

4. Expand Student Life /Gymnasium Complex with New Building(s) to Accommodate Expanded Student Services, Relocation of Bonnell Food Services And Dining Areas; Hotel/Restaurant and Dietetics Programs; and Additional General-Purpose Classrooms. This Will Include a New Independent Cooling System.

Goals B1, B5, A5 and C6

- B1. Redesign of Student Life space to create an integrated suite of services that is accessible and programmatically coherent for students. Functions potentially to be consolidated include: Dean of Student Life's Office, Orientation and Retention, Adult Student Services, Women's Center, Student Activities, and Special Programs such as New Choices/New Options.
- B4. Evaluation of student activity spaces to determine if current configurations and space allocations are optimal for effective co-curricular programs.
- A7. Defining future programmatic directions for the College's Hospitality and Dietetics Programs. Relocate current Hotel Restaurant and Dietetics Programs into new labs and instructional spaces to be built next to a new student food service facility adjacent to the current Winnet Building.
- C6. Redesign, expand and replace obsolete and end-of-life cycle food service kitchens and serveries in the Bonnell Building. Given space constraints and other program goals, this will require relocation of current food service and dining areas.
- C26. Establishment of a separate cooling system on the west side of 17th Street to provide independent cooling and heating for the Winnet and Gymnasium Buildings, to promote energy consumption efficiency, and to allow these buildings to open with air conditioning when the rest of the campus is closed.

Problem Statement - Expanded Student Services Space

These two goals address the optimal use of the Winnet Building in order to maximize the effectiveness of the College's Student Life programs. The Master Plan objectives are to redesign the first and second floors of the Winnet Building (or comparable space) to recreate what were the original intentions for the Winnet Building, i.e., to have integrated Student Life services offered in a way that is accessible and meaningful for students.



Achievement of many of the original programmatic goals for the Winnet Building was impeded during the mid-1990s when the College experienced rapid enrollment growth. Space originally intended to support the Student Life programs of the College were converted to instructional space in order to have adequate classrooms and offices to support the instructional activities of the College. Currently, Student Life support staff offices are scattered throughout the campus and are not adequate in size or design to meet the current programmatic goals of the Student Life Division. The Student Activities space is inadequate to support the current number of clubs, and there are not sufficient private and meeting spaces for the clubs to meaningfully carry out their desired set of student activities. The recently created Women's Center does not have adequate space and needs to be integrated into the overall structure of the Student Life programs. In addition, there is a need to develop flexible space which will be available to support Student Life initiatives as special opportunities that arise periodically through grants or new planning initiatives. Overall, there is a need to reestablish the Winnet Building as a Center for Student Life, and to create a well-designed program space which will encourage students to take full advantage of the opportunities provided to the College outside the classroom.

Proposed Solution

In redesigned Student Life space, the first floor of the Winnet Building would house the Student Life programs that involve extensive and active student interactions on a regular basis. The first floor should be a vital bustling place serving many students who will drop by for a range of student services. Among the activities and offices to be housed on the first floor would be expanded Student Activity space with more student club offices and additional meeting rooms for student clubs to use. The Assistant Director of Student Activities, the International Student Services (including the Associated Counselor), and New Choices/New Options would all be housed on the first floor. The Women's Center would be located on the first floor. Significant storage would be created to house among other things, student camp equipment and supplies, as well as all the other materials and capital needed to sustain the Student Life programs of the College. The Coffeehouse should be redesigned to make it more effective to serve multiple functions, including the potential to serve as a Cyber Cafe space for students wishing to use laptop computers in an informal environment. Easy access to the College's STARR system should be provided through a bank of personal computers installed to allow students convenient and easy access to the College's systems while in the Student Life Building.

The second floor of the Winnet Building would house the more formal and less drop-in oriented components of the Student Life Program. This would include a Dean's Office suite with office space for the Dean and staff, the Director of Orientation, the Director



of Student Activities, and extra offices for other temporary or potential expansions of the staff in the future. Multi-purpose space should be available to support orientation and other co-curricular activities. This multi-purpose space should be "smart" to take advantage of current technology and the presentation of information. Group study rooms should be provided to replace those that were lost to offices on the third floor of the Winnet Building. Space for adult services should be provided.

Overall, the goal is to develop a coherent set of integrated spaces which will optimize opportunities for student engagement in co-curricular experiences, provide an adequate space for all of the student service functions, and provide multi-purpose space which can (1) serve to meet the needs of the College's co-curricular experiences, (2) address the meeting room requirements of student clubs and organizations, and (3) provide the appropriate space for the College's small group orientation activity. If the decision is made to relocate food services and dining areas to the new pavilion on the west side of 17th Street, then it may be possible to accommodate a significant portion of the Student Life program in a redesign of the first floor of the Winnet Building, taking advantage of the current dining and food service areas as well as rethinking the desired use of the Coffeehouse.

Problem Statement - Replacement and Expansion of Current Bonnell Food Services and Dining Areas

The current food servery area and kitchens in use in the Bonnell Building were designed and installed in 1982 at the time the College moved to the new campus from its original 11th Street campus. The kitchens that support the Bonnell food service area are at the end of their life cycles, both with respect to the appliances in use and with respect to infrastructure. While limited amounts of appliance and building repair have been undertaken over the past decade, the kitchens remain in poor shape and are inadequate to meet the expectations of companies with whom the College has contracted for food service. Each of the College's last several food service provider partners has strongly recommended that the kitchens be redesigned and existing fixtures and equipment replaced. The servery area is congested and not adequate to the current number of students enrolled at the College. The design concepts for the main campus assumed a student body of roughly half the size of the current enrollments at the main campus. The size of the student dining area in the Bonnell Building has been significantly compromised from the originally design concepts. Originally all of the rooms (MG-14-15, MG-15A and MG-16) that are now used to accommodate student system and registration activities were incorporated into the student dining commons area as was the current Teaching Center. The combination of worn-out kitchens, an inadequately-sized and poorly-designed servery and insufficient student seating makes for a dining experience at the main campus that is highly



inadequate from both a student and staff perspective. It would be possible to redesign the kitchen and food preparation areas within the existing space to create a state-of-the-art, highly acceptable kitchen. However, there is not enough space to develop and expand an adequately-sized servery and provide sufficient student seating within the Bonnell area. For this reason, the relocation of the entire student food service area to a new location adjacent to the Winnet Building appears to be the optimal solution.

The Hospitality Technologies and Dietetics Programs share a series of kitchens that are located on the ground floor of the Bonnell Building. Kitchens have been reasonably well maintained and updated and contain the instructional equipment necessary to support the food preparation courses that are a part of the two curricular areas. There are concerns about the lack of storage space for BG-18. The additional equipment that has been placed into this baking lab may potentially have created hazards for the College.

A larger concern is that the location of the Hospitality Technologies and Dietetics kitchens are in a crowded, congested area of the College and serviced by a corridor which also is used by the College's Facilities maintenance staff and the College's Receiving Department. As a result, this creates an instructional environment that is not ideal for promoting the programs and maximizing potential student interest in enrolling in the programs. In an era when travel and tourism has become a major component of the Philadelphia economy, the Hospitality Technologies programs have changed little over time and have not achieved their enrollment potential. While much of the equipment in use could probably be salvaged, a newly energized Hospitality Technologies Program, as well as the Dietetics Program, could be better served in redesigned space, potentially in a building to be constructed on the west side of 17th Street. It is possible that in the redesign and expansion of the Winnet Building, the unused Winnet Building kitchens can serve as a major resource in the design of new space for the College's Hospitality Technologies and Dietetics programs.

Proposed Solution

The proposed solution will necessitate the creation of two new buildings:

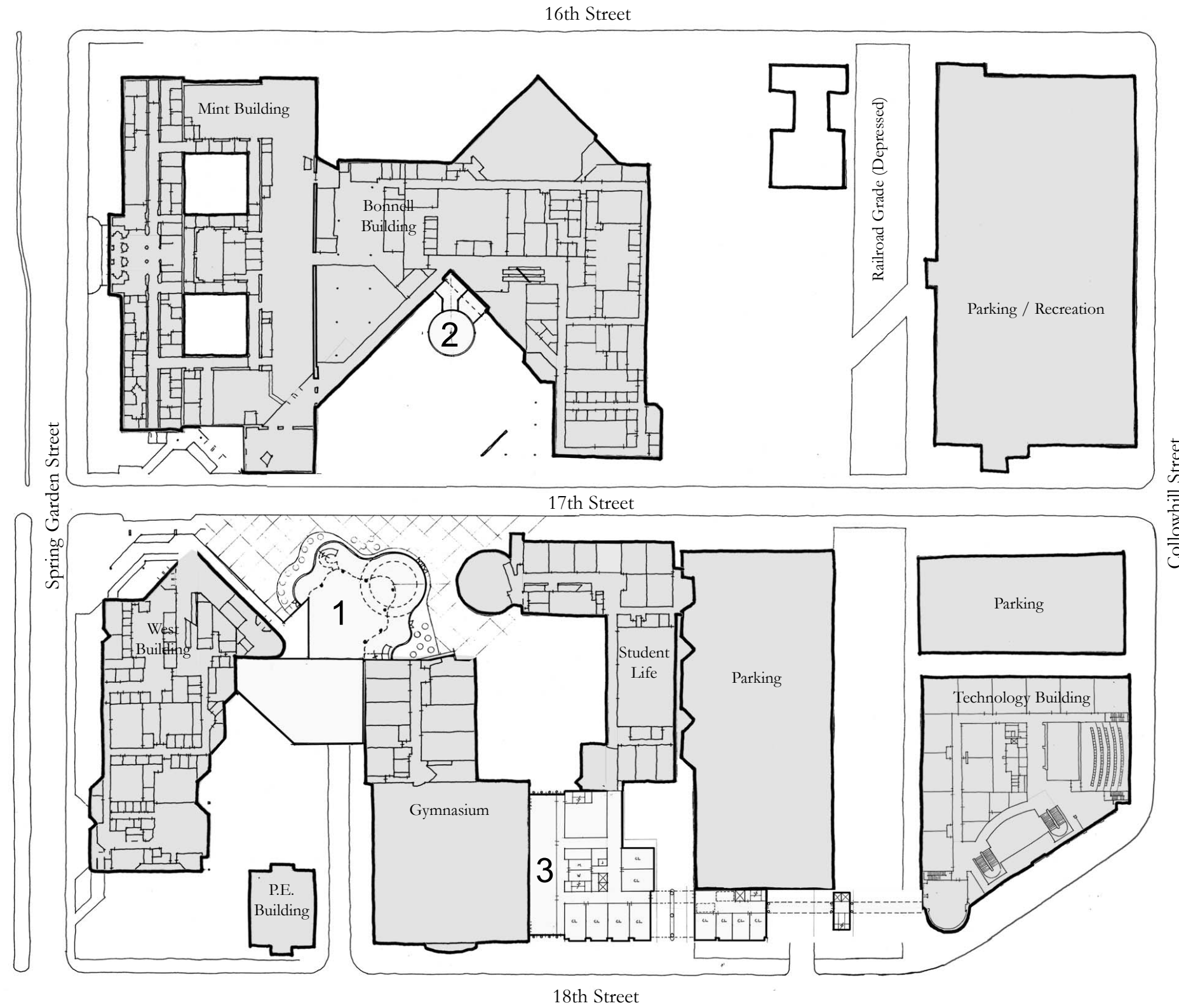
1. A dramatic new Dining Facility between the Gymnasium and the West Building. A new chiller plant for the Winnet, Gym and two new buildings will be provided as part of the overall plan, and will promote efficient energy use on campus and permit the buildings west of 17th Street to operate with an independent cooling system, thereby improving the overall efficiency of the cooling system for the Spring Garden Street Campus. The new Dining Hall, while serving the needs of a larger population, will also serve as a gathering place for the entire campus



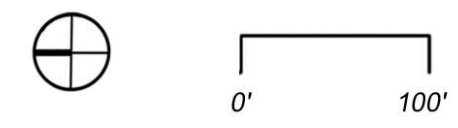
community. With its sloping glass walls and dramatic projecting roofline, it will immediately become the center of campus life. Its position on 17th street will allow diners to view the towers of Center City, while persons walking on 17th Street in Center City will immediately be able to recognize the building's distinctive shape, improving the visibility of CCP from this important civic hub.

From a building management and systems perspective, all food preparation activities should be housed in one area of the campus. As a part of the redesign of the western end of the campus and relocation of food service, the Hotel-Restaurant and Dietetics labs should be relocated to the expanded or new building. This will permit improved design in the laboratories and provide more attractive space for the program's meal services. A new loading dock will be provided on the west end of the building to support the programs' food delivery requirements. Potentially much of the current laboratory equipment can be reused in the new location significantly reducing the cost of the proposed move.



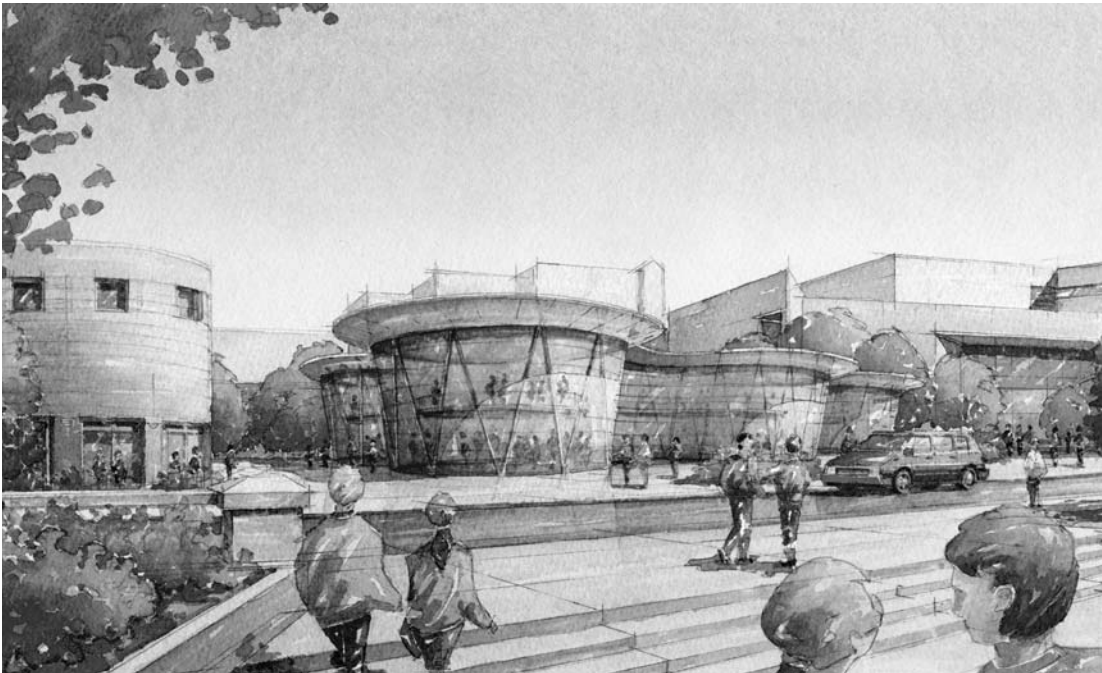


- 1 *New Dining Hall/ HIRM*
- 2 *New Bonnell Vertical Circulation*
- 3 *New Classroom Addition*





View from site of new Dining Hall facility, looking south towards the Center City skyline



Perspective rendering of proposed Dining Facility/ HIRM looking northwest from Bonnell courtyard

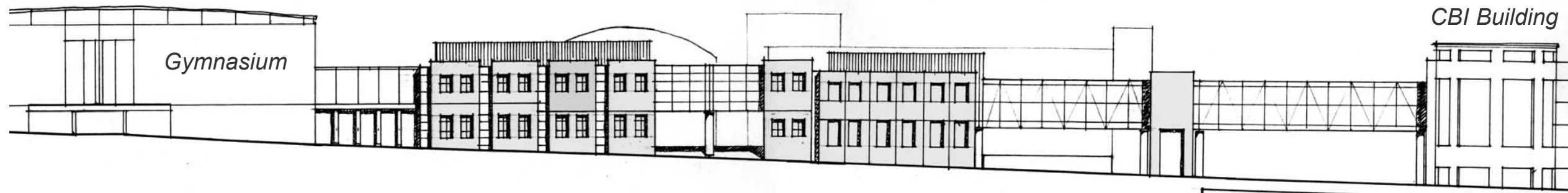


Master Plan Update

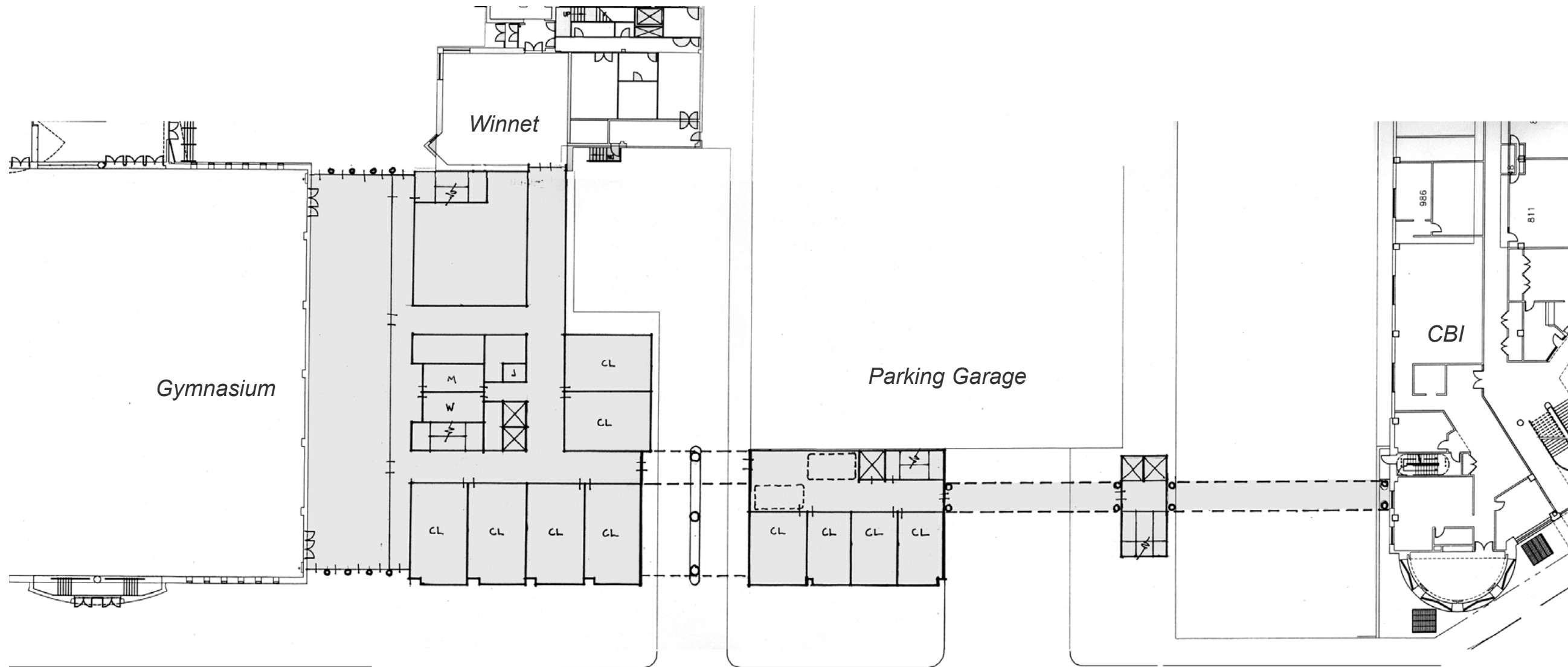
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2. A multi-story classroom building located adjacent to and connected to the Winnet and Gymnasium Buildings. The addition will provide needed replacement classrooms and faculty office space when the First and Third Floors of the Mint Building are renovated (see Project 6). Once the Mint Building classrooms are re-opened, the addition will increase capacity at the Spring Garden Street Campus. The addition will also provide two dance/ aerobics rooms for the athletics programs (see Project 26). The new classroom addition on the Winnet Building will serve several important goals within the campus community. While providing state-of-the art classrooms and much-needed faculty office space and aerobics and dance spaces, it will also improve the visibility of the campus from the west, filling-out the street wall along the campus' western edge along 18th street. The building's southern wing will allow the new CBI facility to be connected with an all-weather pedestrian bridge to the rest of the Main Campus, and will partially conceal the 18th Street façade of the college's parking structure. In addition to the space needs addressed above, the new building could include additional multi-purpose classroom space based upon enrollment levels and program needs at the time the detailed planning for the building occurs.





Elevation Of Proposed New Classroom Addition To Winnet Building, Looking East From 18th Street



Cost Estimate

New Dining/ HIRM Facility

Total Construction Cost: \$6,238,870.00

New Classroom Addition to Winnet Building

Total Construction Cost: \$9,056,470.00

New Chiller Plant

Total Construction Cost: \$10,000,000.00

(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)

