

## PART V - DESCRIPTION OF FACILITY MASTER PLAN PROJECTS INCLUDING COST ESTIMATES

### 1. Northeast Regional Center Expansion including expanding the Center and reworking the library and student support space.

#### Goal A1

A1. Fully develop the space implications associated with the redefinition of Regional Centers as degree-granting centers. Issues to be addressed include:

- 1) Optimal size of facilities and desirable expansion options.
- 2) Adequacy of library and other support services.
- 3) Need for additional labs and other specialized program spaces.
- 4) Future parking needs.

#### Problem Statement

##### Capacity of Northeast Regional Center.

The current Northeast Regional Center opened in 1994. The current facility is in a 60,000 square foot former office building which was comprehensively redesigned and retrofitted to address its current usage as an instructional facility. At the time the building and the property surrounding this site were acquired, the College developed a Master Plan for the site which would allow a second building of the same size as the current building to be constructed. The Redevelopment Authority (RDA), from whom the College received authorization to acquire the property, allowed the current land holdings which encompass approximately 12 acres to be acquired, with the understanding that eventually the College would build a second 60,000 square foot building at the site. The planning assumption was that the second building would be built on the parking lot at the immediate rear of the current site, and that the lost parking spaces would be resituated on the open field at the rear of the property. There is unutilized parking capacity available at the Northeast Regional Center, and an expansion of enrollments could be accommodated without creating either a traffic or parking problem at that location. Enrollments at the Northeast Regional Center have grown consistently since the Center opened in 1994, and the planned capacity for the Center has greatly been exceeded. In the Fall 2002 term, over 500 students were enrolled at Saint Hubert's, at a location south of the current Northeast Center. Many



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enrolled at Saint Hubert's because there were no class seats available at the Northeast Regional Center. Classroom space for heavily demanded non-credit programs is no longer available at the College.

Expansion of the Northeast Regional Center to encompass a second building would allow the College to address many of the issues associated with overcrowding, including those surrounding the library and academic services described below. The design of the 1994 Center predates the College's current model with respect to delivery of student services. Many of the existing classrooms in the Northeast Regional Center cannot easily be adapted to support the growing use of computer technology. Because of room size constraints, it will be difficult to create additional computer classrooms within the current building. The current Center also suffers from a lack of appropriate storage, inadequate office space for administrators and support staff, and cannot support additional programs requiring specialized laboratories.

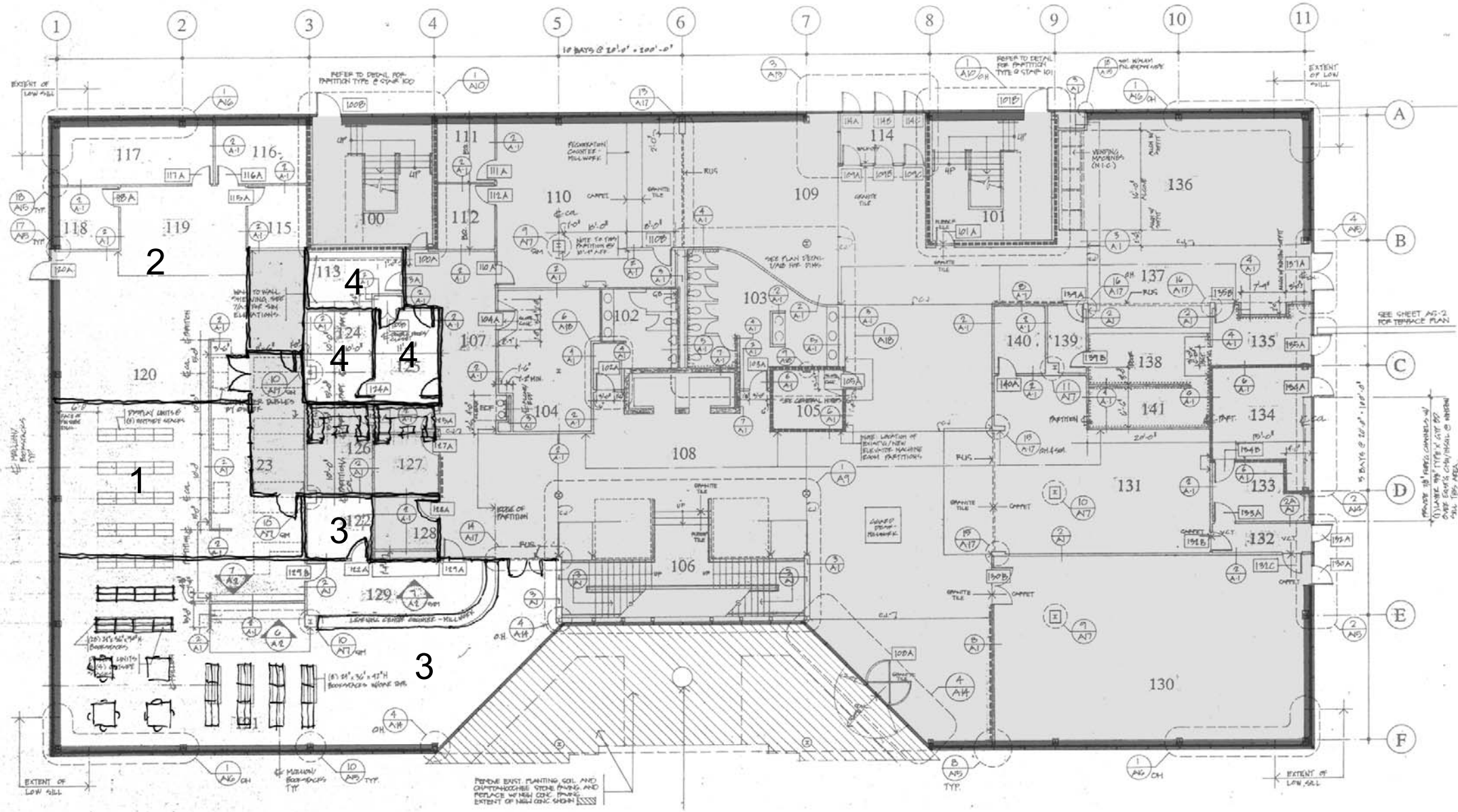
### Library and Academic Services

The original design for the Northeast Regional Center was to have a large multi-purpose space designed to be shared by the library, learning lab and open-computer student lab. The sharing of a large open area, with one access point for three different programmatic areas, has not worked well. A concern about book and periodical security has resulted in library resources not being made available at the Northeast Regional Center. There has been difficulty with the original concept of a shared staff approach to managing the three activities. The open lab computers are not usable for bibliographic instruction. The large credit enrollment in degree programs at the Northeast Regional Center makes it essential that more comprehensive library resources be provided as soon as possible.

### **Proposed Solution - Short Term**

To address the current dysfunctionality in the Student Support spaces, the current open space that is intended to serve as the library, open lab and learning lab would be divided into three separate self-contained spaces. To establish the additional required corridor and office space, a section of the current student enrollment services spaces would be converted into office space. While this solution will provide three separately controlled spaces and address the management issues currently associated with attempting to have all three functions share the same entrance, it will not address the larger problem of the need for larger student support spaces and additional offices within the Northeast Regional Center.





**first floor**

- 1 Computer Lab
- 2 Learning Center
- 3 Library
- 4 Councilor's Office



## Proposed Solution - Long Term

The original Master Plan for the Northeast Regional Center will be implemented. A second building will be built at the rear of the current Center with a one-story atrium connecting the two buildings. To satisfy parking requirements, 200 new parking spaces will be created along with approximately 70 spaces to replace those lost by construction of the second building.

## Cost Estimate

Short Term - Library/ Open Lab/ Learning Lab Renovation

Total Construction Cost: \$152,850.00

Long Term - Northeast Regional Center Academic Building

Total Construction Cost: \$13,158,180.00

*(Note: All estimates are in 2003 dollars. On average, construction costs increase 1% to 2% per year. See detailed cost estimate prepared by Turner Construction in Appendix A)*



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