

3. West Philadelphia Regional Center Expansion including redesigning Main building and expanding Auto Tech Facility to permit affiliated programs with one or more major auto manufacturers. (Will require additional property acquisition or lease.)

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

Update and Expansion of Program Space

The College's West Philadelphia Regional Center opened in 1992. At the time it was established, it represented the first owned, as opposed to leased, Regional Center for the College. As such, it reflects the programmatic and service expectations that the College had at that time for the Regional Centers. Comprehensive, integrated, on-site student services were not an expectation, nor was it assumed that comprehensive academic support services, such as bookstore, academic advising, library and learning lab, would be delivered from permanently dedicated space. It was assumed that the large majority of sections taught at the Regional Center would be taught by part-time faculty. An important programmatic feature of the West Philadelphia Regional Center was the development of a second, 9,130 square foot building into an Automotive Technology Center capable of offering a complete associate degree in Automotive Technology. This Center was designed to accommodate a traditional associate degree program and was not customized to meet the specific requirements of any particular manufacturer. The College has recently been approached by two different manufacturers about the possibility of the College developing customized programs that would lead directly to employment within the network of car and service dealerships for that specific manufacturer. In order to develop a manufacturer's specific educational program, a significant expansion of the College's Automotive Technology Center would be required, probably at a separate location in West



Philadelphia. There are several potential opportunities for the College to develop and expand its Center in West Philadelphia in space relatively close to the current Regional Center. However, an undertaking of the magnitude that would be required to meet the educational program requirements of a specific manufacturer would require special funding for the College to afford the construction costs of a new Automotive Technology Center.

Library Services

The West Philadelphia Regional Center does not have a formal library resource. A limited amount of written resources are available in spaces otherwise used by the learning lab. Space constraints and enrollment patterns make the establishment of a traditional library facility an unwise use of College resources. Providing electronic access library resources is likely to be more cost-effective than building hard-copy collections at the West Philadelphia Regional Center.

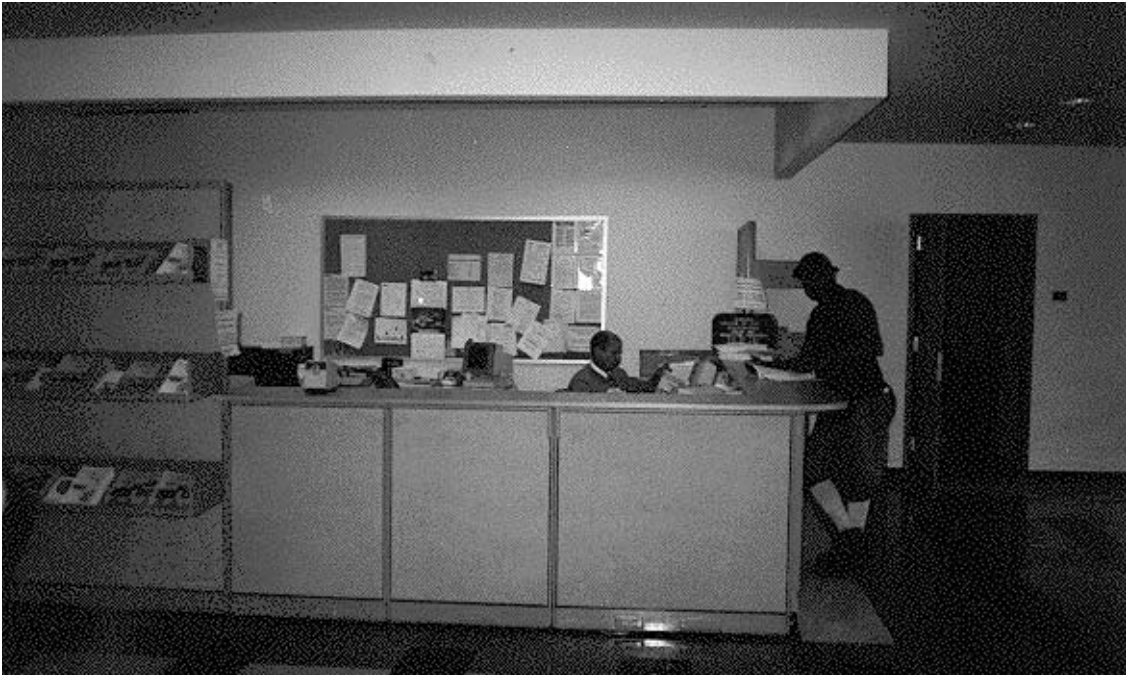
Proposed Solution

- (1) Redesign of current classroom building to accommodate current academic and student support services, improve security, provide better meeting space and update interior.
- (2) Relocation of Auto Tech Center to new 30,000 square foot one floor building. This is likely to be a leased facility developed for the College as a part of a broader economic development initiative in West Philadelphia.
- (3) Demolition of current Auto Tech Center to expand parking.





West Philadelphia Regional Center, Ludlow Street facade, looking southeast

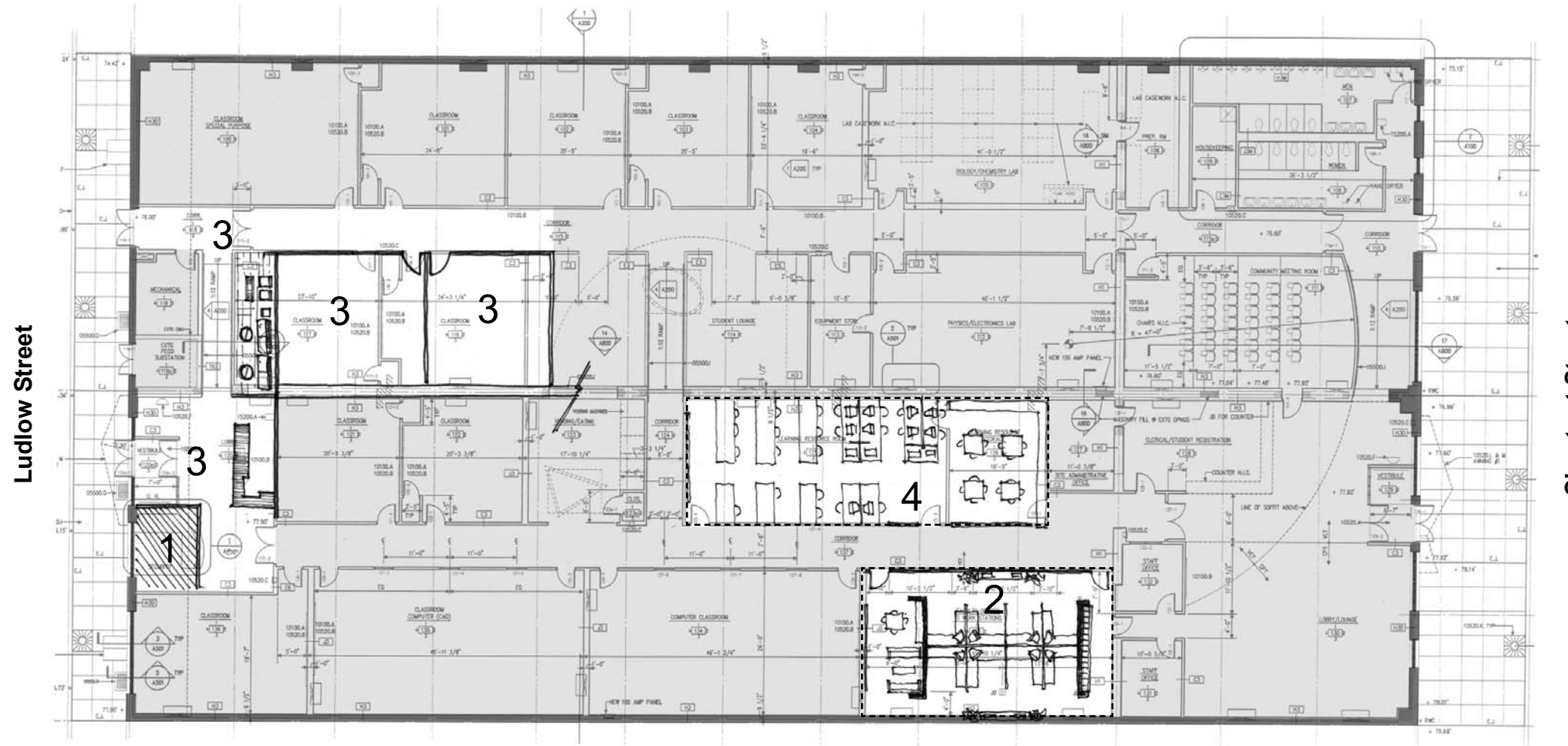


West Philadelphia Regional Center, existing lobby reception desk



Master Plan Update

2003
H2L2



Ludlow Street

Chestnut Street

main building

- 1 Book Outlet
- 2 Faculty Offices
- 3 Entry Reconfiguration
- 4 Learning Resource





Interior view of existing AutoTech Center

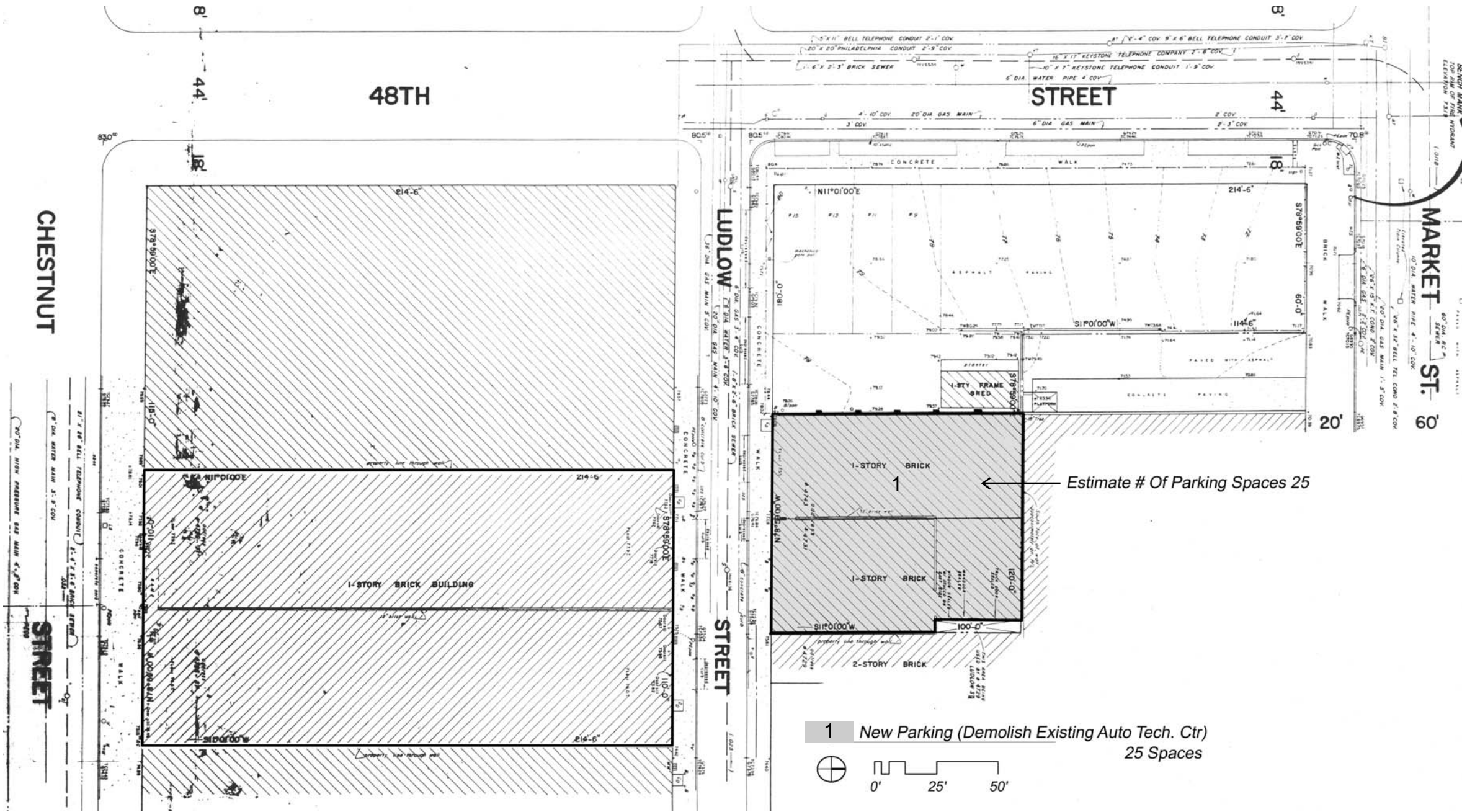


Interior view of existing AutoTech Center

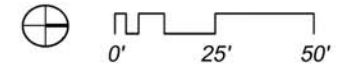


Master Plan Update

2003
H2L2



1 New Parking (Demolish Existing Auto Tech. Ctr)
25 Spaces



Cost Estimate

Redesign of Current Classroom Building

Total Construction Cost: \$235,670.00

Relocation of Current Auto Tech Center

(Includes Demolition of Current Auto Tech and construction of 25 parking spaces)

Total Construction Cost: \$5,397,400.00

(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)



Master Plan Update

2003
H2L2