

MCC

McHenry County College - Facilities Master Plan

This document summarizes the Facilities Master Planning process, findings and resulting comprehensive recommendations for the short-term and long-term development of McHenry County College.



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October 29, 2004

This Facilities Master Plan was undertaken to create a new vision for McHenry County College that is based on a detailed analysis of existing goals, growth, and needs in the MCC community and current trends in higher education. The document is intended to serve as a guide for the community's investment, protection and utilization of its valuable land and building resources as they are developed over time. The analysis and investigations documented in this report were developed between January 2003 and May 2004 under the guidance of the Master Planning Advisory Task Force, Steering Committee, faculty, staff, students, and the community.

Acknowledgements

The Facilities Master Plan for McHenry County College was prepared with the assistance of many people throughout the college community. The Planning Team was established in January 2003 and consisted of planning consultants, the Master Planning Advisory Task Force, the Steering Committee and Focus Groups.

McHenry County College retained the services of Legat Architects in the fall of 2002 as their planning consultants to develop the Facilities Master Plan. Legat Architects was represented by Dominick Demonica, AIA and Dan Repholz, AIA.

The effort was guided by the Master Planning Advisory Task Force.

The members of the Master Planning Advisory Task Force included the following:

Helen Campbell	Coordinator, Degree Audit System
Ruth Kormanack	Administrative Asst., Human, Public and Social Services
Lynn Lourie	Chair, Art Department
Barbara Meinke	Chair, Health Care Department
Howard Nelson	Chair, Electronics Engineering Technology Department
Trinidad Ortiz	Associate Student Trustee
Lillian Roy	Chair, Faculty Development
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Dr. Keith Snow-Flamer	Assistant Vice President, Learning & Student Support Services
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Coordinator, Conference Center
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Executive Dean, Mathematics & Sciences
President, Friends of MCC Foundation

Molly Walsh

Neal Waltmire

Bob Whittaker

Lawrence Wick

The effort was organized and overseen by the Master Planning Steering Committee which included the following:

Carol Larson

George Lowe

Dr. Walter J. Packard

Dr. Dennis Massey

Dr. Deb Patton

Member, Board of Trustees
Chair, Board of Trustees
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Dr. Keith Snow-Flamer

Wendy Moylan

Vice President,
Learning & Student Support Services
Assistant Vice President,
Learning & Student Support Services
Director of Resource Development

The planning consultants solicited input from approximately 15 focus groups representing stakeholder groups on campus as well as groups representing the community at-large.

Overview

The Master Plan Document is a critical review of the existing facilities and land use for McHenry County College plus a plan of prioritized projects which responds to the challenges facing the College as it functions in a dynamic environment.

Purpose

The purpose of the McHenry County College Facilities Master Plan is to provide a rational and orderly plan to address existing concerns, provide for existing needs and accommodate future needs throughout the MCC District. In order to help accomplish its mission and its strategic plan over time, the campus will require additional structures and improvements to its existing physical resources.

As the project progressed, the Planning Team primarily focused their efforts on the existing Crystal Lake Campus since this location represents the single largest concentration of resources that the College owns. Additionally, the planning team was directed by the Steering Committee to evaluate the possibility of developing multiple satellite locations throughout the district in an effort to more effectively serve the MCC district.

Process

The Master Planning process was organized and overseen by an eight person Steering Committee consisting of representatives from the Board of Trustees and the campus administration. The planning effort was guided by a fifteen member Advisory Task Force representing a wide cross-section of faculty, staff, and students. Additionally, the Planning

Team received input from numerous other individuals within the MCC community who took part in focus group meetings on campus. These groups included faculty, staff, administration, students, and business and community members.

Interaction with the Advisory Task Force and Steering Committee occurred primarily during a series of on-campus workshop sessions.

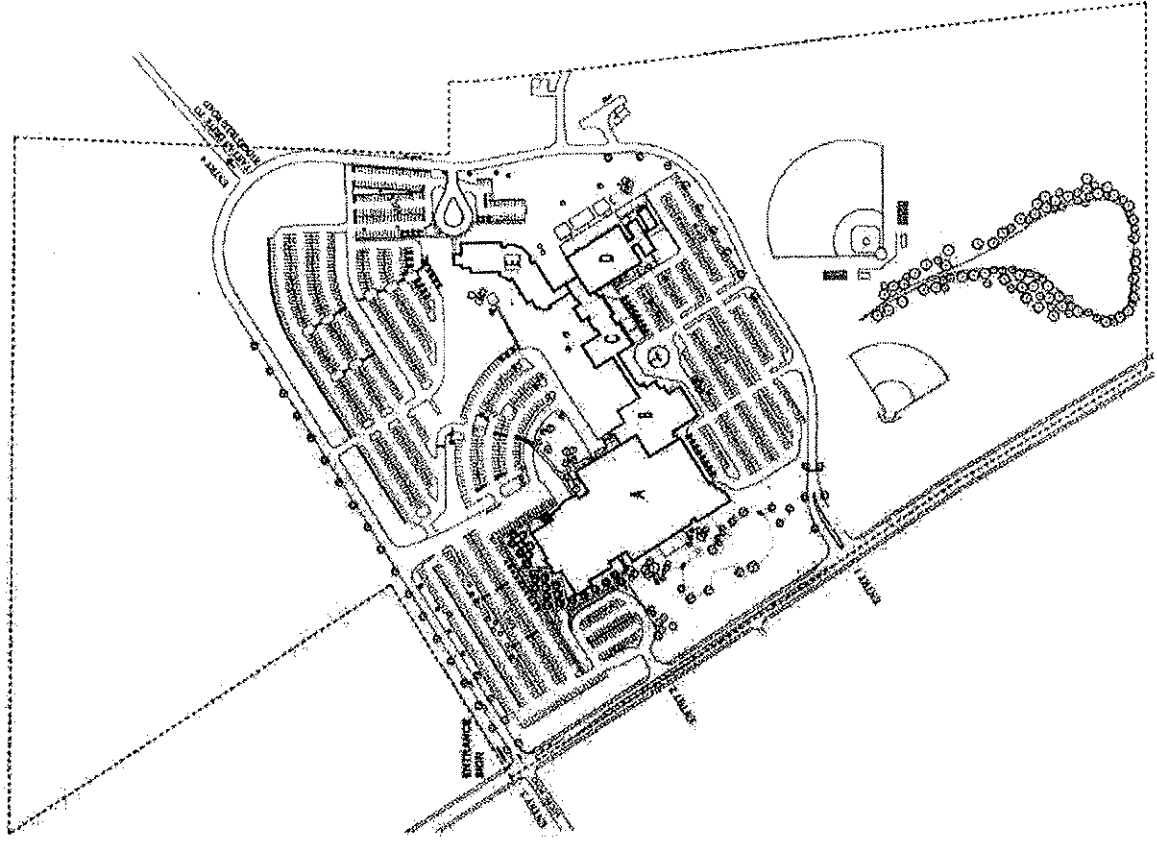
Between the workshop sessions, the Master Planning Team documented, generated, and developed concepts and ideas for review at subsequent workshop sessions.

Existing Conditions

A series of investigations and analyses of existing conditions were undertaken to serve as the basis for the development of the physical Master Plan of the Main Campus. These analyses included the following:

- Site Location
- Site Adjacencies
- Land Use
- Impervious Area Analysis
- Vegetation / Topography
- Site Access / Circulation
- Parking
- Building Form / Circulation
- Building Entrances

The Existing Campus Plan



Program Needs

During the focus group meetings with the various departments throughout the College as well as with outside organizations, one of the primary goals was to confirm current and future space needs as determined by enrollment growth and program growth. These needs were developed in 2000 as a result of the "Planning for the New Millennium" study, and that document formed the starting point for evaluation during this planning study.

It is important to recognize that the purpose for developing space needs during this planning study is to identify a general order of magnitude of needs rather than specific space needs. Because this Facilities Master Plan represents a long-term framework for growth for the College, it is certain that specific needs will change over time, however, identifying relative growth requirements, by department, on a regular basis will insure the plan's flexibility.

Once the space needs were identified, they were organized into the following three categories in an effort to determine growth requirements on the main campus as well as the satellite locations:

- *Stay and Grow*: These existing programs will remain on the main campus and continue to grow on the main campus.
- *Divide and Grow*: These existing programs will remain on the main campus, however, any growth associated with these programs will occur at a satellite location(s).
- *Move and Grow*: These existing programs as well as any associated growth will move in their entirety from the main campus onto a satellite location(s).

The space needs were also prioritized in order to assist in the development of a Phasing Plan once the Final Master Plan was developed.

Planning Objectives

Upon establishing project goals, critical issues, and program needs to be considered throughout the Master Planning process, the following *Planning Objectives* were identified to serve as the guiding force for the development of the plan:

- Maximize **potential** of existing campus
 - Land use
 - Facilities use
 - Appropriate program mix
 - Contiguous property
- Enhance the **image** of MCC
 - Landscaping
 - Entrance(s)
 - Campus Life Space
- Encourage district-wide **accessibility** to MCC
 - Satellite location(s)
 - On-line delivery
 - Vehicular access/transportation
- Establish satellite campus/center **selection criteria**
- Explore and establish **partnership opportunities**
 - Business
 - Community
 - Educational
- Establish a **flexible framework** for growth
- Be consistent with the College's **vision, mission and goals**
- Develop a **saleable plan**
 - Financial
 - Phasing

Facilities Master Plan Development

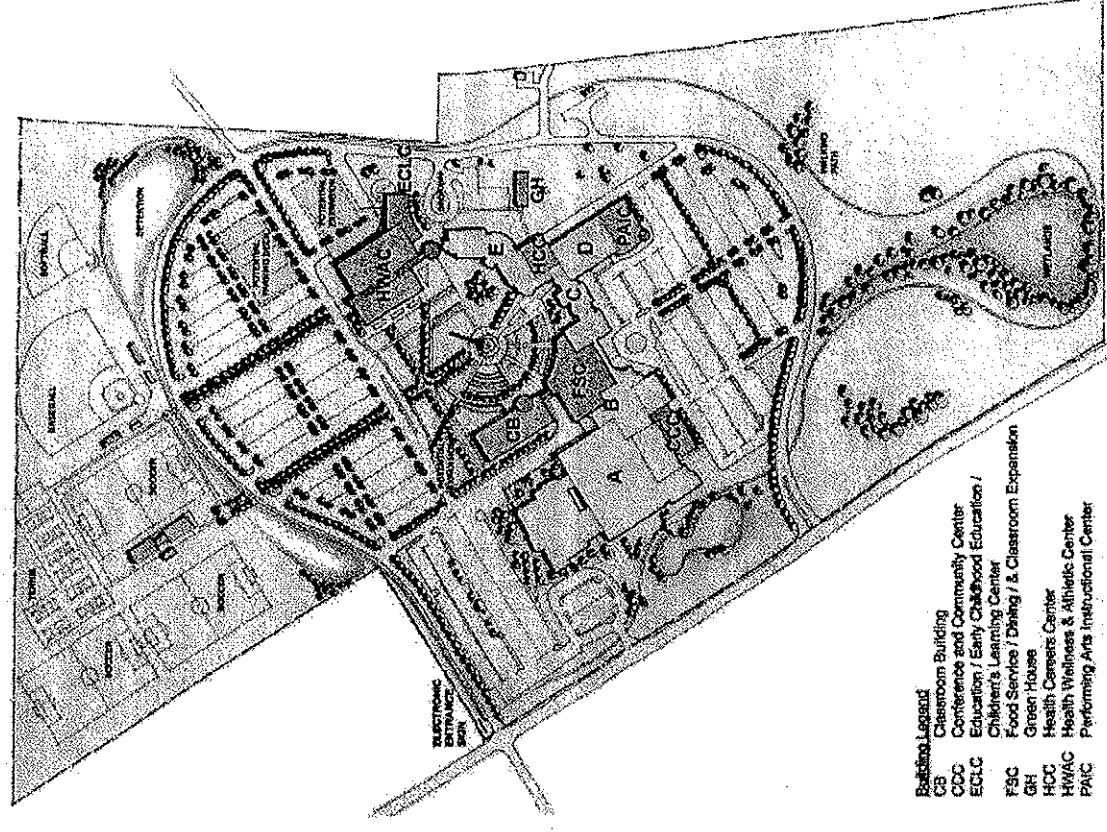
Once the *Program Needs* and *Planning Objectives* were developed and the existing campus was analyzed, an initial Concept Development Diagram was established which identified the major development opportunities on campus in response to the Existing Conditions, Program Needs, and Planning Objectives. Upon reaching consensus, additional Concept Alternatives were developed in conjunction with the Advisory Task Force until a Preferred Concept was agreed upon, presented to the Steering Committee, and recommended for incorporation into the final document.

The Facilities Master Plan

The MCC Facilities Master Plan illustrates the preferred direction for facilities growth on the main campus as well as recommending district-wide growth beyond the main campus. It identifies the intent of building organization, spatial organization, vehicular circulation, parking, pedestrian circulation and landscape treatment.

Based on the priorities discussed throughout the process, the Master Plan was organized into three phases of implementation in order to assist in managing the development of the College.

The Facilities Master Plan



Components and Flexibility of the Plan

As the Facilities Master Plan is referred to in the coming years, it is important to understand that its function is to provide general direction to accommodate growth on the Main Campus as well as satellite locations throughout the district. It identifies a land use strategy and general building sites. The plan is not conceived as a static picture of campus development, but is intended to be a flexible tool for managing change. There is a clear difference, however, between the concepts of the plan which have been established as design covenants and the specifics of the plan which have been identified as a general framework for implementation.

The following illustrates the components that make up the Facilities Master Plan. Each component contributes to the overall functionality of the Plan. Although identified here separately, they are closely interrelated and collectively support the overall plan.

- The Campus Green
- Campus Zoning
- Athletic Fields
- Building Organization and Spatial Definition
- Parking and Vehicular Circulation
- Pedestrian Circulation

The Campus Green

One of the driving forces in the development of the Facilities Master Plan was the desire to enhance the image of McHenry County College. As this planning objective was further evaluated and as the existing campus was analyzed, it was determined that there was a lack of campus life space, a clearly defined main entrance, and appropriate landscaping, all of which are key elements in the image of a campus. Additionally, as the campus has grown over the years, there has not been a true organizing element around which facilities can be planned.

As a result of these issues, a Campus Green has been developed in the heart of the campus. This outdoor space is intended to combine landscaping elements, hard surfaces, soft surfaces, and possibly sculptural elements in order to create a quad-like environment where students, faculty, and staff can engage in formal and informal activities. Because of its placement with respect to the major parking area on campus, the Campus Green will become the new "front door" for the campus, and a major walkway will be developed through the north parking lot, connecting the athletic fields to the Campus Green and academic core.

It is the intent that the Campus Green will ultimately be viewed as an active focal point for the College and a component that could greatly enhance the collegiate image of McHenry County College.

Campus Zoning

In the Facilities Master Plan, the main campus of McHenry County College is generally organized into four zones and, for the most part, maintains and builds upon the existing land use. Each zone is intended for development of a particular type and usage in an effort to organize the campus as a whole. This land use component is an important covenant of the plan.

The four major zones of the campus are as follows:

Zone 1: The Academic Core

This zone encompasses the center portion of the campus and is easily accessible from the north and south. All of the existing campus buildings are located within this zone, and in an effort to maintain connectivity and convenience throughout the campus, it is logical to expand any future academic facilities within this zone.

Zone 2: The Parking Zone

This zone is dedicated entirely to campus parking and serves the academic core as well as the athletic fields. In this capacity, it is important to maintain these adjacencies.

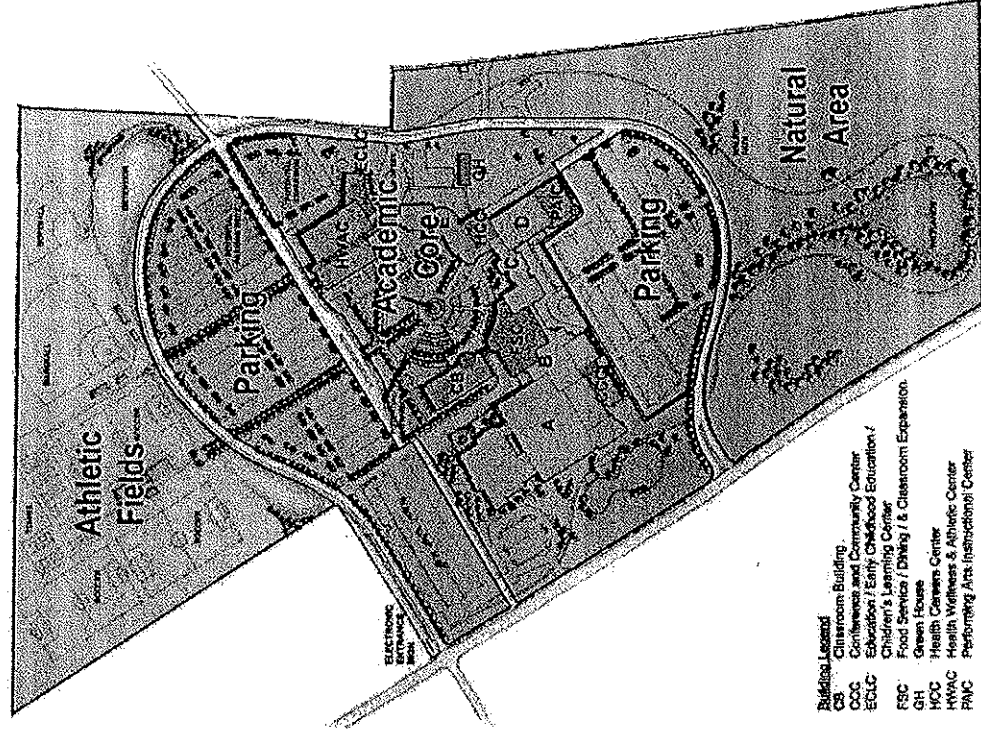
Zone 3: Athletic Fields

This zone is situated at the north end of the campus and is adjacent to the primary parking area in order to accommodate major events on the fields.

Zone 4: Natural Area

This zone is situated at the south end of the campus, and currently contains vegetation and wetlands which makes this area least desirable for development. As a result, this zone is proposed to be maintained as natural landscape.

Campus Zoning Diagram



Building Organization and Spatial Definition

The Facilities Master Plan illustrates the desired location for future facilities. Courts and plazas between and adjacent to buildings are represented in this arrangement. These footprints are only representations to illustrate the idea of spatial relationships. The actual design for the facilities should serve particular program and aesthetic goals for that project. However, whatever shape or size building is eventually realized in the specific area of the plan, the notion of creating campus life space in the form of courts and plazas should be incorporated into the designs to further serve the *Planning Objectives* of the Facilities Master Plan.

Following is a specific description and rationale for the proposed building placement throughout the campus:

Health Careers Center (HCC)

Not unlike most community colleges in the United States, McHenry County College has experienced an increased demand for space to accommodate Health Careers. Currently, the Center for Advanced Technology (Building E) houses the College's two nurse assisting labs. Subsequently, it is logical to expand the Health Careers programs adjacent to this area; therefore, the empty space between buildings D and E was identified as the location for a 17,000 s.f., two-story addition to house classrooms and labs for Health Careers. The Floral Lab is also scheduled to be relocated from Building D into the first floor of the HCC as Building D is renovated.

Food Service, Dining, and Classroom Expansion (FSC)

As the campus continues to grow and enrollment rises, additional pressures are being placed on the foodservice and dining functions currently located in Building B. Additionally, the foodservice needs associated with the Conference Center are exceeding the limitations of the current facilities.

Currently located in the center of campus, the Master Plan proposes to increase these facilities by infilling the space between Buildings B and C. This expansion will also fulfill the need for additional student activities space by proposing a two-story area overlooking and opening onto the Campus Green. A path for food deliveries and refuse removal will need to be maintained to the existing loading dock.

Since the roof structure over the existing foodservice/dining area was originally designed to accommodate a second floor, it is logical to construct this area for additional classroom space simultaneously with the first floor expansion.

Conference and Community Center (CCC)

Expansion of the existing Conference Center is scheduled to include a multi-purpose, flexible space to be used as additional break-out rooms or as larger gathering areas as well as a new lobby area which can be used as additional pre-function space. The location of this expansion is proposed to be adjacent to the existing auditorium and the existing multi-purpose room in order to provide ultimate flexibility for the Conference Center as a whole. This location also allows the opportunity to provide a masonry structure in front of the existing two-story metal panel wall of the multi-purpose room in an effort to improve the image and aesthetics to the south side of campus.

Health, Wellness, and Athletic Center (HWAC)

The existing multi-purpose room (in Building B) is currently inadequate for team practices, athletic events, and other college events that are held in this space. Subsequently, it was determined that the existing multi-purpose room will be dedicated primarily to college events and a new facility will be constructed to house gymnasium space, a larger fitness center, health/wellness classrooms, athletic offices, and support space.

This new facility will be located adjacent to Building E which will house the expanded Health Careers functions. Due to the topography within this area, there is an opportunity to partially sink the building into the ground, thus decreasing its overall height on campus.

Finally, the HWAC has been located directly adjacent to the north parking lot in order to accommodate major events and tournaments that will likely occur within this facility.

Education and Children's Learning Center (ECLC)

The existing Children's Learning Center is located in Building C along a major corridor through campus. This is not the most appropriate location on campus due to security issues, image issues, and circulation issues. As a result, a new Children's Learning Center is proposed to be located adjacent to the HWAC and the existing drop-off lane at the east side of campus. This location will not only resolve security, image, and circulation issues, but may also allow the center to be used as a drop-in facility for children if community members want to utilize the HWAC. Classrooms and labs to support Education and Early Childhood Education will be adjacent to the CLC.

Performing Arts Instructional Center (PAIC)

The existing performing arts facilities on campus consists of a Black Box Theater in Building D that is currently inadequate not only for instructional purposes, but for the types of community-focused performances that the College would like to conduct. Additionally, the music spaces for the College are currently located on the second floor of Building B adjacent to offices and other instructional spaces which is a concern from an acoustical stand-point.

The fact that the music program and the theater program are physically disjointed has also been raised as a concern. Therefore, the Master Plan

has the existing functions within Building D relocated to a satellite location(s), and the space be renovated to house a new performing arts instructional center and additional receiving/storage facilities for the campus.

As a result of the PAIC expansion, the existing greenhouse (GH) will require relocation to the east of Building D, adjacent to the new floral lab and on the back-side of campus.

Classroom Building (CB)

Additional general classroom/computer lab space was identified as a need throughout campus. In order to accommodate this need, a two-story, 40,000 s.f. classroom building has been indicated along the west edge of the Campus Green and connected to the FSC at both levels. This new facility, along with the HWAC have the opportunity to create a new building image for the College along the north edge.

Future Expansion

Over time, if the main campus for MCC requires additional growth within its existing property, future expansion has been indicated to the east of the HWAC, over an existing parking area. Due to the saturation of the site, this lost parking as well as additional parking to support the future expansion may have to be accommodated through the construction of parking decks, after all other alternates have been exhausted.

Athletic Fields

The existing athletic fields on the MCC Campus consist of a baseball field, a softball field, and a soccer field, all located toward the south end of campus. The Master Plan proposes relocation and expansion of these fields into an athletic complex at the north end of the site. The reason for their relocations is three-fold:

1. As discussed earlier, the new Health Wellness and Athletic Center, in addition to classrooms, will house all athletic related facilities including training rooms, locker rooms, and offices. Based on the proposed location of the HWAC, toward the north end of campus, if the athletic fields remained in their current location, there would be a considerable distance between the fields and the HWAC.
2. The quantity of athletic fields has grown to include one additional competition soccer field, one practice soccer field, and eight tennis courts. These additional facilities would not physically fit on the south side of campus adjacent to the existing facilities. Therefore, the fields would be split to the north and south in order to accommodate them all on campus.
3. In order to accommodate all of the new buildings on campus, additional parking will be required. Although the north parking area will increase in capacity, it will not be adequate for the entire campus. Therefore, the south lot will need to increase as well, and as a result, the existing baseball field would be lost.

Parking and Vehicular Circulation

Parking

As building growth is accommodated in the Master Plan, facilities for parking must increase as well. The two most important factors to be considered on campus are quantity and convenience.

The existing campus currently has 1,974 parking spaces to accommodate approximately 385,000 g.s.f. of building area. This translates to a ratio of just over 5 spaces per 1,000 g.s.f. of building area. During discussions with students, faculty, and staff, it was determined that the current amount of parking is adequate for the campus. The problem, however, is that much of the parking at the north end is inconveniently located to the building.

As a result of the above issues, the Master Plan includes an additional 351 parking spaces for a total of 2,325, and locates them more conveniently with the proposed building and athletic facility growth. Since the site has become saturated as a result of this Master Plan, any additional parking growth will need to be accommodated through parking structures.

Vehicular Circulation

The existing main vehicular entrance to campus is currently located at the southern-most location off of Route 14, and a traffic signal is also at this location. A loop road then encompasses the campus and exits at the north end back onto Route 14.

Because of the direction of growth for the new buildings and the existing placement of the Student Services Building (primarily serving first-time visitors to the campus) it was determined that the main vehicular entrance should be relocated to the northern-most location. The placement of the Campus Green along with the predominance of parking also supports the relocation of the main entrance.

Pedestrian Circulation

A new electronic sign positioned at the entrance will enhance its image as the main entrance, and the College will begin discussions with the appropriate regulatory agencies to possibly add/relocate a traffic signal at this intersection in order to insure safe ingress and egress from the site.

As building and parking growth is considered on the main campus, it is important to recognize the need for convenience for students, faculty, and staff as they navigate the campus on foot.

All proposed buildings, for example, have been physically connected to the existing buildings on campus in order to keep pedestrians out of inclement weather as it occurs.

The major parking areas have been pulled in tight to the academic core on the north and south, and clearly defined, tree-lined walkways link the parking areas to the buildings. These same walkways also link the north parking area to the athletic fields.

A walking path has also been developed around the campus and is proposed to be linked to a public bicycle system at the perimeter of the campus. Further discussions will be required with the appropriate agencies in order to identify the connection point of the two systems.

Project Phasing

In order to assist in managing the development of the College, the Facilities Master Plan was organized into three phases of implementation as follows:

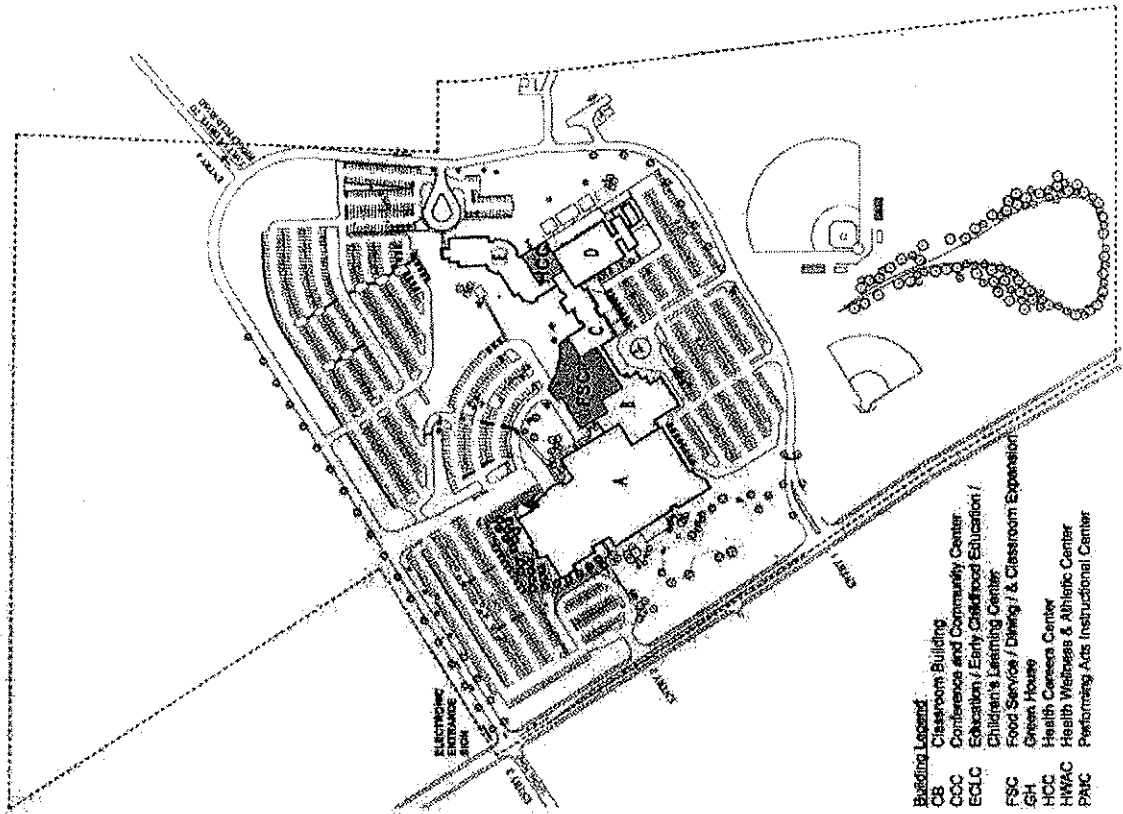
Phase 1:

Phase 1 of the Facilities Master Plan at the Main Campus shall consist of the following:

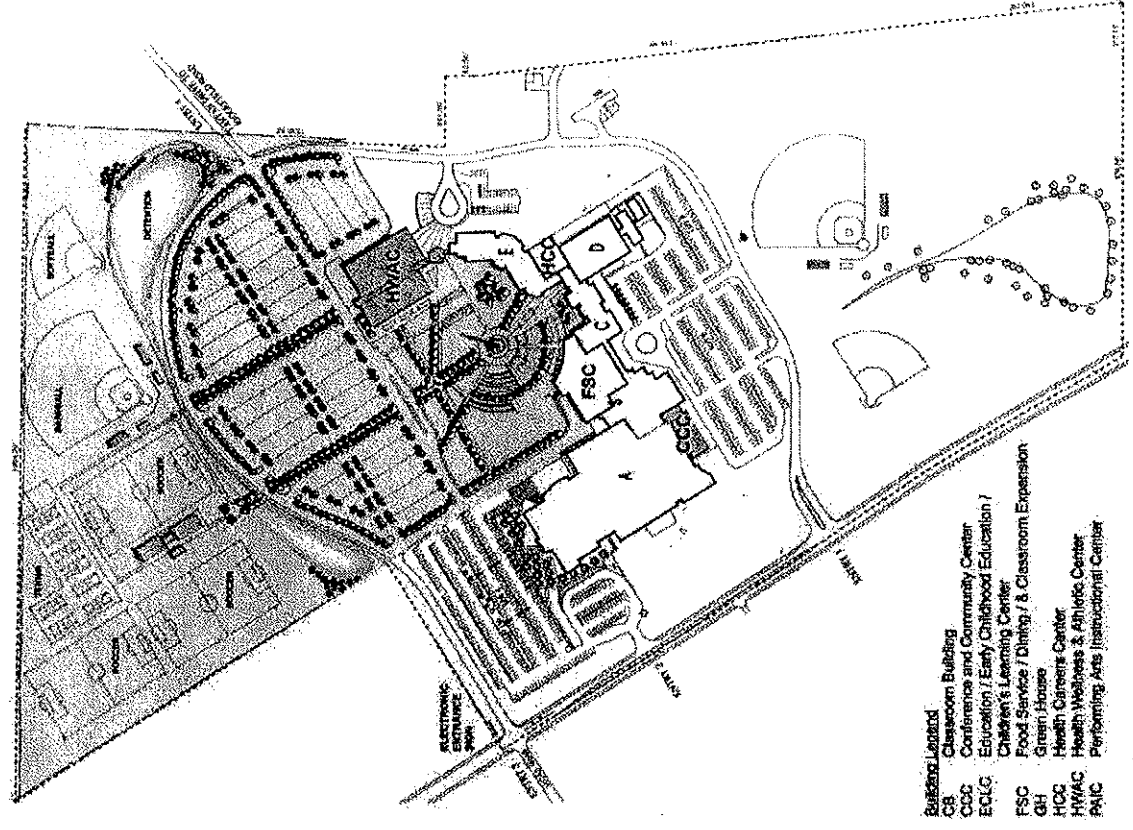
- Construction of the Health Careers Center (HCC)
- Construction of the Food Service, Dining and Classroom Expansion (FSC)
- Miscellaneous Renovations (see pp. 17-19)
- Develop new electronic signage at north entrance on Route 14

(Note: No new parking has been included within Phase 1 work)

Phase 1 Diagram



Phase 2 Diagram



Project Phasing, cont'd

Phase 2:

Phase 2 of the Facilities Master Plan at the Main Campus shall consist of the following:

- Construction of the Conference and Community Center (CCC)
- Construction of the Health, Wellness, and Athletic Center (HWAC)
- Miscellaneous Renovations (see pp. 17-19)
- Development of the Athletic Field Complex
- Development of the Campus Green
- Expansion and reconfiguration of the North Parking Lot

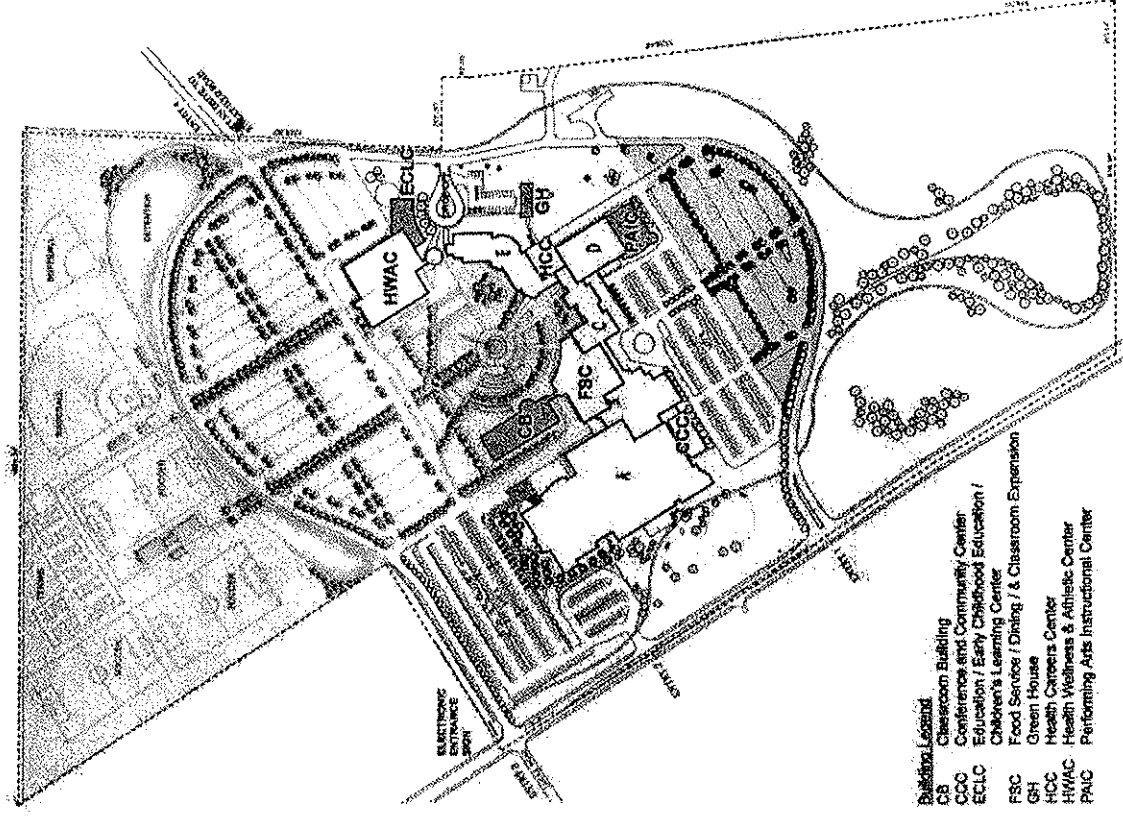
Phase 3 Diagram

Project Phasing, cont'd

Phase 3:

Phase 3 of the Facilities Master Plan at the Main Campus shall consist of the following:

- Construction of the Education and Children's Learning Center (ECLC)
- Construction and renovation of the Performing Arts Instructional Center (PAIC)
- Relocation of the Greenhouse Facilities (GH)
- Construction of the Classroom Building (CB)
- Miscellaneous Renovations (see pp. 17-19)
- Expansion of the South Parking Lot



Campus Renovations

In addition to proposed new construction and site improvements as part of the Facilities Master Plan for the Main Campus, a series of interior renovations have been identified in an effort to support program needs and to address areas of concern. This renovation work is phased to coincide with the new construction work in a logical manner.

The proposed renovation work is as follows:

Phase 1

- Enlarge the east and west ends of the Building C corridor to enhance circulation.

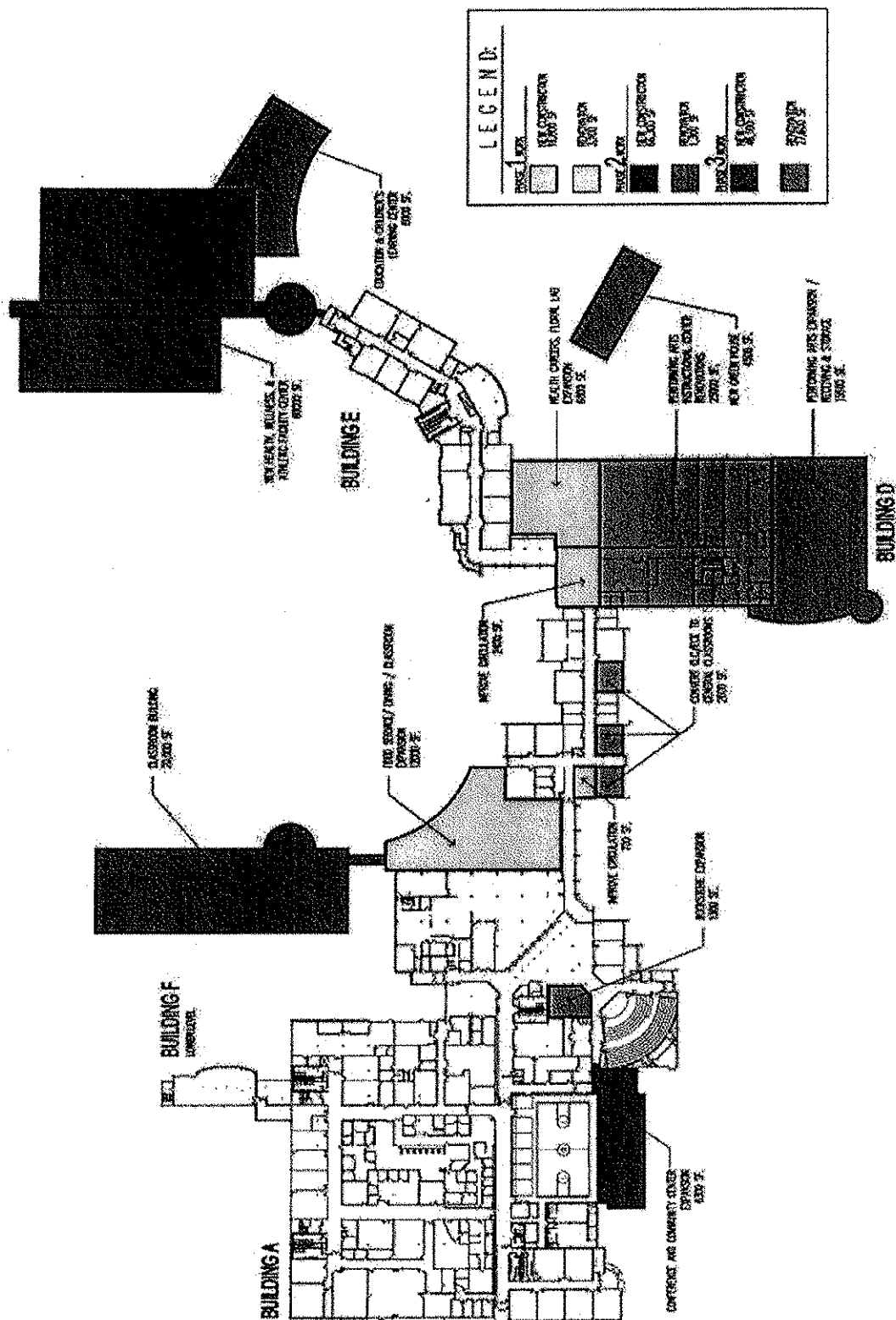
Phase 2

- Expand the Bookstore toward the Building A lobby.
- Convert the existing Fitness Center into an expanded Professional Development Center in Building A.
- Expand the current Learning and Student Support Services into the Science Area in Building A.

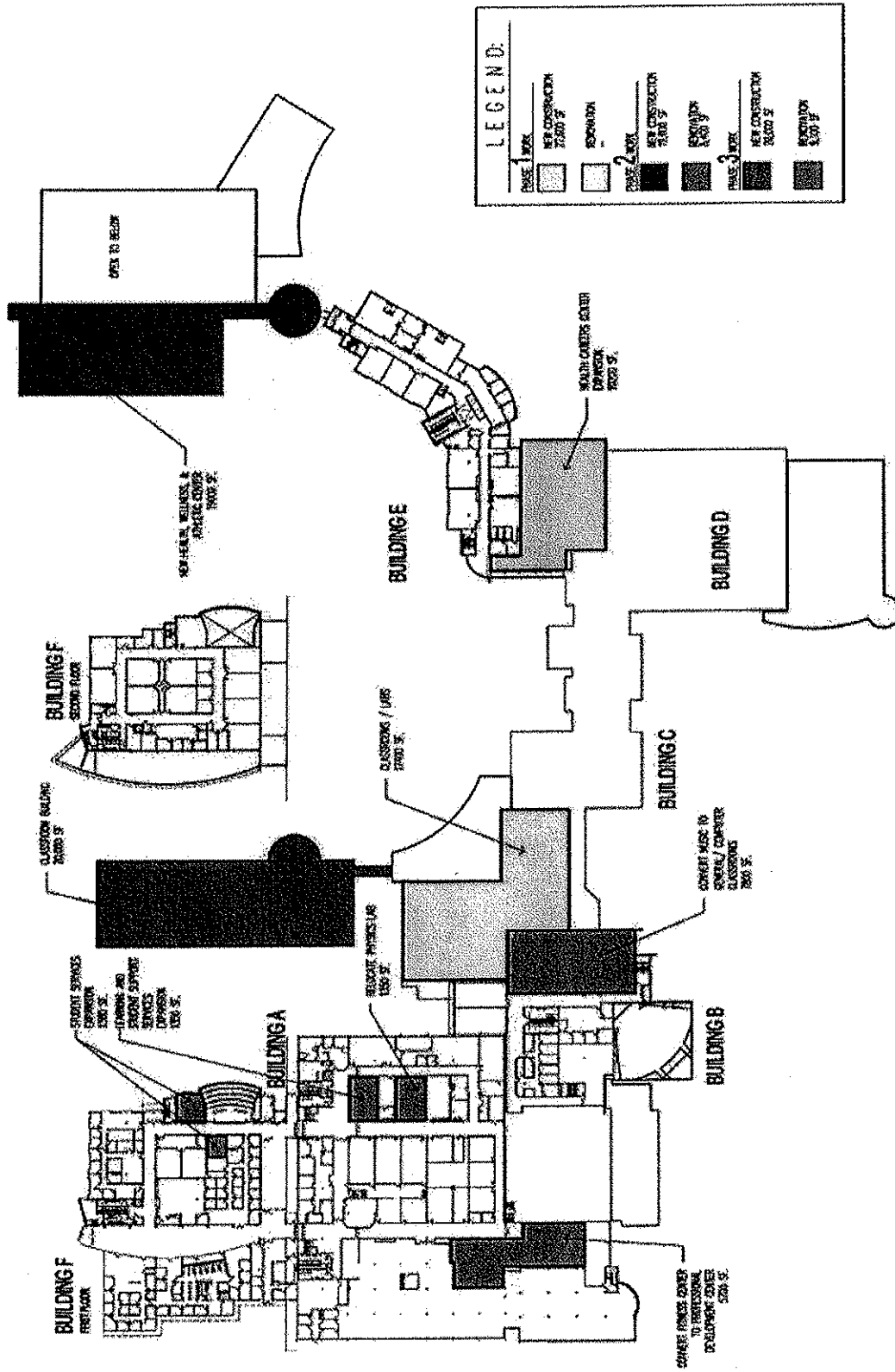
Phase 3

- Convert existing CLC/EDU/ECE classrooms into general classrooms in Building C.
- Renovation of Building D to include Performing Arts programs.
- Renovate space within Building A to accommodate additional Student Services functions.
- Convert existing Music spaces in Building B into classrooms and labs.

First Floor Campus Renovations Diagram



Second Floor Campus Renovations Diagram



Satellite Site(s) Selection Criteria

In an effort to adequately serve the entire McHenry County College District, it became apparent to the Planning Team that the College will need to expand its facilities beyond its existing Crystal Lake Campus to satellite locations throughout the District.

As the program needs were identified and categorized, it also became apparent that the existing campus simply does not have the capacity to accommodate all of the future needs for the College.

These two items combined made it clear that this Facilities Master Plan would identify the need for satellite facilities to be developed.

In order to determine specific sites for the satellite locations, a list of site selection criteria was developed by the Planning Team as follows:

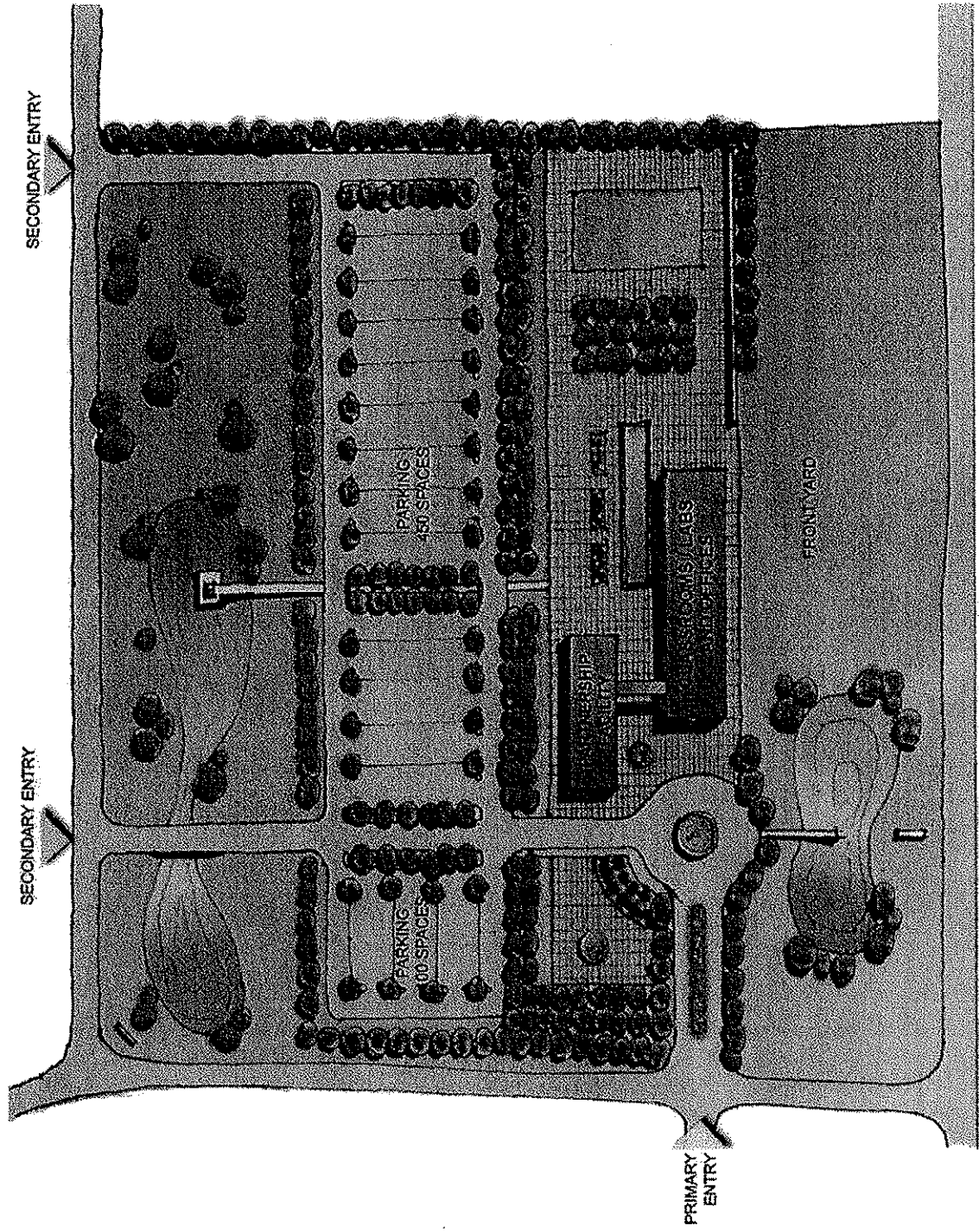
- Demographics
 - Where is population growth expected?
- Accessibility to faculty, staff and students
- Visibility by the community (image)
- Where can support be improved in the District?
- Size
 - Space needs
 - Expansion potential
 - Parking

- New construction versus renovation
- Security/Safety concerns
- Programs offered versus community needs
- Cost
 - Infrastructure
 - Sitework
 - Building development
- Partnership opportunities
- Funding opportunities

(It is important to note that these criteria are not identified in priority order.)

In order to identify the approximate size of a piece of property on which to develop a satellite facility, a rendering was prepared indicating a 110,000 square foot building with parking facilities to accommodate 550 cars, adequate site circulation elements and open space for detention, landscaping, and future expansion, if necessary. The piece of property indicated is 20 acres which appears to be comfortable to accommodate the above criteria.

Satellite Campus Planning Diagram



Cost Summary

In order to assist with the financial planning associated with the implementation of the Facilities Master Plan, a Cost Estimate Matrix was developed. This matrix is organized into the three phases of work discussed earlier, with each phase organized into costs associated with the existing campus and with a satellite campus. Furthermore, the estimated year of construction for each sub-phase has been identified in order to assign an appropriate escalation factor to the estimated costs at 5% per year. The plan currently shows the satellite campus within Phase 3 beginning in 2016. If the implementation extends beyond this date, it will be important to adjust the cost estimates accordingly.

The total estimated cost for each sub-phase is organized into six categories as follows:

- New Building Construction
- Renovation Work
- Site Development
- Land Costs
- Furnishings and Fixed Equipment
- Fees and Contingency

It is important to note that the Site Development Costs require additional investigation at this point due to the uncertainty of watershed requirements associated with the City of Crystal Lake. As these requirements become finalized, the Site Development Cost estimates should be adjusted accordingly.

Additionally, it should be pointed out that, although there is a line item for land costs, there are no numbers identified at this time. The purpose of this line item is to identify any costs that the College may incur to purchase property for a satellite location or for expansion of the existing campus.

COST ESTIMATED MATRIX & AREA SUMMARY

ESTIMATED IMPLEMENTATION COSTS

ITEM	PHASE 1		PHASE 2		PHASE 3		TOTAL
	EXISTING CAMPUS 2006	SATELLITE CAMPUS 2007	EXISTING CAMPUS 2009	SATELLITE CAMPUS 2012	EXISTING CAMPUS 2014	SATELLITE CAMPUS 2016	
New Building Construction (Based on \$ 180/ s.f. in 2004)	\$9,668,400	\$11,168,600	\$19,596,000	\$14,963,200	\$19,380,600	\$16,162,700	\$90,960,500
Renovation Work (Based on \$ 80/ s.f. in 2004)	\$273,500	---	\$943,300	---	\$4,577,500	---	\$5,794,300
Site Development (On-Site Improvements Only)	\$200,000	\$2,000,000	\$3,900,000	\$2,500,000	\$1,600,000	\$3,100,000	\$13,300,000
Land Cost							\$0
Furnishing and Fixed Equipment (Based on \$15/s.f. in 2004)	\$767,400	\$932,500	\$1,818,700	\$1,247,000	\$2,523,800	\$1,353,300	\$8,642,700
Fees and Contingency @ 18%	\$1,963,700	\$2,542,000	\$4,726,500	\$3,367,900	\$5,054,800	\$3,710,900	\$21,365,800
TOTAL	\$12,873,000	\$16,664,100	\$30,984,500	\$22,078,100	\$33,136,700	\$24,326,900	\$140,063,300
TOTAL BY PHASE	\$29,537,100		\$53,062,600		\$57,463,600		\$140,063,300

AREA SUMMARY (S.F.)

ITEM	PHASE 1		PHASE 2		PHASE 3		TOTAL
	EXISTING CAMPUS	SATELLITE CAMPUS	EXISTING CAMPUS	SATELLITE CAMPUS	EXISTING CAMPUS	SATELLITE CAMPUS	
New Construction	46,400	53,700	85,300	56,265	66,100	50,000	357,765
Renovation	3,100	---	9,700	---	36,700	---	49,500

Note 1: A 5 % escalation factor has been included within all cost estimates from 2004 through the scheduled year of implementation.

Note 2: Site development costs as indicated for existing campus locations are very preliminary in nature and do not include any specialized system for watershed accommodation.

Note 3: Site development costs as indicated for satellite campus locations are placeholders at this time as the project sites have not yet been selected.

Note 4: Any required land acquisition costs have been excluded from the above cost information.

