

# 06 IMPLEMENTATION PLAN

## PHASING

The Timeline Framework for the Development Plan is depicted in the following four Phasing Maps and Chronological Timeline Summary chart. The most pressing campus needs are addressed during the first five years, including design and construction of the new Canning Center (now in programming) and the design and construction of the I and J Redevelopment Project. These projects also must be completed before several of the other Development Plan initiatives can be started (demolition of existing Buildings A, I and J).

The second five-year period is for those initiatives that are less critical to campus objectives. However, should any one of these projects become viable through partnership, donor gift or other similar opportunity, they may be undertaken sooner.

Through all ten years, improvements to existing campus buildings and grounds identified in the Facilities Conditions Assessment will be undertaken to minimize deferred maintenance. These projects are prioritized according to urgency of need, potential alternative funding opportunities or due to their relationship to the Development Plan.

Harper College will undertake a five-year campus master plan update in 2026 to evaluate their progress implementing this Development Plan and make adjustments according to need, funding and/or other influential factors.



PREVIOUS CONSTRUCTION OUTSIDE BUILDING D





# PHASING PLAN



EXISTING CAMPUS



PHASE 1 - ESTIMATED TIMELINE 3-5 YEARS FROM PLAN

TIMELINE:	PROJECT #:	DESCRIPTION:
2021-31		Infrastructure Planning
2021-22	13	Film Lecture Lab Facility In Building E
2021-22	14	Temporary Rideshare Location
2021-26	1, 2	Student Center, University Center, Dining, Hospitality, Enhanced Entry Loop
2021-26		Initial Phase of New West Quadrangle



PHASE 2 - ESTIMATED TIMELINE 8-9 YEARS FROM PLAN

TIMELINE:	PROJECT #:	DESCRIPTION:
2022-25	4, 5, 6	I + J Site Option 1: New Academic Complex, I + J Demolished
2022-25	14	Finished Rideshare Location
2022-25	12	Innovation Lab Connection to Building Y
2021-26		New East Quad
2021-26	10	Care Center (10, 10A, OR 10B)
2021-26	15	New Campus Entrance From Euclid Avenue
2025-26	16	Loop Road Improvements And Softball Field Relocation



PHASE 3 - ESTIMATED TIMELINE 10-12 YEARS FROM PLAN

TIMELINE:	PROJECT #:	DESCRIPTION:
2026		Building A Used as Swing Space
2027-28	7	Building C Renovation; Includes Bridge to Building D
	8	Building P Renovation
2028-29	9	Building L Renovation
2029-30		Demolish Building A
2029-30	3	New Building; Includes 'land bridge' to Building C
2029-31		Completion of New West Quad
2030-31	11, 11A	Planetarium Building Primary Option, Also Demolishes or Repurposes Existing Observatory (Secondary Option 11A: Incorporate into Building Z)

# PROJECTS: TIMELINE SUMMARY

Timeline	Project #	Description
<b>2021-2026: First Five Years</b>		
2021-31		Infrastructure Improvement Projects
2021-22	<b>13</b>	Film Lab Facility in Building E
2021-22	<b>14</b>	Short-Term Rideshare Location
2021-26	<b>1, 2</b>	Canning Center + University Center + Dining + Hospitality + Enhanced Entry Loop
2021-26		Initial Phase of New West Quadrangle
2022-25	<b>4, 5, 6</b>	I+J Site Option 1: New Academic Complex - I + J Demolished
2022-25	<b>14</b>	Final Rideshare Location
2022-25	<b>12</b>	Build Innovation Lab Connection to Building Y
2025-26		New East Quadrangle
2025-26	<b>10,10A or 10B</b>	Child Care Center
2025-26	<b>15</b>	New Campus Entrance from Euclid Avenue
2025-26	<b>16 or 16A</b>	Loop Road Improvements + Softball Field Relocation
<b>2026-2031: Last Five Years</b>		
2026		Building A Used as Swing Space
2027-28	<b>7</b>	Building C Renovation; includes bridge to Building D
2028-29	<b>8</b>	Building P Renovation
2029-30	<b>9</b>	Building L Renovation
2029-30		Demolish Building A
2029-31	<b>3</b>	New Building for Student Collaboration, Meeting, Study
2030-31		Completion of New West Quadrangle
2030-31	<b>11 or 11A</b>	Planetarium Building (Option 11A: Incorporate in Building Z)

# PRELIMINARY ESTIMATED COSTS

Project #	Construction \$	Description
	\$ 62.0M	Infrastructure Improvement Projects
<b>Canning Center Site</b>		
1, 2	\$ 87.3M*	Canning Center + University Center + Dining + Hospitality + Enhanced Entry Loop, Initial Phase of New West Quadrangle
3	\$ 2.0M**	Demolish Building A, temporarily resolve site context
3	\$ 22.8M**	New Building for Student Collaboration, Meeting, Study + site development west of New Building
3	\$ 2.8M**	New West Quadrangle and Landscaping south of Lake Harper
<b>I+J Site - Option 1 (Primary Option)</b>		
4, 12	\$ 79.4M**	New Academic Complex Including Innovation Lab – I+J demolished after completion of New Structure
4		New East Quadrangle
14		Rideshare Location (cost included in site development)
<b>I+J Site - Option 2 (Secondary Option)</b>		
4, 12	\$ 66.9M**	New Academic Building Addition including Innovation Lab
5		Renovation of Building I (includes Swing Space in Building A)
6		Renovation of Building J (includes Swing Space in Building A)
14		Rideshare Location (cost included in site development)
----- <b>Projects above this line can be implemented with currently available funds</b> -----		
<b>Major Renovations</b>		
7	\$ 8.3M**	Building C Renovation + Bridge to Buildings D and E
8	\$ 8.4M**	Building P Renovation
9	\$ 24.7M**	Building L Renovation
<b>Additional Initiatives</b>		
10	\$ 2.8M**	Child Care Center
11	\$ 10.2M**	Planetarium New Building with Observatory (Primary Option)
11a	\$ 1.5M**	Planetarium Renovation / incorporate within Building Z (Secondary Option)
13	\$ 1.5M**	Film Lab Facility in Building E
15	\$ 4.2M**	New Campus Entrance from Euclid Avenue
16	\$ 1.6M**	Loop Road Improvements and Softball Field Relocation
<b>TOTAL: \$296.8 – \$318.0M</b>		Range represents the delta between I+J Site Options (\$12.5M) + the delta between Planetarium Options (\$8.7M)

\* Includes all Project Costs, including those listed below

\*\* Includes the Construction Cost if bid today and includes Contractor's General Conditions, Overhead and Profit

\*\* Excludes Escalation and the following project costs (estimated % of total project costs):

- Furniture, Furnishings and Equipment (12%)

- Professional Fees and Testing (8%)

- Owner's Administrative Costs (3.5%)

- LEED Certification-related costs (2.5%)





