



ALLEGHENY COLLEGE



**MacLachlan  
Cornelius &  
Filoni**  
ARCHITECTURE • PLANNING • INTERIOR DESIGN

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# CAMPUS MASTER PLAN SUMMARY



# SUMMARY

## Overview

This Master Plan is the result of a process that began in 2016, with the creation of a tactical internal working group focused on fact-finding and pre-planning for the current comprehensive Master Planning effort. This group worked to develop specific goals and areas of focus for the Master Plan, forming the groundwork for this Plan.

Following a competitive selection process, MacLachlan, Cornelius & Filoni (MCF) was selected in April 2018 as Architects/Planners to prepare the Master Plan. Over the course of twelve months, MCF worked closely with the Master Plan working group, the College's internal shared governance, and several Board Committees to chart a course for Allegheny College's physical development and commitment to sustainability over the next two decades.

By taking a broad view of the campus, this Plan offers a path for improvement of all aspects of Allegheny College's physical facilities, including:

- Academic, Administrative, and Athletic Facilities
- Residence Halls and Student Life
- Land Utilization, Landscape, and Parking
- Sustainability
- Cost of Ownership

It also recognizes that resources (money and time) are limited, and that interventions must prioritize high-impact actions to be successful, especially in the early phases. At each stage of the planning process, potential interventions were measured against a set of "guiding principles":

- 1.) Honor the history and architecture that make Allegheny a unique and exceptional place
- 2.) Improve the "curb appeal" and "branding" throughout campus
- 3.) Increase accessibility and inclusivity of the Campus' physical facilities
- 4.) Utilize existing space more efficiently, to reduce square footage under management and reduce the cost of maintenance and operations
- 5.) Enhance pedestrian safety, vehicular circulation and parking
- 6.) Advance the College's commitment to carbon neutrality, efficiency and adaptive management

These strategic objectives, viewed through the lens of an overall enrollment reduction, became the guiding principles that allowed the Master Planning team to measure each potential recommendation. As various proposals in the Plan were contemplated, they were continually tested to make sure they stood up to the guiding principles. This process provided clarity when addressing alternatives and will provide a framework for addressing future proposals not envisioned within this Plan.

## Summary of High-Priority Recommendations

### Academics

- Renovation of Reis Hall for academic use
- Innovation Center at Doane Art
- Acoustic improvements at Arnold Music
- Accessibility and restroom upgrades in Alden, Arter, Montgomery Gym, Quigley, and Ruter
- Moisture mitigation at basements in Arter and Alden Halls
- Decommission Oddfellows\*

### Residence Halls

- Renovate restrooms at Baldwin, Brooks/Hulings/Walker/Annex, Crawford, Edwards, and Schultz
- Decommission 11 off-campus houses, and renovate 10 off-campus houses
- Decommission Allegheny Hall

### Athletics

- Create new weight room and cardio room at the Wise Center
- Women's locker room renovation
- Entry enhancements to the Robertson Athletic Complex

### Administrative & Student Life

- Accessibility upgrades to Brooks Dining Hall
- Allegheny College Special Events Center & Guest House
- Renovation of Wellness Center (Health Center and Counseling Center)
- Renovate Pelletier to relocate staff from Murray
- Repair/Upgrade the President's House

### Landscape and Parking

- Work with the City of Meadville to revise zoning code for additional flexibility for the College
- Implement "high-impact" landscape and site improvements across Campus to reinforce recruitment efforts
- Renovate the Park Avenue lots
- Apply for grant funding from PennDOT and invest required matching funds to implement improvements to North Main Street and/or Park Avenue

### Sustainability

- Continue to implement high-impact initiatives (including efforts to address fume hoods) and build momentum for sustainability on-campus
- Continue replacement of lighting with LED's, both indoors (classrooms) and outdoors (site, parking)

\* **Note:** Taking Oddfellows offline would necessitate relocation of the two child-care organizations and the Community Theater. While uncertain as to the future location, size and scope the College would like to provide space for an early learning center as childcare is considered to be a priority and provides an advantage to Allegheny in the recruitment and retention of employees. At this time no decision has been made regarding the potential relocation of the Community Theater. The leadership of the College will continue to discuss this both internally and with these organizations as the implementation of the Plan progresses.

## Summary of Additional Recommendations

### Academics

- Full renovations of Alden, Arnold Music, Arter Hall, Montgomery Gym, Quigley Hall
- Renovations and upgrades to Carr Hall, and renovation of the Introductory Chemistry Lab
- Renovations and upgrades to Pelletier Library
- Renovations and upgrades to the Science Complex, and new fume hoods and controls
- New classroom space at the second floor of the Vukovich Center

### Residence Halls

- Sprinkler and fire alarm upgrades in Baldwin, Brooks/Hulings/Walker/Annex, Edwards, and Schultz
- Renovate Cafilisch Hall
- Renovate Crawford Hall
- Renovate Ravine as apartment-style living, **or** decommission Ravine and create new townhouse-style units
- Renovate remaining off-campus houses

### Athletics

- Create paved parking lot at Robertson Athletic Complex
- Baseball and softball field improvements: turf installation, bullpen upgrades, scoreboard replacement
- Miscellaneous renovations and upgrades at Wise Center
- Miscellaneous renovations and upgrades at Roberston Athletic Complex
- New outdoor recreation area
- Wise Center fitness addition
- New locker/training facility at Robertson

### Administrative & Student Life

- Improvements to Brooks Dining Hall, including dining service and HVAC
- Renovations to Campus Center
- Air conditioning and audiovisual upgrades at Schultz Banquet Hall
- Decommission Murray Hall

### Landscape and Parking

- Repave the North Village lots
- Enhance lighting at Park Avenue
- Improve pedestrian walkways
- Implement a signage and wayfinding program
- Continue to improve landscaping practices to support sustainability efforts

### Sustainability

- Energy coordination efforts directed at decreasing energy costs
- Large-scale solar array
- Increased stormwater management efforts
- Additional high-impact initiatives

## Cost of Ownership

From the beginning of the Master Plan process, one key area of focus was to help the College utilize existing space more efficiently, allowing a reduction in square footage under management and a reduction in the cost of maintenance and operations. The overall cost of ownership for College facilities was considered in this Master Plan in three key areas:

- Energy costs (water, electric and gas)
- Maintenance costs (both deferred and annual maintenance)
- Other ancillary costs (such as cleaning/janitorial services and insurance)

## Annual Cost Savings

This Master Plan makes several specific recommendations for reducing square footage that will reduce the College's annual cost of ownership:

- Decommission Oddfellows Hall (55,000 gsf)
- Decommission 11 Off-Campus Houses (estimated 24,000 gsf)
- Decommission Allegheny Hall (5,600 gsf)
- Decommission Murray Hall (13,000 gsf)

## Maintenance Endowments

Clearly, ongoing and deferred maintenance is a significant driver of the cost of ownership for the College's facilities. One successful way that this has been addressed by the College, notably in the renovation of the Tippie Alumni Center (Cochran Hall) and the upcoming renovation of Bentley Hall, is the establishment of maintenance endowments specifically to fund ongoing maintenance of these buildings. This practice is an excellent way to ensure that renovations are accompanied by sufficient funding for ongoing upkeep, and is recommended for any future building projects.

## Additional Space Considerations

Clearly, these savings can clearly be a significant step forward towards financial and environmental sustainability. Should additional opportunities arise for other space to be taken offline without jeopardizing the College's programmatic and educational goals, they should be considered and encouraged.

## Implementation - Overview

It can be difficult to assess the full range of recommendations made in a Master Plan of this type and assign costs to each item. It is important, though, to be able to begin to understand the magnitude of the challenge involved in implementing the Plan.

For most building projects, construction values (costs) were calculated on a square-footage basis, using our previous experience with similar renovations. For some specific projects, allowances were used based on a general understanding of the potential scope. A factor (ranging from 20-25% depending on the type and scale of the project) for "soft costs" was then added to the construction value to provide an estimate of the overall project cost. These soft costs include items such as architectural and engineering fees, building contingences, furniture and equipment costs, technology, permits, and other related costs.

## Phasing

After generating the comprehensive list of recommendations, it was reviewed with the Working Group and the Executive Committee of the Board to begin to develop a prioritization and phasing approach. This prioritization was based on cost, level of immediate impact, visibility, capacity for short and longer-term fundraising, and the need to “spread around” improvements across all areas of the Campus.

Projects were separated into several categories described in detail below.

### Shovel-Ready Projects (Phase 0)

Several projects were identified to begin almost immediately, and were approved by the Board in February for construction without delay. These projects are to be funded by a recent bond issue. These items include projects that are smaller in scale and could show immediate progress towards implementation of the Master Plan, including the renovation of restrooms in select residence halls and the creation of an Innovation Center in Doane Art.

### High-Priority Projects (Phase 1)

The next “round” of projects are those that require additional time for implementation, and will be mainly funded by the bond issue and can be initiated without significant supplemental fund-raising. These include additional residential upgrades, the initial steps in taking some space offline, some high-priority accessibility upgrades and some general campus improvements. These projects would be implemented over the next two to three years.

### Next Projects (Phase 2)

This group of projects represents the projects that are most desirable to be implemented soon, but require additional planning and fundraising. This list includes the renovation of Reis and Quigley Halls as academic facilities. This group also includes accessibility upgrades to all academic buildings which are not fully accessible, the removal of Oddfellows, and continued upgrades to residence halls. Ideally, these projects would be implemented in a 5 to 7 year window.

### Remaining Projects (Future Phases)

These projects are those that are included as recommendations in the Master Plan, but do not have a set target for schedule implementation. These will depend largely on fund-raising goals and addressing needs of aging facilities as time progresses. These projects include major renovations to the College’s academic facilities, along with significant upgrades to athletics, administrative buildings and other student space.









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