

2. **Northwest Regional Center Expansion including completing the South Building, developing parking (including expanding lot (tear down Paley) and two-level deck), and future expansion options.**

### **Goal A1**

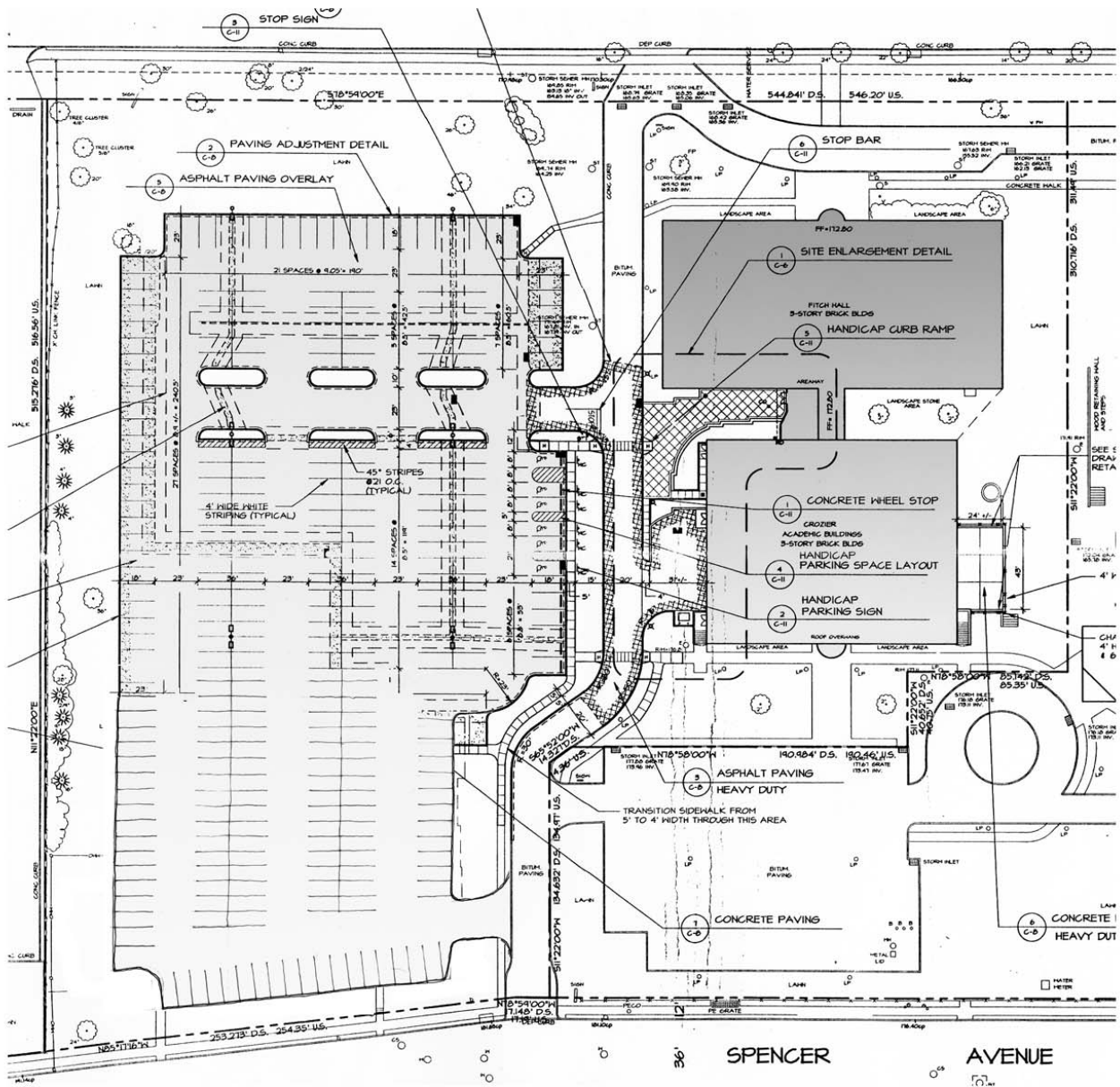
- A1. Fully develop the space implications associated with the redefinition of Regional Centers as degree-granting centers. Issues to be addressed include:
- 1) Optimal size of facilities and desirable expansion options.
  - 2) Adequacy of library and other support services.
  - 3) Need for additional labs and other specialized program spaces.
  - 4) Future parking needs.

### **Problem Statement**

#### Inadequate Instructional Space

The Northwest Regional Center opened in Fall 1999 in two buildings previously owned and occupied by the Pennsylvania College of Optometry. The 90,000 square foot complex, erected in 1969, was completely redesigned to accommodate the College's programmatic requirements for the Northwest Center. Enrollments at the Center exceeded the College's original projections in the first year of operation, and have grown significantly in each subsequent year. Because of funding constraints and uncertainty with respect to the enrollment potential, the College originally developed three floors in the A Building and portions of the first and second floors of the B Building. During the second year of occupancy based upon the large enrollment demands, the remainder of the first and second floors of the B Building were developed to accommodate growing non-credit programmatic requirements in the Division of Community Services and in the College's credit programs. However, the third floor of the B Building, which contains approximately 15,000 gross square feet, has not been developed for classrooms. At the time of the redevelopment of the A and B Buildings, the interior demolition of the third floor of the B Building was completed and building services were roughed-in. However, no partitioning was installed and the elevator which serves the third floor of the B Building was not replaced. In order to open the third floor of the B Building, an overhaul or replacement of the B Building elevator will be required. A growing issue at the Northwest Regional Center is associated with parking. See comments below.





current spaces : 202  
 additional spaces required @ 200 s.f. : 73  
 proposed additional spaces : 90

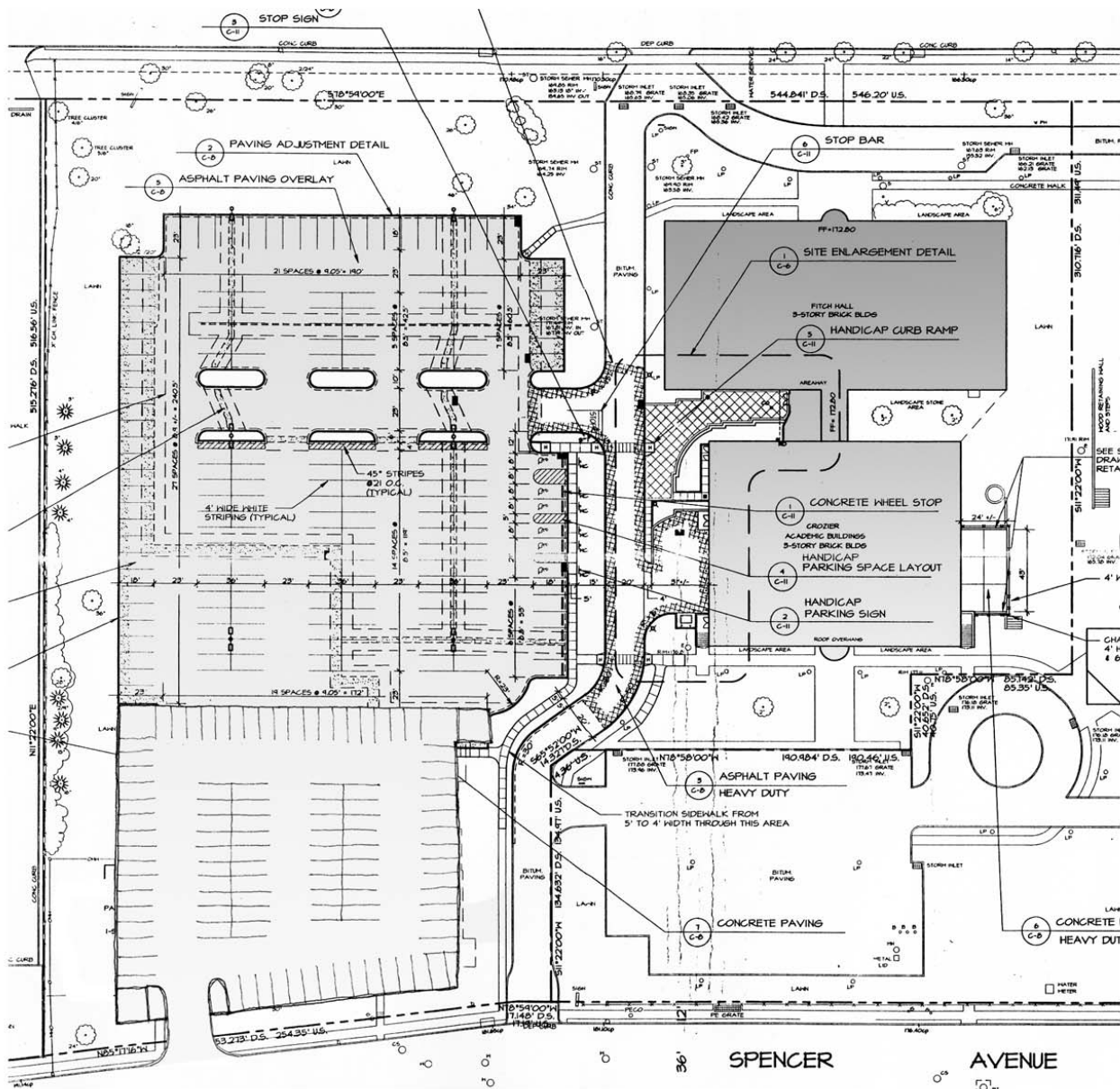
total spaces : 292



# Master Plan Update

2003





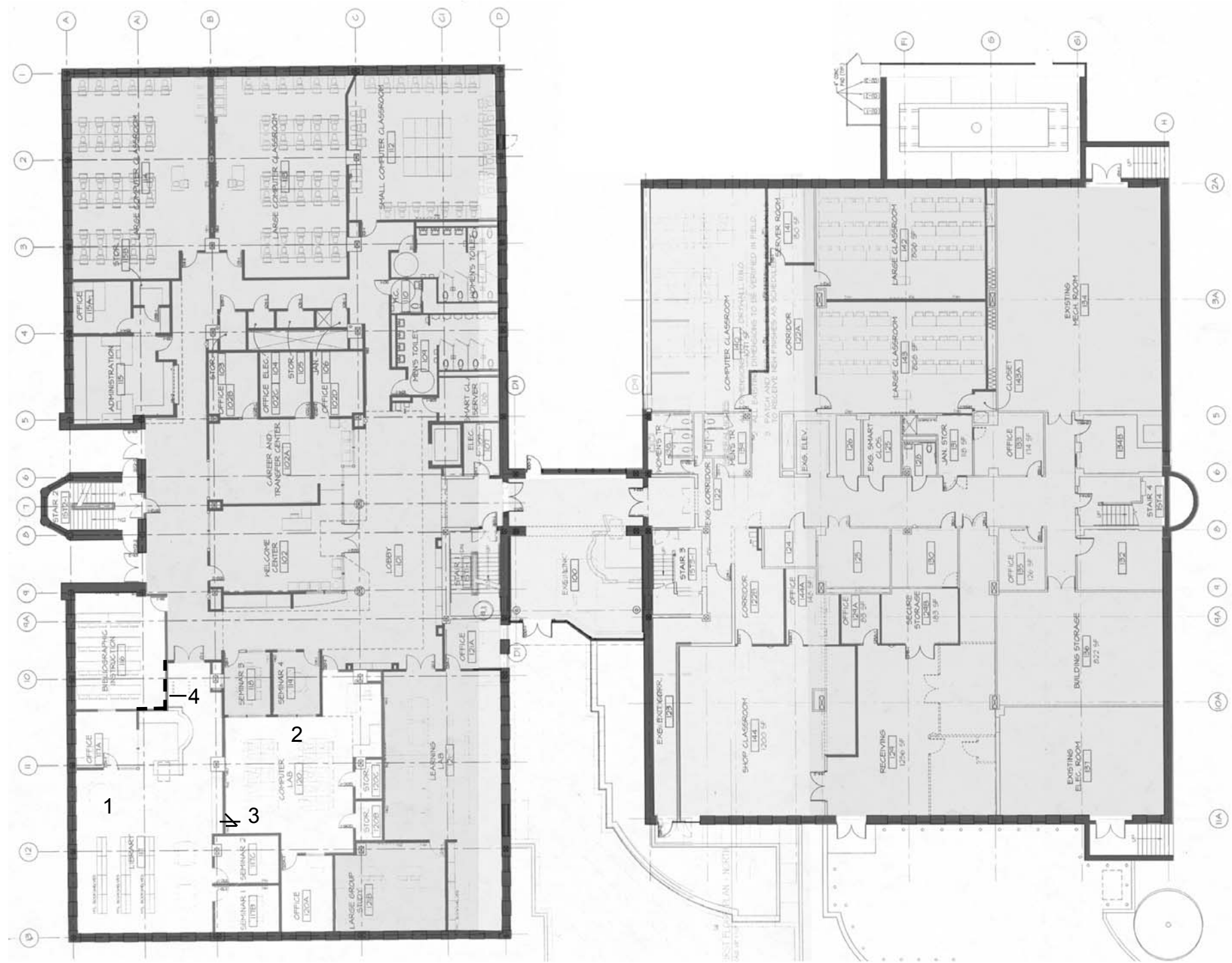
current spaces : 202  
 additional spaces required @ 200 s.f. : 73  
 proposed additional spaces : 190

total spaces : 392



# Master Plan Update

2003  
**H2L2**



**first floor**

- 1 Library
- 2 Computer Lab
- 3 New Door
- 4 Shielding For Computers In Wall

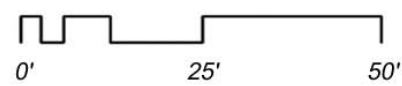




second floor

1 Special Program Labs

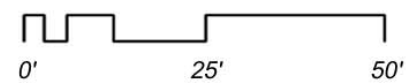
2 Support spaces





**third floor**

- 1** Potential Science Lab(s) & Support Spaces
- 2** New Restrooms
- 3** New Elevator



### Library Services

The Northwest Regional Center, which is the College's newest Regional Center, offers the most complete design with respect to library services. However, there are several relatively small issues associated with the Northwest Regional Center. The shelving provided in the Northwest Center is not adequate to house the growing collection at that location. The computer classroom, which was constructed adjacent to the library, has been impaired in use because of interference from the library security system. Because the computer classroom cannot be entered from the library, easy use by the library staff is not facilitated. The original concept that bibliographic instruction computers would also be used for computer-based assessment has not been implemented.

### Northwest Regional Center Parking

Original planning for the Northwest Regional Center was based upon an assumed enrollment in the Fall and Spring term of 600 FTEs. As evidenced during the first year of operation, enrollments at this level generated a demand for parking which was consistent with the amount of parking that was created for the Center. However, enrollments at the Northwest Regional Center have continued to grow in each of the four years of operation. In the Fall 2002 term, there are currently 830 FTEs enrolled in credit programs. In addition, another 100 non-credit FTEs are projected to be enrolled in adult literacy programs. These enrollment levels have created demands for parking which exceeds the current parking lot capacity. While on-street parking in the vicinity of the Regional Center is possible, this creates an undesirable tension with the neighborhood as area residents' parking becomes difficult and streets become more crowded than desirable from the residents' perspective.

### **Proposed Solution**

Several options exist for expansion of parking at the Northwest Regional Center. The most easy is to expand the size of the existing open lot by tearing down the unused Paley Building at the southwest corner of the site, regrading the area surrounding the current Paley Building, and expanding the existing open lot all the way to Spencer Street. Expansion of the lot in this manner would generate approximately 90 additional parking spaces. A more aggressive approach to developing parking would be to build a second level of parking on top of the existing parking lot. Building of the second tier could be undertaken with or without the demolition of the Paley Building.

Completion of the third floor of the B Building will require replacement of the B Building elevator (not currently in use), construction of restrooms on the third floor, addition of



HVAC and full interior development and furnishing. Based upon future program directions, creation of a new biology and/or chemistry laboratory and redesign of the current second floor multi-disciplinary lab into another programmatic purpose may be desirable.

### Cost Estimate

#### Library Improvements

Total Construction Cost: \$4,000.00

#### Lab Renovations and Support Spaces on 2nd and 3rd Floors of "B" Building

Total Construction Cost: \$2,488,980.00

#### Expansion of Parking - Track A (Full-Build Out)

Total Construction Cost: \$2,065,280.00

#### Expansion of Parking - Track B (Surface Parking)

Total Construction Cost: \$663,780.00

*(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)*

