sex."

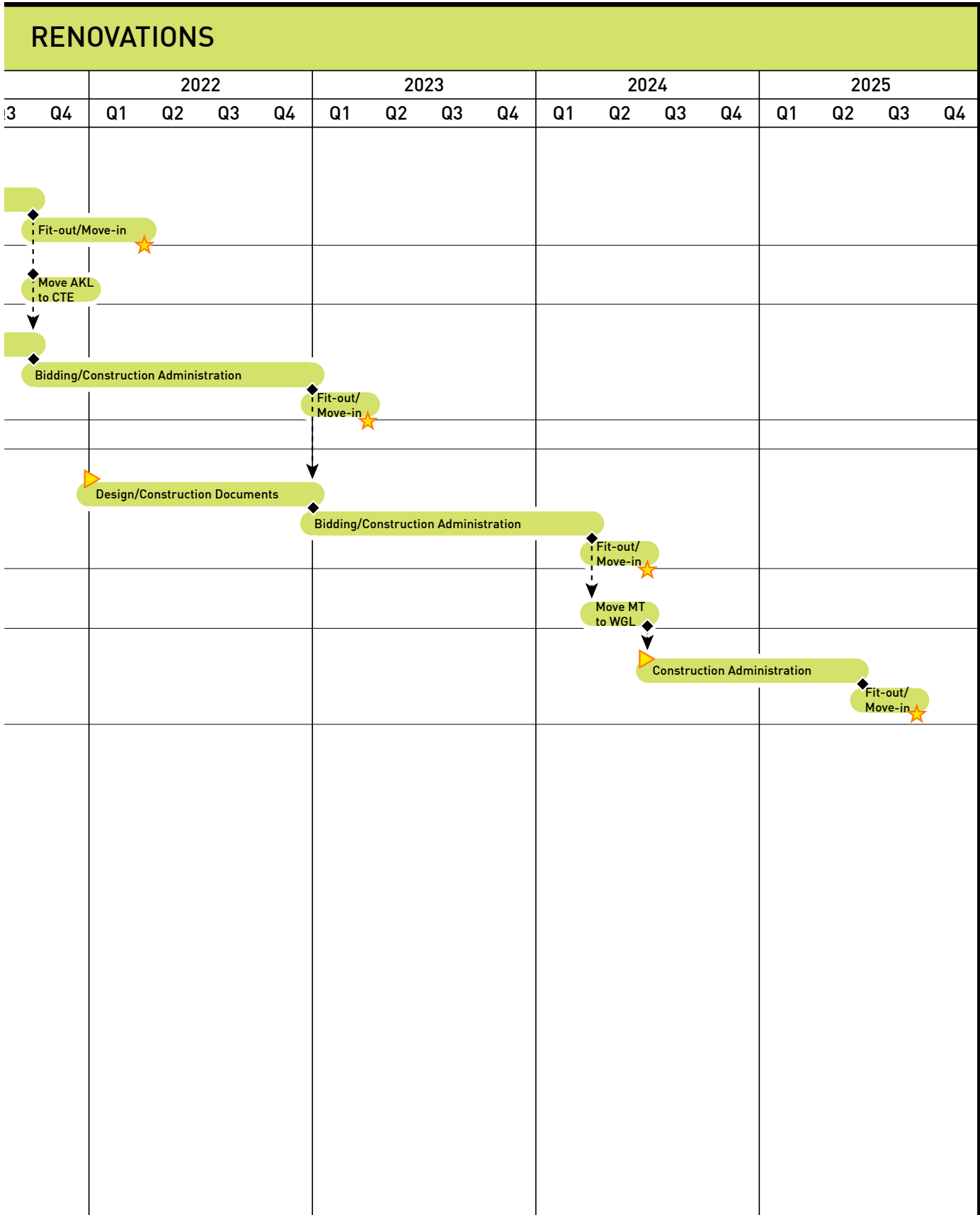
These guidelines not only create more comfortable spaces for all employees and visitors, but also demonstrate a commitment to leadership in the workplace.



SCHEDULE & PHASING

ACADEMIC												
PHASE	TASK NAME	2019				2020				2021		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
1	CTE construction - Design - Bidding/Construction Admin - Fit-out/Move-in			Design/Construction Documents				Bidding/Construction Administration				
2	AKL remodel prep - Move AKL occupants to CTE											
3	AKL remodel phase A - Design - Bidding/Construction Admin - Fit-out/Move-in							Design/Construction Documents				
4	(No Green-track activity in Phase 04)											
5	WGL remodel - Design (WGL + AKL) - Bidding/Construction Admin - Fit-out/Move-in											
6	AKL remodel phase B - Move MT prog. from AKL to WGL											
7	AKL remodel phase C - Bidding/Construction Admin - Fit-out/Move-in											

SCHEDULE & PHASING



SCHEDULE & PHASING

ADMINISTRATIVE												
PHASE	TASK NAME	2019				2020				2021		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
1	HCC remodel - Design/Construction Docs - Bidding/Construction Admin - Fit-out/Move-in											
2	DKN remodel prep - Move CE from AUD to DWN - Move Foundation Room to AUD - Move IT and Ed. TV to HCC											
3	DKN remodel phase A (2F) - Move Pres. & BOT to 1F IT/TAC - Renovate 2F DKN											
4	DKN remodel, phase B (2F) - Move Pres. & BOT to 2F - Move M&C/Finance to 1F IT/TAC - Move IE to Bld. A - Move Prog. Dev. out - Bidding/Construction Admin											
5	DKN remodel phase C (1F) - Move M&C/Finance to 2F - Construction of Fnd.Rm/Adv. - Construction of PD/Bookstore											
6	DKN remodel phase D (1F) - Move Fnd.Rm from AUD to DKN											
7	AUD renovation - Design/Construction Docs - Bidding/Construction Admin - Fit-out/Move-in											

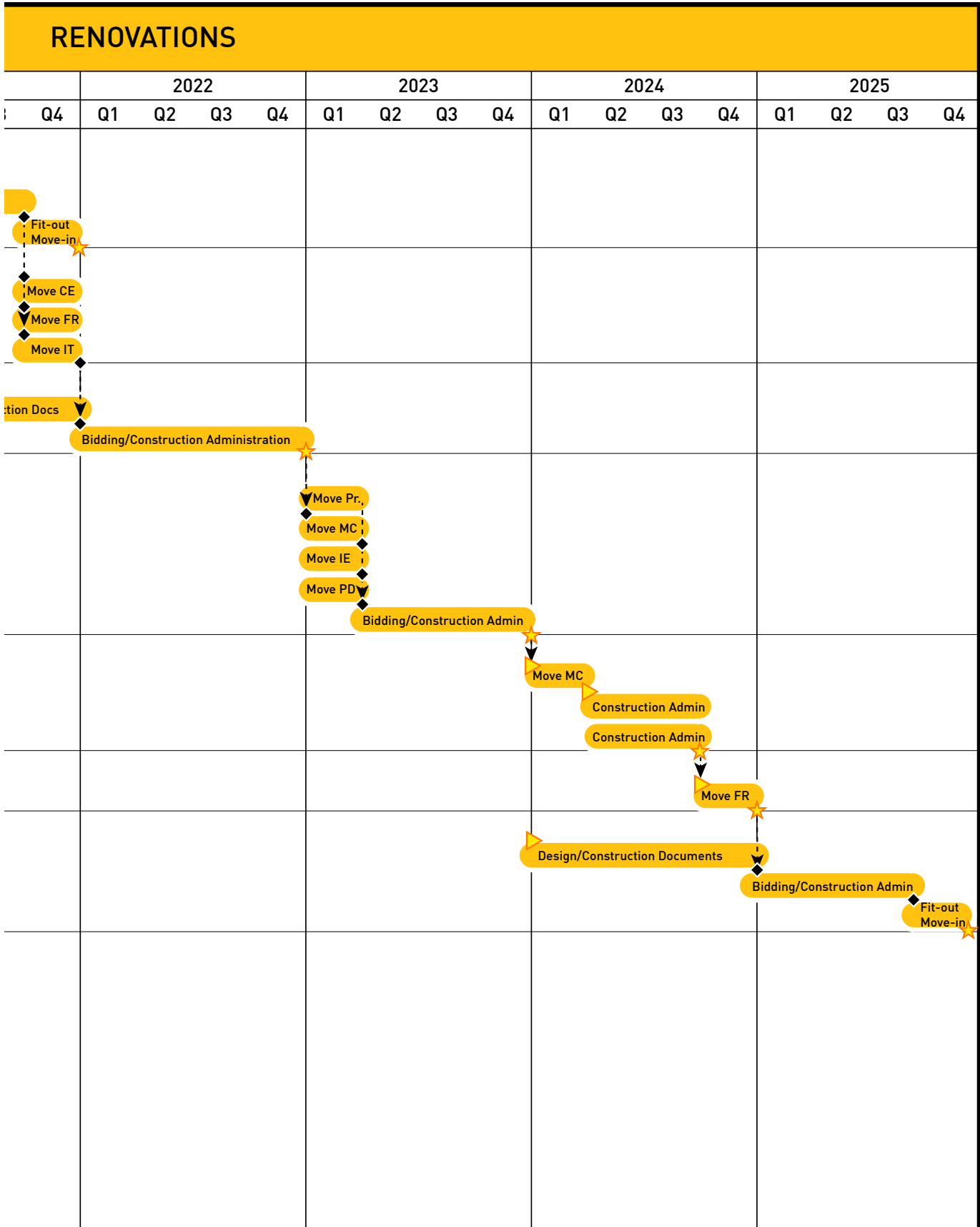
Design/Construction Documents

Bidding/Construction Administration

Design/Constructi



SCHEDULE & PHASING



SCHEDULE & PHASING

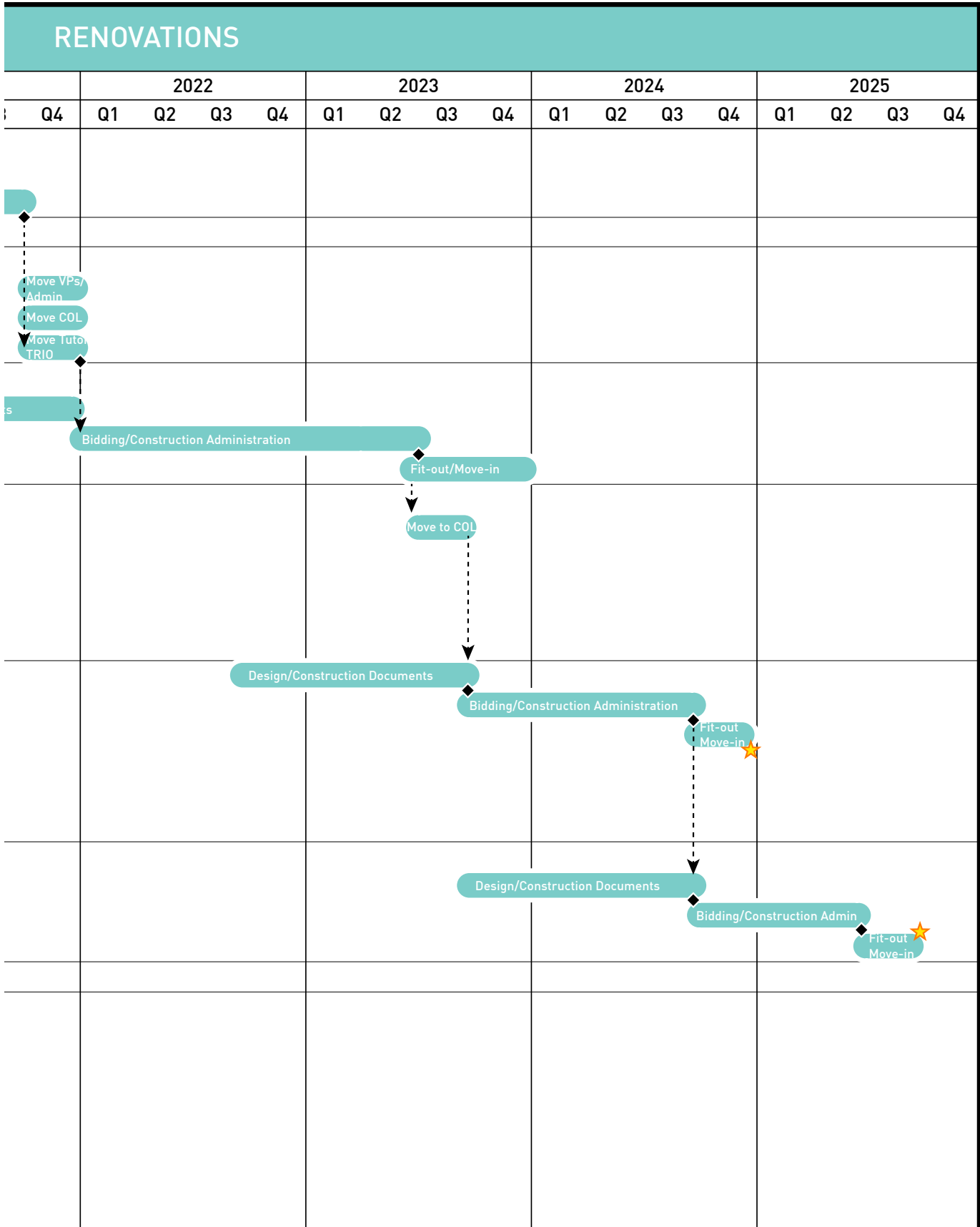
STUDENT SERVICES												
ID	TASK NAME	2019				2020				2021		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
1	Student Life Link construction - Design/Construction Docs - Bidding/Construction Admin											
2	Fit-out/Move SL into Student Life Link											
3	Prep COL for renovation - Move VPs and AS to old STC SL - Move 2F COL to WGL/AKL - Move Tutor/TRIO to WGL/AKL											
4	Renovate COL - Program/Design/Constr. Docs - Bidding/Construction Admin - Fit-out/move-in											
5	Prep STC for remodel - Move into COL: - Library - Tutoring - Employee Development - VALEES											
	STC remodel - Design/Construction Docs - Bidding/Construction Admin - Move Admissions to 1F - Reconfigure STC SS area - Fit-out/move-in											
6	Renovate Bldg. A - Design/Construction Docs - Bidding/Construction Admin - Fit-out/move-in											
7	(No Aqua-track activity in Phase 07)											

Design/Construction Documents

Bidding/Construction Administration

Programming/Design/Construction Documents

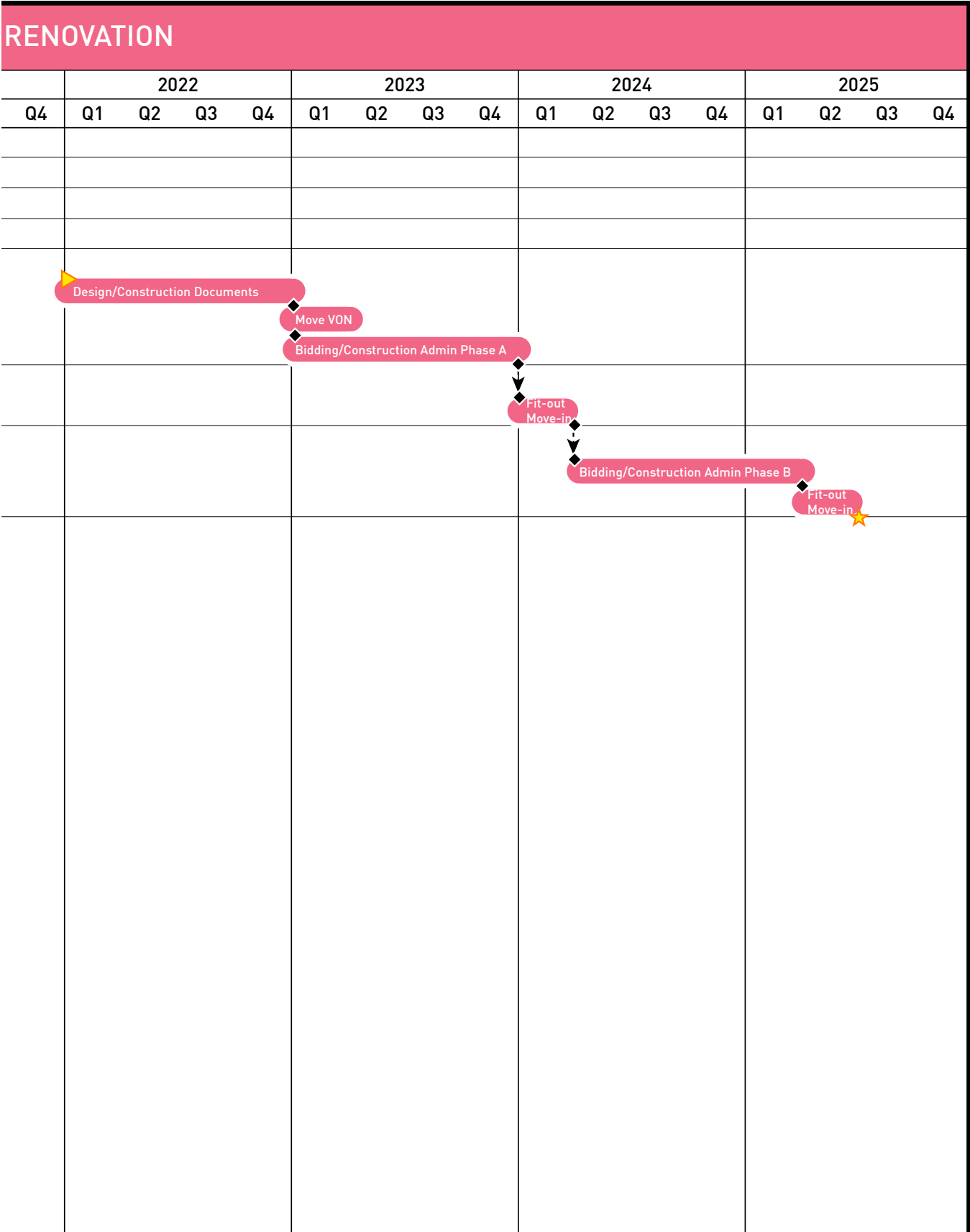
SCHEDULE & PHASING



SCHEDULE & PHASING

VON OHLEN												
ID	TASK NAME	2019				2020				2021		
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3
1	(No Peach-track activity in Phase 01)											
2	(No Peach-track activity in Phase 02)											
3	(No Peach-track activity in Phase 03)											
4	(No Peach-track activity in Phase 04)											
5	VON remodel Phase A - Design/Construction Docs - Move VON staff to AUD - Bidding/CA Phase A											
6	Fit-out/move-in to VON - Fit-out/move-in											
7	VON remodel Phase B - Bidding/CA Phase A - Fit-out/move-in											

SCHEDULE & PHASING





SUGAR GROVE | AURORA DOWNTOWN | AURORA FOX VALLEY | PLANO



WAUBONSEE
COMMUNITY COLLEGE

Where futures take shape

LEGATARCHITECTS