



**Oakton**  
College

## Master Plan Update

May 2022

Perkins&Will

# ACKNOWLEDGEMENTS

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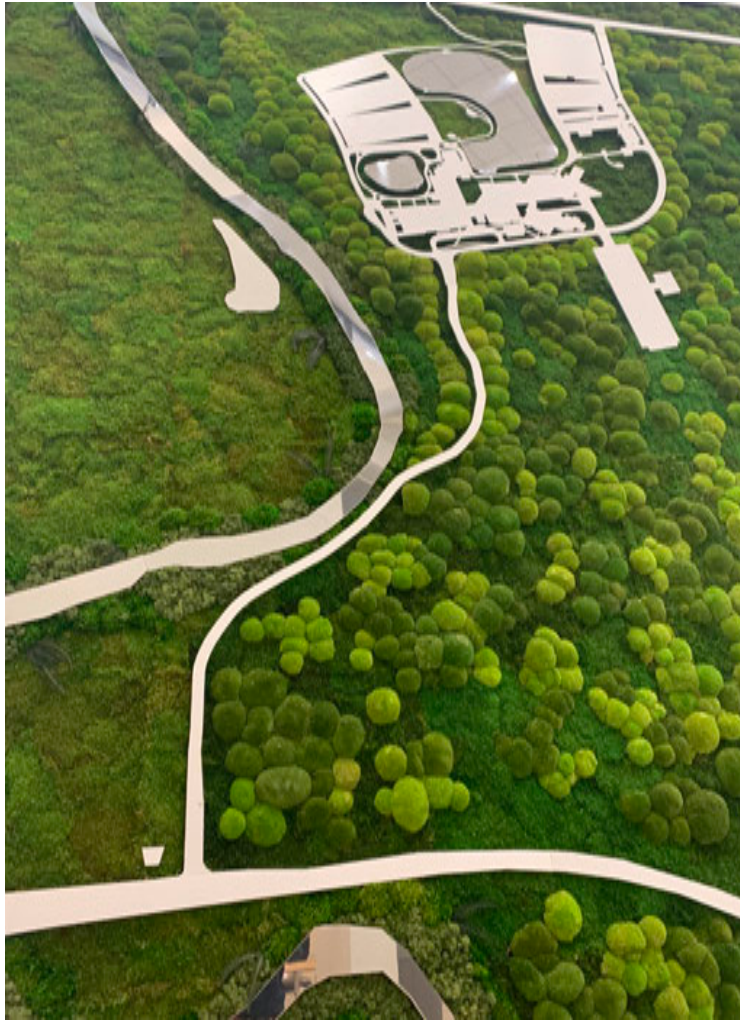
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# 00 EXECUTIVE SUMMARY



# OVERVIEW

Oakton College (“the College”), a two-year college serving near-north suburban Chicago communities in District 535, is charting its path towards future physical improvement. This plan update is a physical improvement “roadmap” for both the Des Plaines Campus, in Des Plaines, IL, and Ray Harstein Campus in Skokie, IL, and it helps guide the College forward over the next five year Capital Improvement Plan and beyond. Observations of existing conditions (both challenges and opportunities), analysis of existing spaces, and identification of future space needs are included in this document. Project cost and an implementation schedule are also integrated into this document.

Guiding Principles provide overarching ‘words-to-live-by’ as it pertains to this master plan with equity and inclusion as a main principle. All recommendations and implementation efforts adhere to these principles, which range from creating flexible and adaptive spaces to embracing advanced technology.

Recommendations included in this master plan update focus on renovating existing interior space, addressing deferred maintenance, and improving site and landscaping in accordance with the Landscape Master Plan.. As the College strives to be a steward of its resources and maximize efficiency, renovation of existing space emerged as the predominant solution to address changes in space needs. Big ideas include the following:

- Learning Commons -- reimagining the existing libraries as 21st Century spaces for study and learning support
- Student Success -- making improvements to the student experience upon entering the college and supporting the student pathway through the college experience
- Partnership Hall -- building and supporting industry and community partnership space with a focus on the Ten Hoeve Center at Des Plaines and creating academic space improvements to support career technical education degree programs
- Adjacencies+Workplace -- optimizing the locations of several office department suites and making improvements to existing workplace environments

- Fitness and Wellbeing -- addressing the recreational fitness and athletic spaces to encourage healthy living
- Classroom Upgrades -- continuing to improve learning spaces to adopt to hybrid and active learning pedagogies and technology
- Site and Landscape -- improving outdoor spaces for aesthetic and functional purposes
- Deferred Maintenance -- addressing ongoing infrastructure and building condition needs to maintain optimal operations.

A “Consensus Plan” was developed to identify, prioritize, phase, and provide cost estimates for the five-year Capital Improvement Plan. To provide a framework for decisions beyond four years, a “Future Plan” was created for specific projects.

Finally, this master plan update satisfies the requirement set forth by the Illinois Community College Board to have an updated master plan every five years.

## Guiding Principles

The 2017 Facilities Master Plan established eight guiding principles. These principles remain relevant for this plan update.

More a, equity and inclusion is at the forefront of all planning decisions. This aligns the plan update with the College's strategic goals of creating a more accessible, equitable, and inclusive campus experience with specific focus on diversity.

### Equity & inclusion overlays across all guiding principles.



...be centered on student success and informed by the broader Oakton Community



...create environments that are flexible and adaptive



...support student learning and instruction



...create a sense of place that is welcoming and inviting



...be financially responsible



...embrace advanced technology



...be environmentally sustainable



...address deferred maintenance needs at both campuses

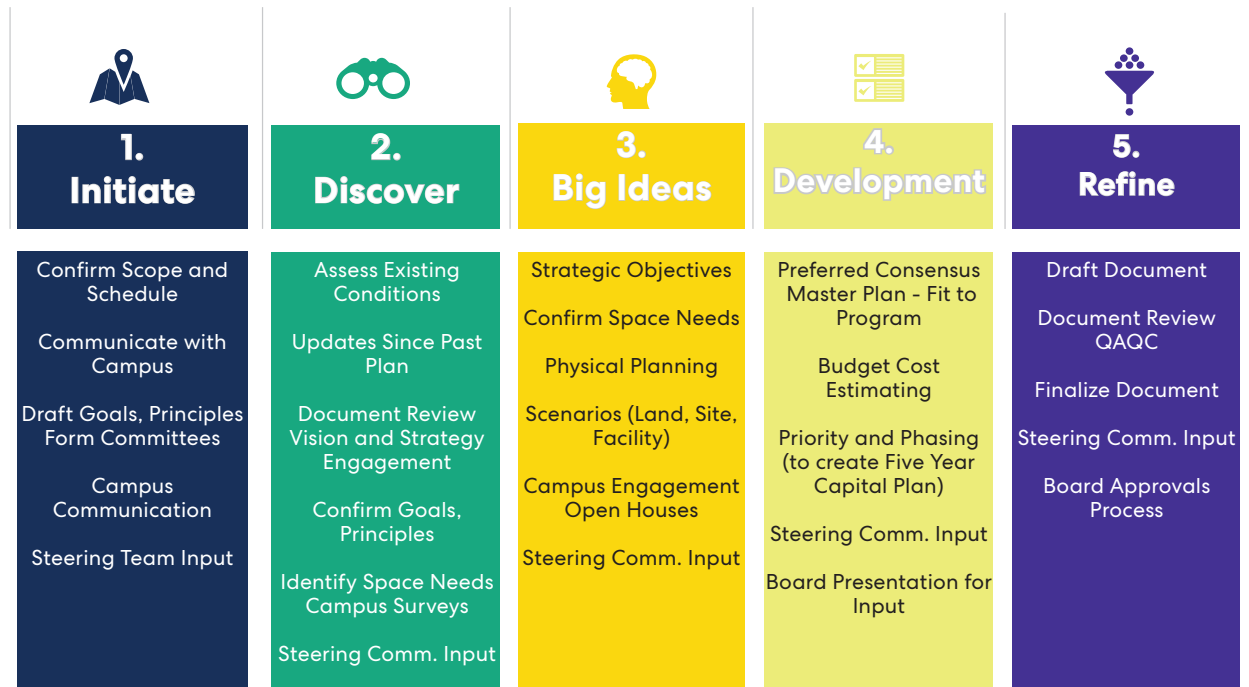


# PROCESS

## Timeline

The process used to create this master plan involved a wide range of perspectives, a high amount of faculty, staff, and student involvement, and multiple engagement touch-points throughout the planning process. A Steering Committee, comprised of administration, faculty, staff, and a student representing both campuses, provided input on an almost monthly basis. The Board of Trustees provided direct input.

A five-phase approach was followed by the consultant team in creating this document.

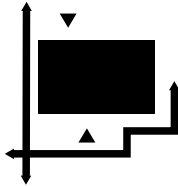




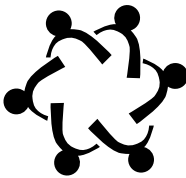
# Building On a Foundation



Think big and explore ideas



Improve efficiencies and ensure that proper infrastructure is in place



Create a sense of place and weave connections back to the community



Identify needs, develop cost-effective solutions, and prioritize investment

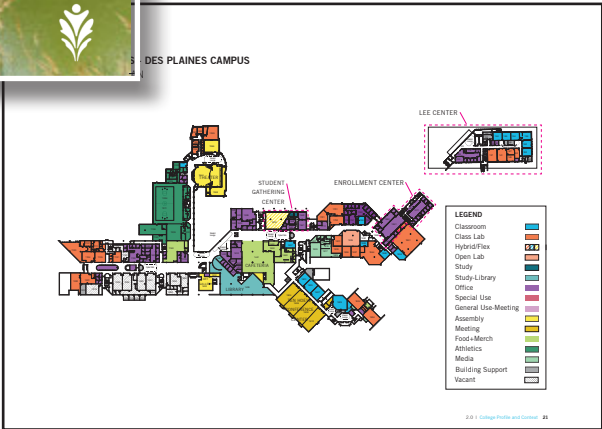


Align with strategic initiatives of the institution



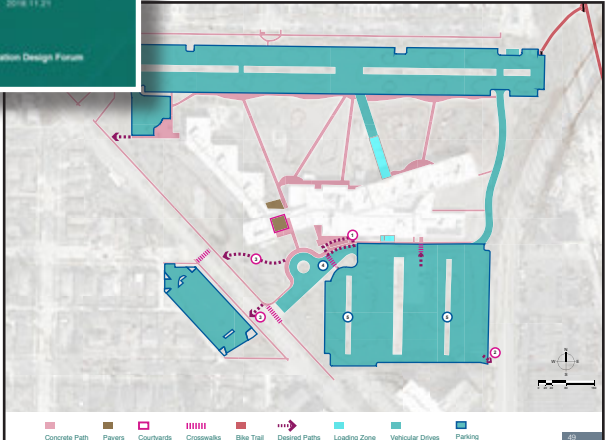
### 2017 Campus Master Plan Update

Previously completed Master Plan , outlined projects such as the West End, the Student Street, Cafeteria and Student Center, most of which have been completed in the past 5 years.



### 2018 Landscape Master Plan

The landscape master plan focused on improvements to the following aspects of campus: Visibility and arrival; Programmable outdoor spaces; Transportation and connectivity; Low maintenance landscape; Bio-diversity; Water; Flood mitigation; Sustainability



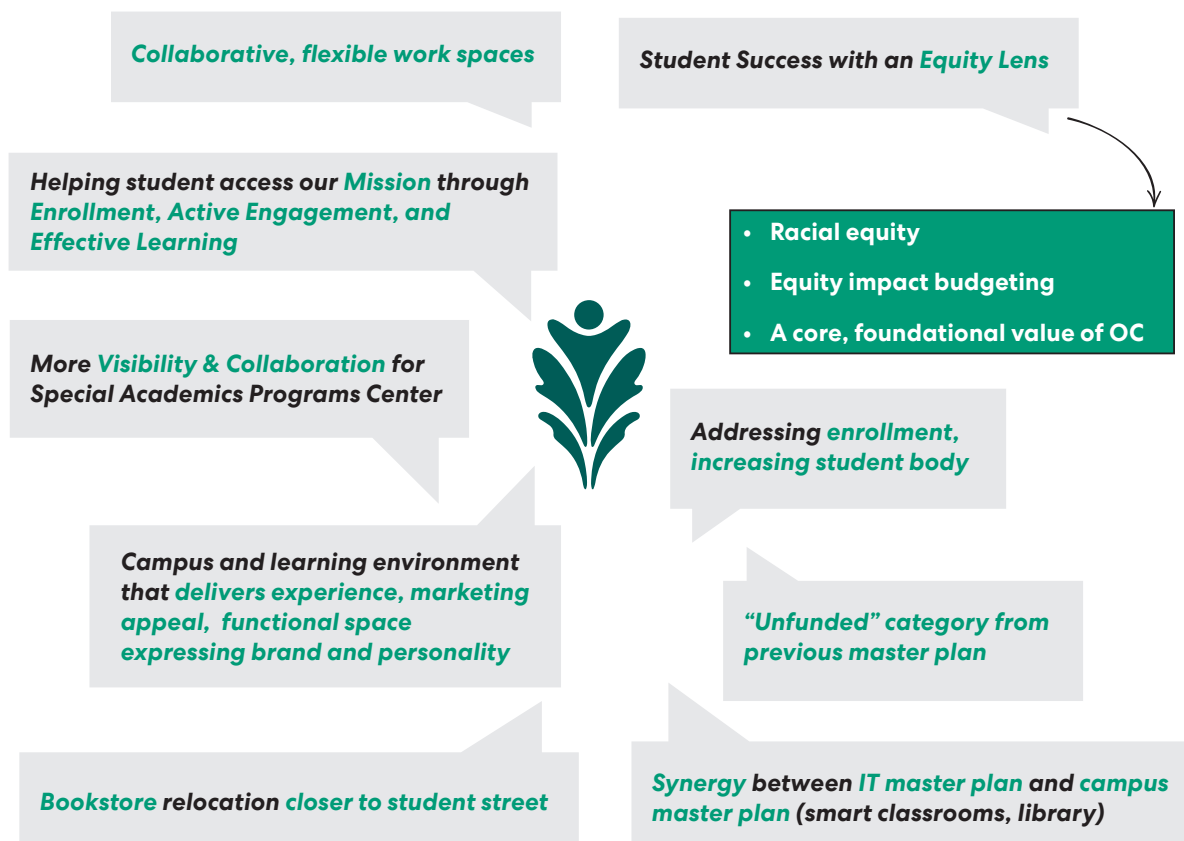
# PROCESS

## What We've Heard

Led by the College in September/October of 2021, an online survey was distributed to faculty, staff, and students. Over 730 combined responses were recorded, and the results proved to be useful in shaping the master plan.

### What Does Success Look Like?

- Library renovation with more collaborative space
- Efficient use of space
- Gaining financial, environmental efficiency
- Modern technology infrastructure
- Campus Resiliency : flood prevention & mitigation, access to campus during floods
- Connecting our spaces and physical identity with the natural landscape
- Ensuring our spaces reflect the values of the Oakton experience, adhere to the guiding principles, and institutional values and that we complete projects on time and on budget
- Welcoming, arrival sequence, wayfinding (welcome desk)
- Upgrading community gathering spaces
- Making sure physical spaces related to direct services support ease of navigation for students
- IT Backbone - strong bandwidth and access



# Survey Results

Students ranked physical elements the master plan update can help solve:

1. **Academic environments - classrooms, classlabs**  
(including computing, science, and arts labs)
2. **Student Study Spaces**
3. **Parking and Transportation**
4. **Student Services** (e.g. advising, admissions, registrar etc.)
5. **Dining Options**

Employees ranked physical elements the master plan update can help solve:

1. **Academic environments - classrooms, classlabs**  
(including computing, science, and arts labs)
2. **Office Environments**
3. **Student Services** (e.g. advising, admissions, registrar etc.)
4. **Library and Learning Resources**
5. **Green Open Spaces, Pedestrian Paths**

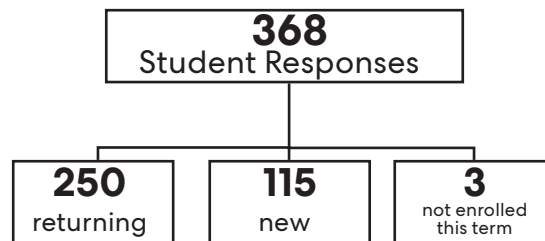
Students ranked important issues to tackle for Oakton's Future:

1. **HEALTH & WELL BEING**
2. **ACADEMIC QUALITY**
3. **SAFETY**
4. **MAINTAINING AFFORDABILITY, VALUE**
5. **ONLINE ACCESSIBILITY & LEARNING EXPERIENCE**
6. **JUSTICE, EQUITY, DIVERSITY & INCLUSION**

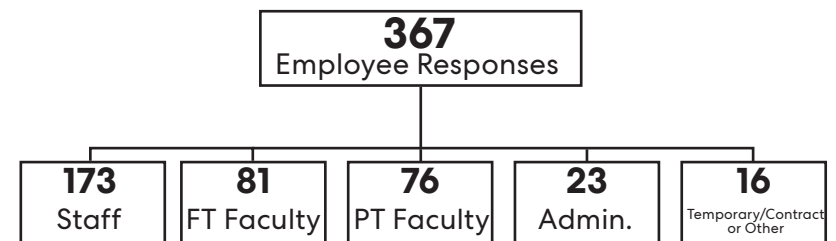
Employees ranked important issues to tackle for Oakton's Future:

1. **ACADEMIC QUALITY**
2. **HEALTH & WELL BEING**
3. **JUSTICE, EQUITY, DIVERSITY & INCLUSION**
4. **SAFETY**
5. **ONLINE ACCESSIBILITY & LEARNING EXPERIENCE**
6. **TECHNOLOGY**

## Who took the survey?



92% are taking credit classes only



70% are on campus 3-5x a week



# THE BIG IDEAS



## Learning Commons

Re-envision the library spaces at both of Oakton's campuses to create a contemporary learning commons for the next generation of Oakton students.



## Adjacencies + Workplace

Focus on co-location of programs with synergies to offer ease of access for students on campus, as well as efficient work environments for employees of the College.



## Partnership Hall

Community oriented remodel of the Ten Hoeve wing to increase focus on partnerships. This will include offices for the Foundation, SBDC, Campus Events as well as renovated conference space and upgraded Career Technical Education (CTE) classrooms.



## Classroom Upgrades

Create classrooms that foster active learning by designing flexible spaces with immersive technology capabilities.





### Student Success

Prioritize student services by co-locating TRiO, Alliance for Lifelong Learning and Aging & Disability Resource Center in the East End easily accessed via the Student Street.



### Site & Landscape

Use landscape to promote the College's visibility and offer a welcoming experience centered around preservation of biodiversity, outdoor learning spaces and connectivity.



### Fitness & Wellbeing

Focus on student wellbeing with targeted programs on campus centered around fitness & health.
























### Deferred Maintenance

Address deferred maintenance needs at both campuses to keep the College's facilities running smoothly.

# ALIGNMENT WITH GUIDING PRINCIPLES

Aligning both the Consensus Master Plan and Future Projects with the guiding principles established during the master planning process has helped shaped the implementation strategy & priorities. The success of each one of these renovations and the overall plan hinges on how well they are able to address the principles they are shaped by.

	 <b>Equity &amp; Inclusion</b> Create a more equitable campus	 <b>Student Success</b> Support student learning and instruction	 <b>Flexibility</b> Create environments that are flexible and adaptive	 <b>Student Learning</b> Support student learning and instruction	 <b>Sense of Place</b> Create a sense of place that is welcoming and inviting	 <b>Financial Responsibility</b> Be financially responsible	 <b>Advanced Tech</b> Embrace advanced technology	 <b>Environmentally Sustainable</b> Be environmentally sustainable
 <b>Fitness, Wellbeing - Renovation &amp; Addition (DP)</b>	●	●	●		●			●
 <b>Learning Commons Expansion (DP)</b>	●	●	●	●	●		●	●
 <b>Learning - Classroom Upgrades (DP)</b>	●	●	●	●			●	●
 <b>Partnership Hall (DP)</b>	●	●	●	●	●		●	●
 <b>Student Success - East End Renovations (DP)</b>	●	●	●	●	●	●	●	●
 <b>Student Success - Front Door Expansion (DP)</b>	●	●	●	●	●			●
 <b>Workplace - Critical Adjacencies (DP)</b>	●		●	●	●	●		●
 <b>Workplace - Office Remodels (DP)</b>	●		●	●	●	●	●	●
 <b>Common Areas and Gathering Spaces (SK)</b>	●	●	●	●	●	●		●
 <b>Learning Commons Expansion (SK)</b>	●	●	●	●	●		●	●
 <b>Learning - Classroom Upgrades (SK)</b>	●	●	●	●	●		●	●
 <b>Workplace - Critical Adjacencies (SK)</b>	●		●	●	●	●		●
 <b>Workplace - Office Remodels (SK)</b>	●		●	●	●	●	●	●



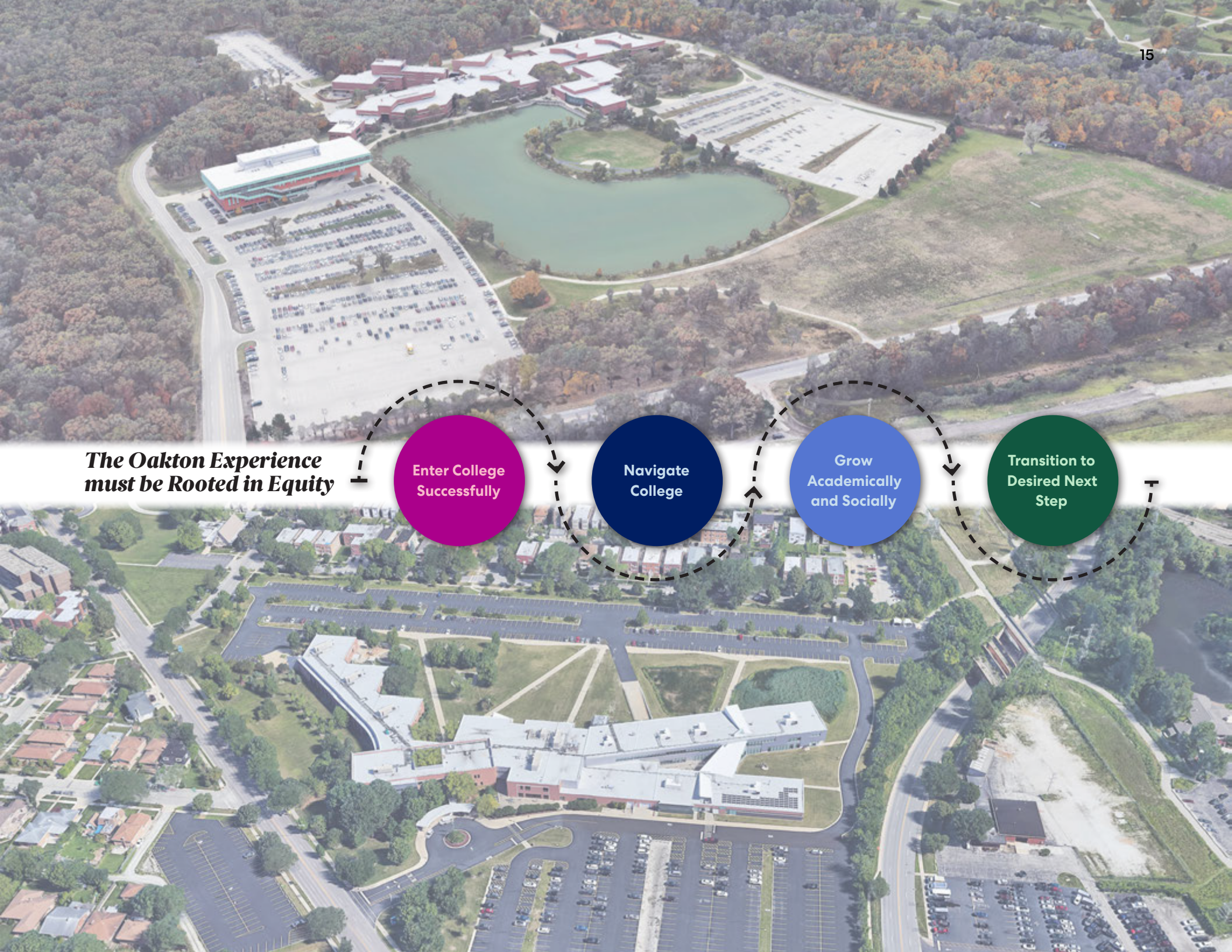
***The Oakton Experience  
must be Rooted in Equity***

**Enter College  
Successfully**

**Navigate  
College**

**Grow  
Academically  
and Socially**

**Transition to  
Desired Next  
Step**







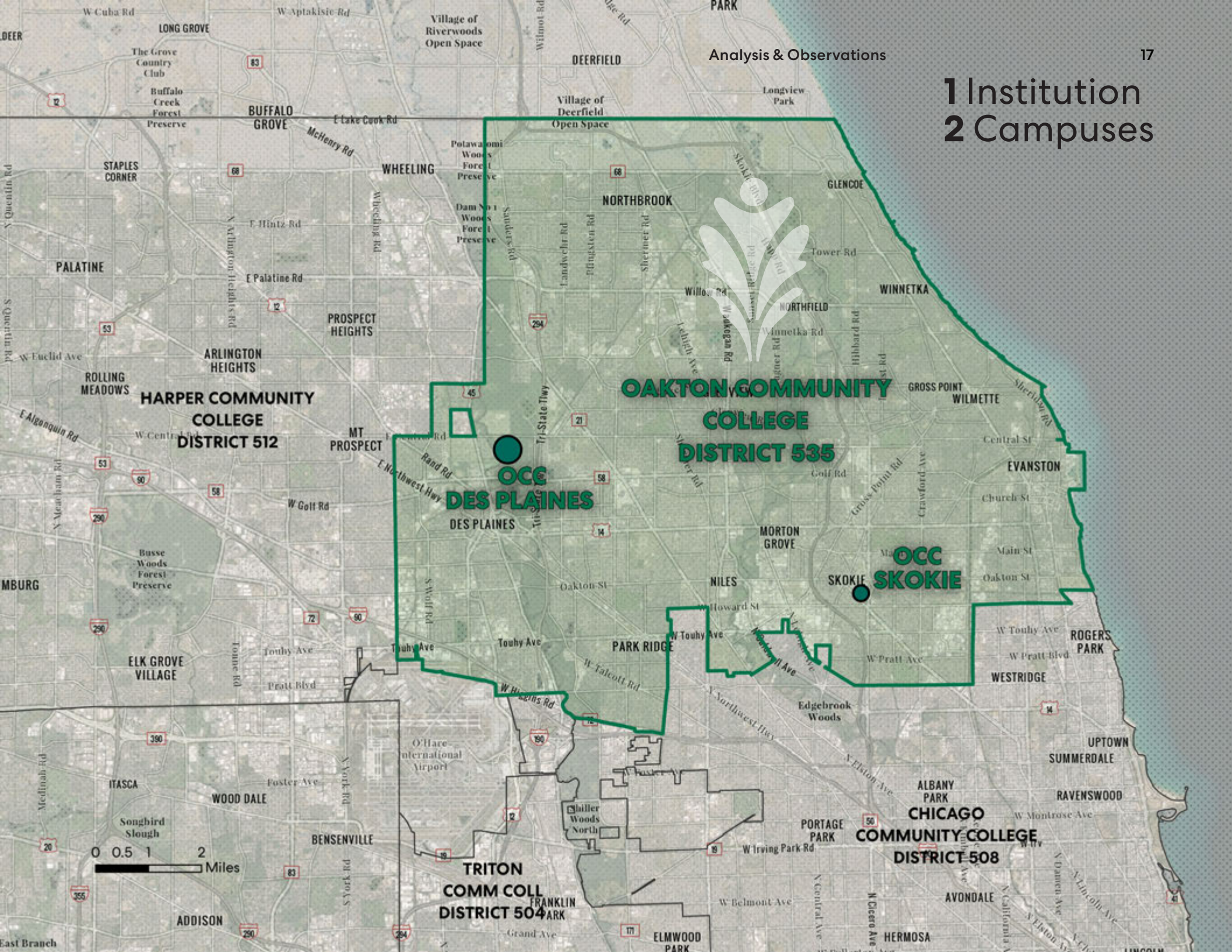
# 01 ANALYSIS & OBSERVATIONS



Oakton



1 Institution  
2 Campuses



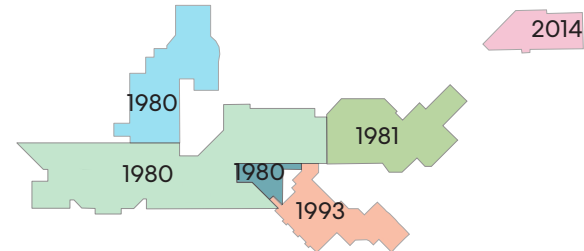


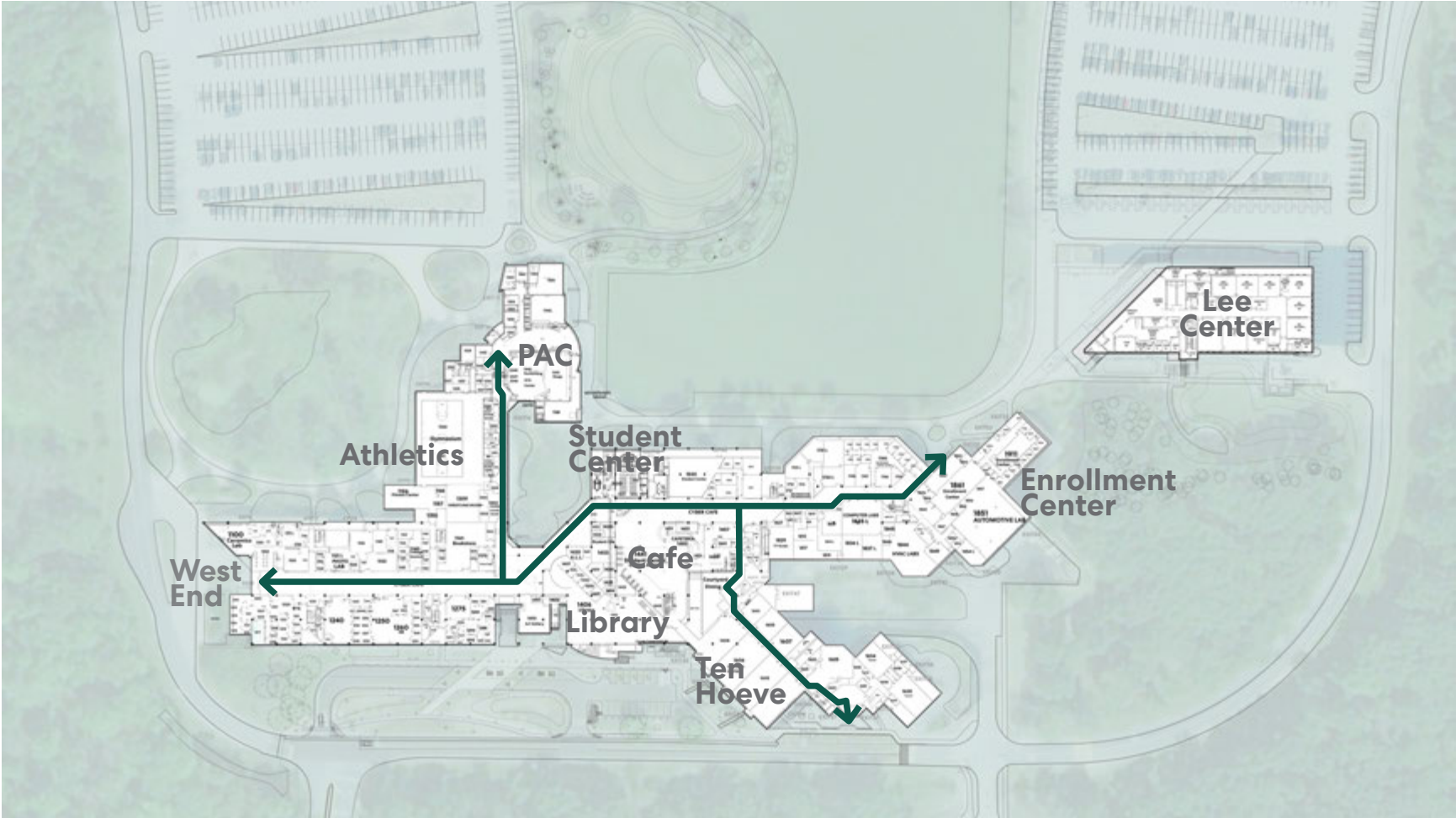
# DES PLAINES CAMPUS



The Des Plaines Campus, which opened to students in 1980, is located along the Des Plaines River and within the Cook County Forest Preserve. The campus is approximately 147 acres and contains approximately 545,000gsf. The campus includes landscape open spaces, recreation and athletic fields, the lake, two academic buildings, a maintenance building, and parking lots. The Des Plaines campus represents about 70% of the total assignable space for the College.

Historic Building Construction Completion Dates





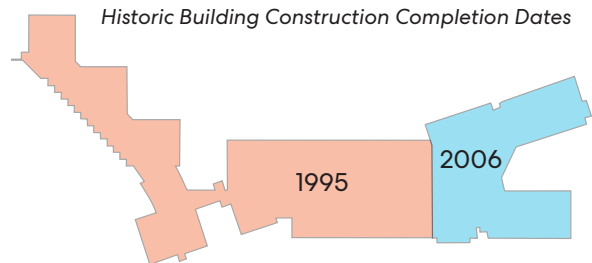
First Floor Plan at Des Plaines and the main zones of campus.



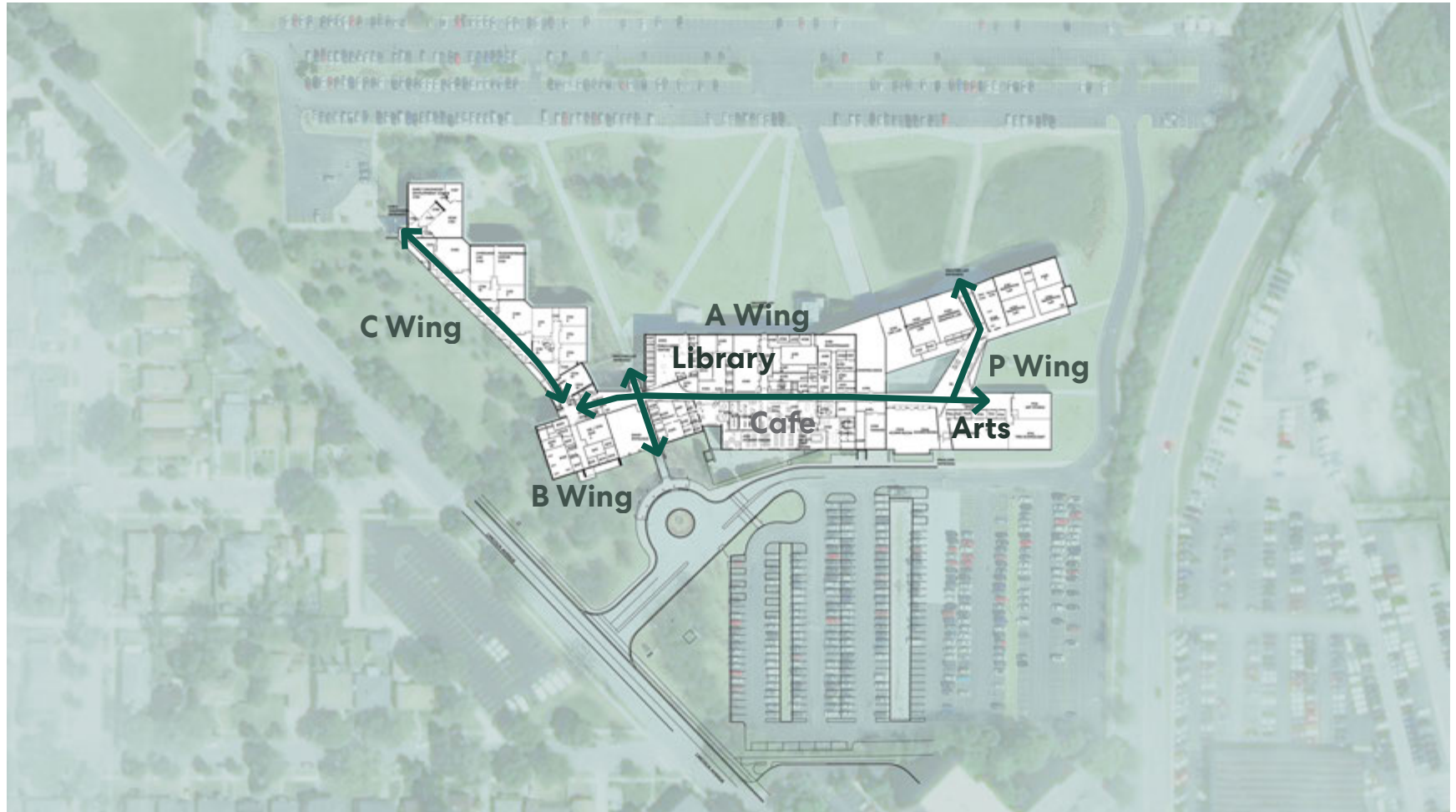
# RAY HARSTEIN - SKOKIE CAMPUS



The Ray Harstein Campus is 26 acres and contains approximately 215,000gsf, representing approximately a third of the total assignable space for the entire College. The one central building has wings spanning the surrounding green open space and parking lots with connecting sidewalks. The most recent new construction on this campus is the 59,000gsf at the east end of the campus--called the "Art, Science, and Technology Pavilion" in 2006. The campus has seen targeted interior renovations in recent years aimed at enhancing student experience and well-being.







First Floor Plan at Skokie and the main zones of campus.

# OVERALL OBSERVATIONS

The College is generating positive momentum on recent campus improvements as it moved back to welcoming students back on campus after more than one year of mostly virtual learning due to the COVID-19 pandemic.

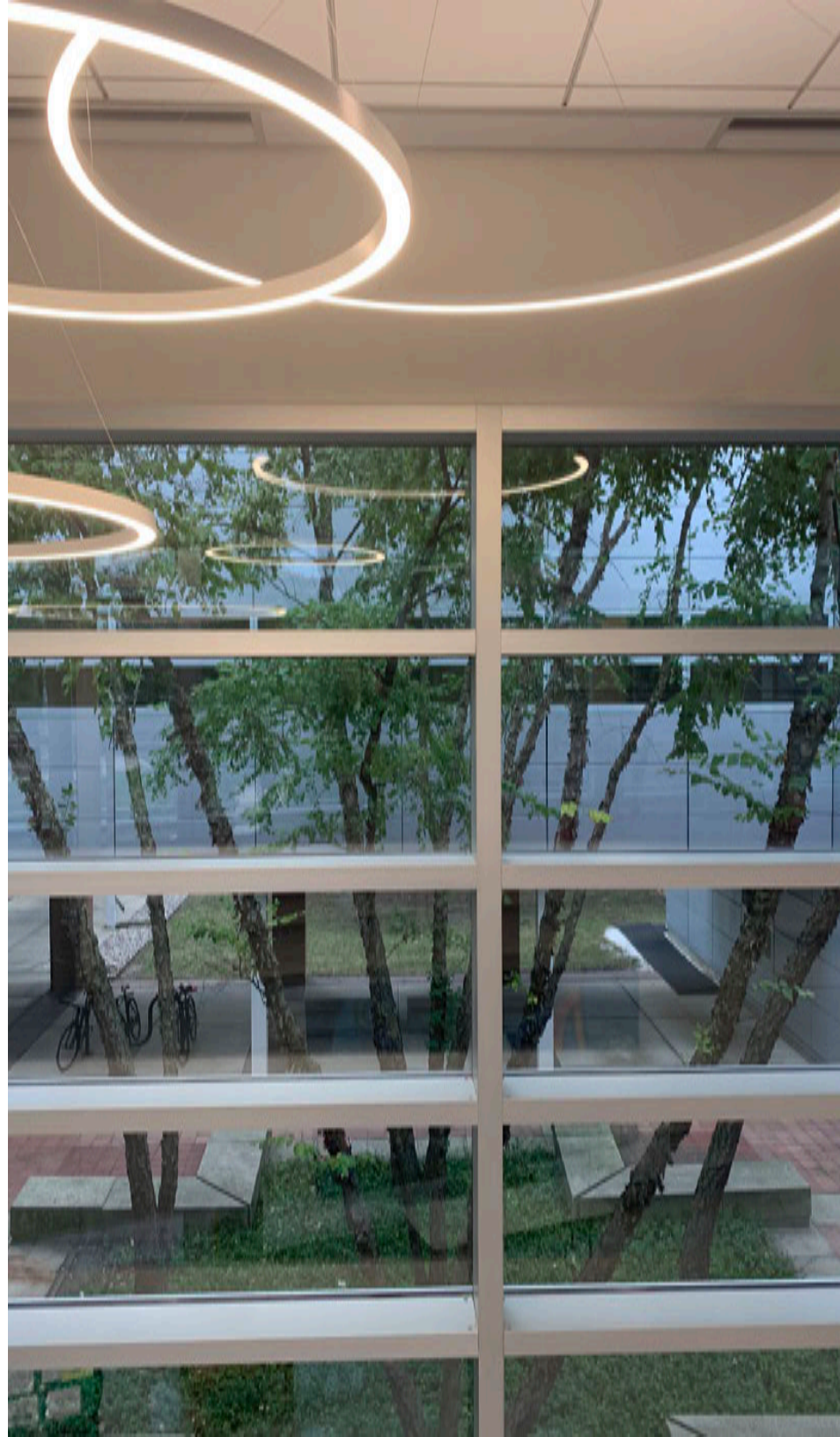
The College can further improve its competitive advantage for recruitment and retention through facility modernization.

This master plan's main idea is to optimize adjacencies, rightsize programs where they make the most sense on campus. The plan accomplishes this by renovating and modernizing existing spaces with only a few proposed expansions. A special focus has been given the following types of space:

- Libraries: create learning commons because current libraries are lacking in flexibility, resources and student focused spaces.
- Academic labs: continue to improve learning spaces to accommodate hybrid and active learning pedagogies especially in career technical fields.
- Recreation/wellness/athletics: renovate and focus on well-being.
- Student Services: co-locate & provide more equitable access.
- Workplace: renovate to accommodate hybrid work model.
- Classroom Upgrades: upgrade for tech-enabled and flexible spaces.
- Student lounges at Skokie: improve to match quality elsewhere on campus.

## **Continue aligning & prioritize space needs with strategic initiatives including:**

- Student Success and Student Life
- Strategic Planning
  - Equity, Diversity, Inclusion
  - Alignment
    - Pathways
    - Complete, Navigate, Persist
  - Workforce Development





## Natural Water Features and Flooding



The Des Plaines Campus is located within the 100-year floodplain (a 1% annual chance of a flood event) and partially within the floodway (land adjacent to river reserved for periodic flooding) of the Des Plaines River. Since the campus's initial development, engineering efforts were made to raise all buildings up and out of the floodplain. The Lee Center is built on stilts above the floodplain while site grading raises the Main Building out of the floodplain.

Oakton Lake serves as both an aesthetic feature and stormwater retention basin. The lake has a vegetated edge along its perimeter.

Flooding remains a problem on campus for non-building areas including athletic/recreation fields, surface parking lots, and pedestrian pathways. The Main Building experiences basement flooding occasionally. The campus most recently experienced large scale flooding event in 2017 (pictured above).

Moving forward, efforts must be made to mitigate damage caused by flooding.



FEMA FLOOD MAP

# PROGRESS UPDATE

## Development since 2017

Upon the completion of the 2017 Facilities Master Plan, the college implemented all of the four-year priorities between 2017 and 2021. Most noteworthy changes are for common spaces (especially the "Student Streets" at both Skokie and Des Plaines Campuses), the dining area at both campuses, the Board Room, and several classrooms and office suites.

The entire "West End" at the Des Plaines Campus was remodeled. This includes classroom, faculty office, IT offices, relocation of the server room from basement, and common space improvements.

At Skokie, the new student center, bookstore, and common space improvements are the most visible changes implemented.

Additionally, the College has undergone major infrastructure improvements on both campuses over the past 5 years - this includes complete re-roofing projects, extensive HVAC and full fire alarm upgrades. The Des Plaines campus also has installed a new generator and upgraded its switchgear.

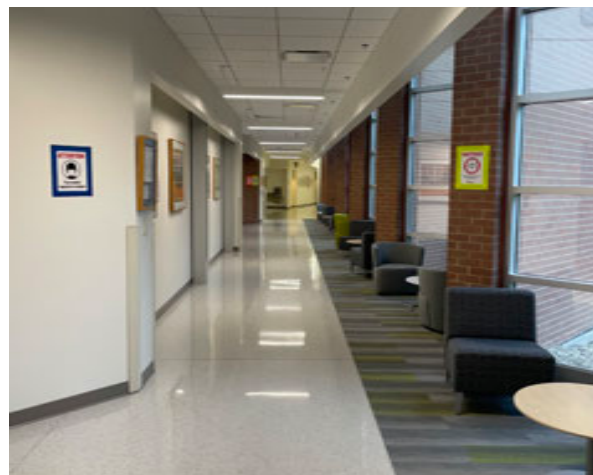
## Skokie



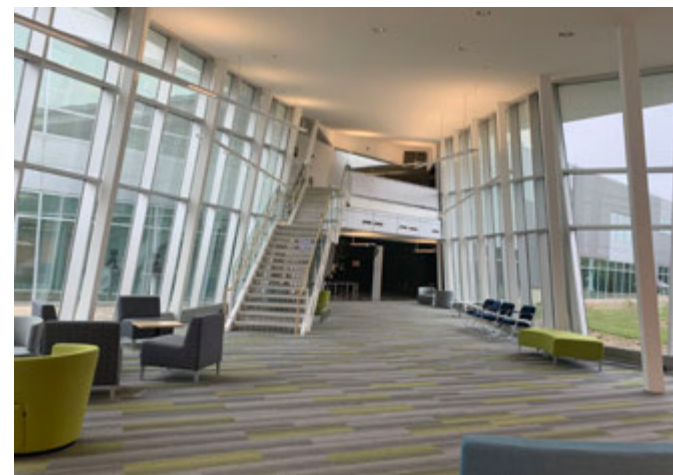
New Student Center



Entry Stairway



C Wing - Level 1 Corridor



Student Street



# Des Plaines



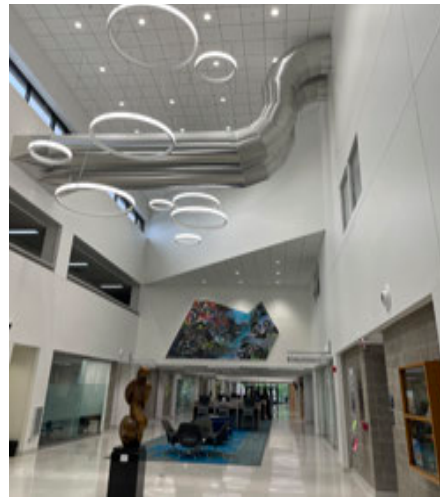
Student Street - Renovations



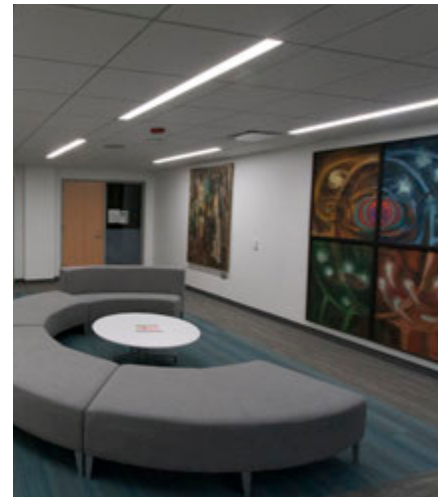
Cafe Common Space- Renovations



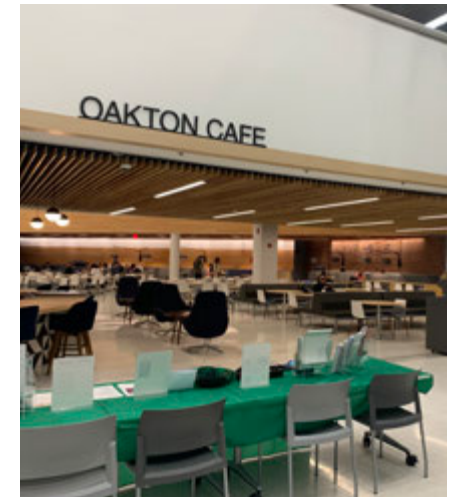
Conference Room Renovations



Student Street - Renovations



Classroom Commons - Renovations



Cafe- Renovations

An aerial photograph of the Oakton College campus, featuring a large, calm pond in the foreground. The campus includes several modern, multi-story buildings with large windows and flat roofs. Lush green trees and manicured lawns surround the buildings. A paved walkway with a few people is visible on the left side of the pond. The entire image is overlaid with a semi-transparent teal color.

# 02 CONSENSUS PLAN

# THE CONSENSUS MASTER PLAN

Developed over the course of twelve months working directly with the Master Plan Steering Committee, the consensus plan represents an overall conceptual framework to address the most pressing physical and operational needs for each campus.

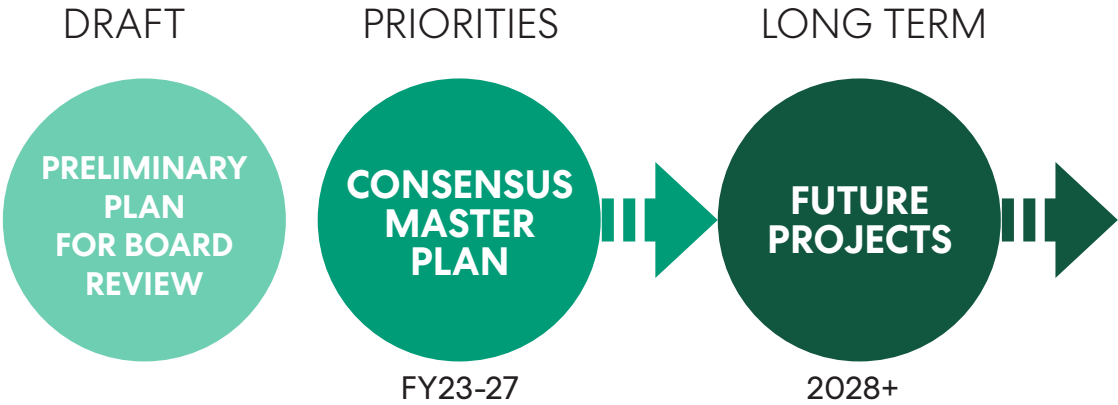
The Master Plan as presented is broken down into two parts:

The Consensus Master Plan & Future Projects. This section covers the Consensus Master Plan Projects.

**The Consensus Master Plan**

This Plan addresses the critical needs for each campus within the College’s five year capital improvement plan.

This plan addresses critical infrastructure and deferred maintenance. It also includes landscape needs and operational needs laid out during the master planning process. Addressing those needs will help Oakton College tackle the challenges that come with the constant evolution of higher education, and help attract and retain the next generation of students and life-long learners.





# DES PLAINES CAMPUS

## First Floor Plan

As part of the Consensus Master Plan, improvements on the first floor of the Des Plaines Campus consist of:

**Learning Commons.** The library spaces will be expanded and renovated to establish a modern learning commons. As part of the renovation, the first floor may include the following programmatic elements:

- Informal Distributed Seating
- Small Group Study Rooms
- IT Help Desk
- CCID Expansion
- Circulation Desk
- Limited/Featured Collections

**Partnership Hall.** A refresh of the Ten Hoeve wing including broader community facing spaces focusing on partnerships. This also includes strong focus on the student experience with renovation of classrooms, especially ones with a CTE focus.

- Light Ten Hoeve Remodel (furniture & finishes upgrades to conference rooms)
- CTE and Classroom Upgrades
- Foundation Office (to ECE space)
- Small Business Development Center (to ECE Space)
- Paint & Carpet Refresh

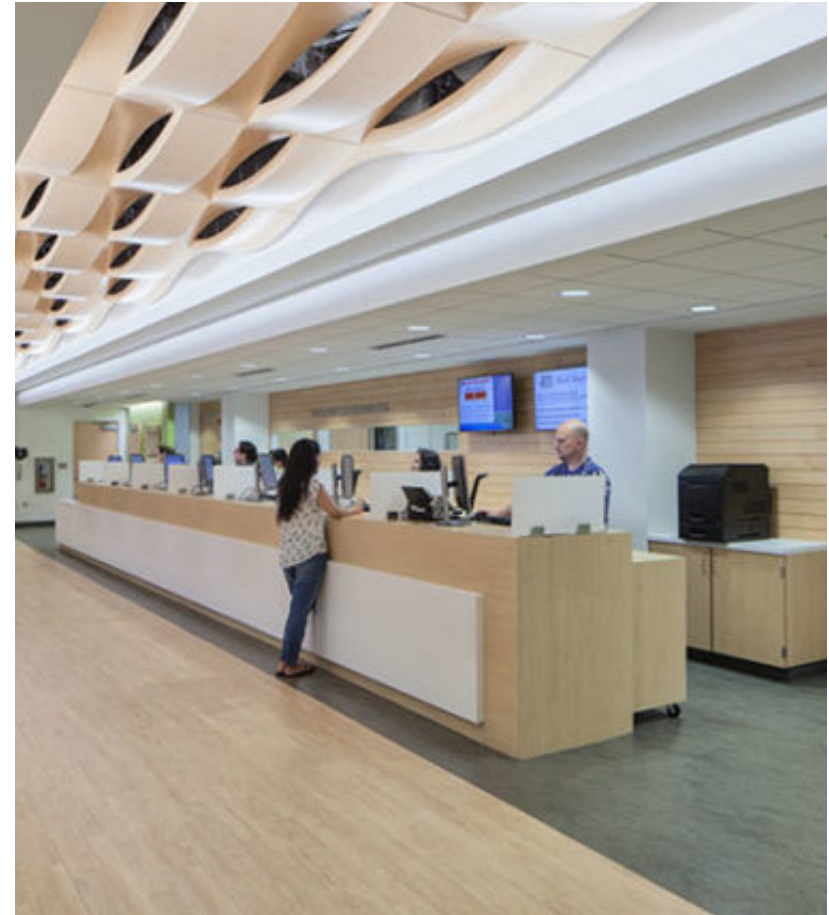
**Student Success - East End.** Enhancing ease of access for student services by placing them along the Student Street on the East End and closer to the enrollment center. Some critical pieces to these renovation & co-location will include relocating:

- Alliance for Lifelong Learning in room 1730
- TRiO in rooms 1743-46
- Academic Development Resource Center (ADRC) in room 1711

**Workplace - Critical Adjacencies.** Creating better adjacencies between departments and programs will help the College gain efficiencies for students' and employees' day to day lives. This includes:

- Renovating and expanding the bookstore to accommodate expanded printing functions.
- Moving the testing center from floor 2 to the existing computer labs along the student street
- Moving office of student affairs to room 1711 (formerly IT)

CONSENSUS  
MASTER  
PLAN



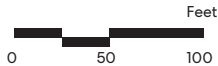
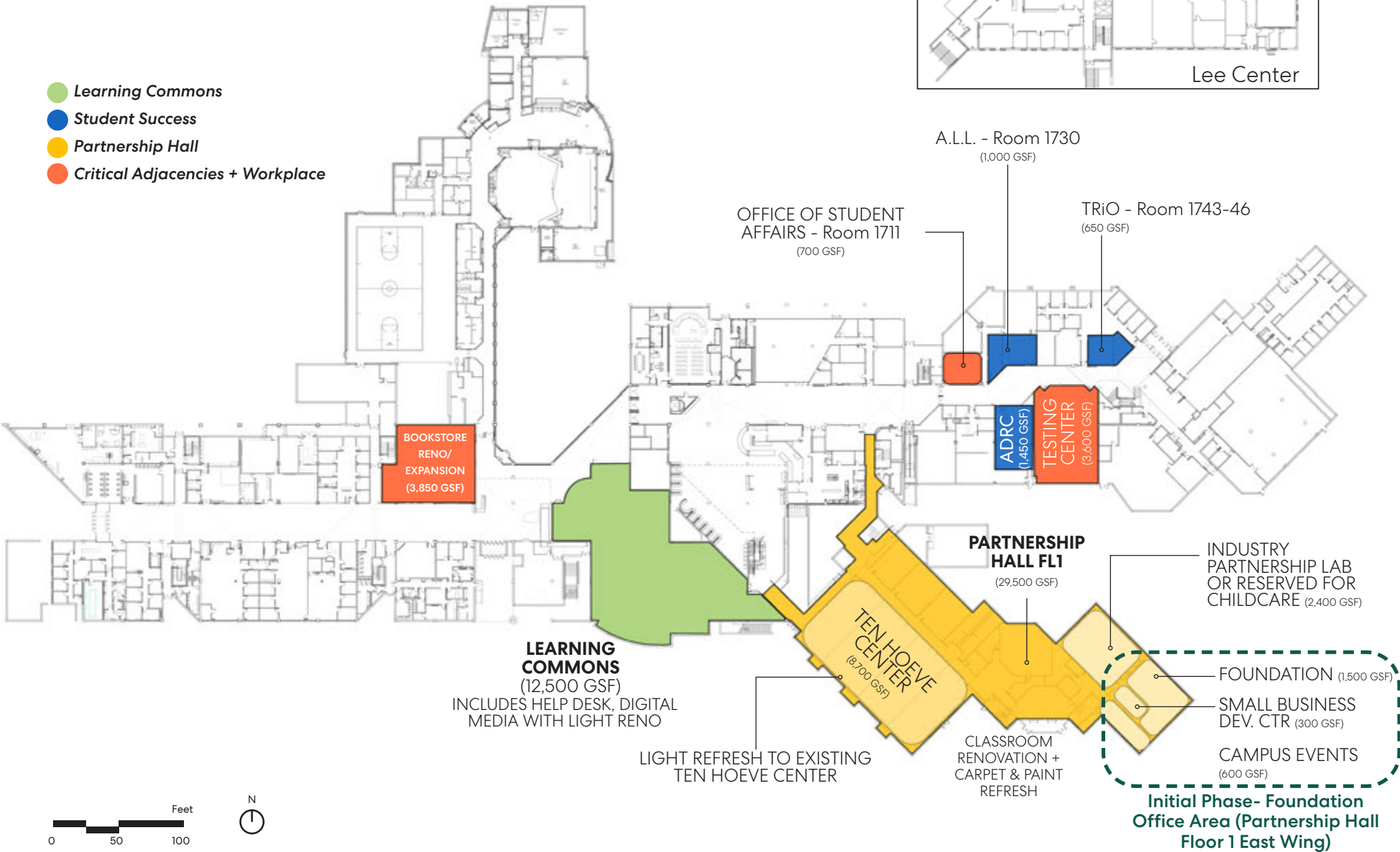
Workplace & Adjacencies - (Existing Enrollment, Oakton College Photo Credit: Legat)  
Learning Commons - (Stavros Niarchos Foundation Library)





# Floor 1

- Learning Commons
- Student Success
- Partnership Hall
- Critical Adjacencies + Workplace



# DES PLAINES CAMPUS

## Second & Third Floor Plans

As part of the Consensus Master Plan, improvements on the second floor of the Des Plaines Campus consist of:

**Learning Commons.** The library spaces will be expanded and renovated to establish a modern learning commons. As part of the renovation, the second floor may include the following programmatic elements:

- Informal Distributed Seating
- Small Group Study Rooms
- Teaching and Learning Center
- Limited/Featured Collections

The Learning Commons will also include the addition of a mezzanine level in the double height 2nd floor level featuring quiet student study.

**Partnership Hall (floors 2 & 3).** The Ten Hoeve wing will be refreshed to include broader community facing spaces. This also includes strong focus on the student experience with renovation of classrooms, especially ones with a CTE focus.

- CTE and Classroom Remodel
- Teaching Labs
- Paint & Carpet Refresh

**Workplace - Critical Adjacencies.** Creating better adjacencies between departments and programs will help the College gain efficiencies for students' and employees' day to day lives. This includes:

- Co-locating and expanding the office of Academic Affairs in suite 2500 including High School and College Transitions Department
- Creating an open computer lab in underutilized space for the IT Department
- Creating a flex conference space in rooms 2557-59
- Relocating Cotter Consulting's offices to room 2548

**Enabling Renovations.** These moves are often part of workplace & critical adjacencies but they are crucial for other projects to be able to be implemented:

- Moving institutional research to suite 2100 which allows for the creating of the faculty support hub in suite 2180

CONSENSUS  
MASTER  
PLAN

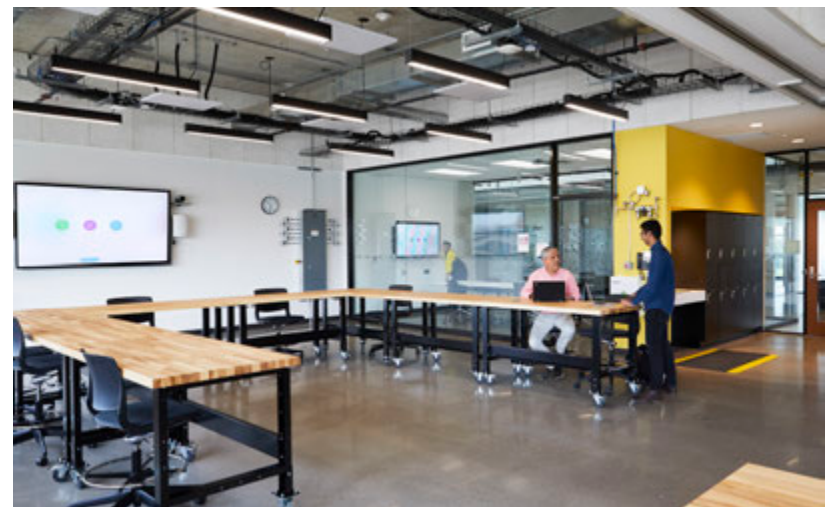


Flex Conferencing Space - (Oakton College - Photo Credit: Osman Construction)



Learning Commons - (Wentworth Institute of Technology Schumann Library)

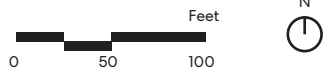
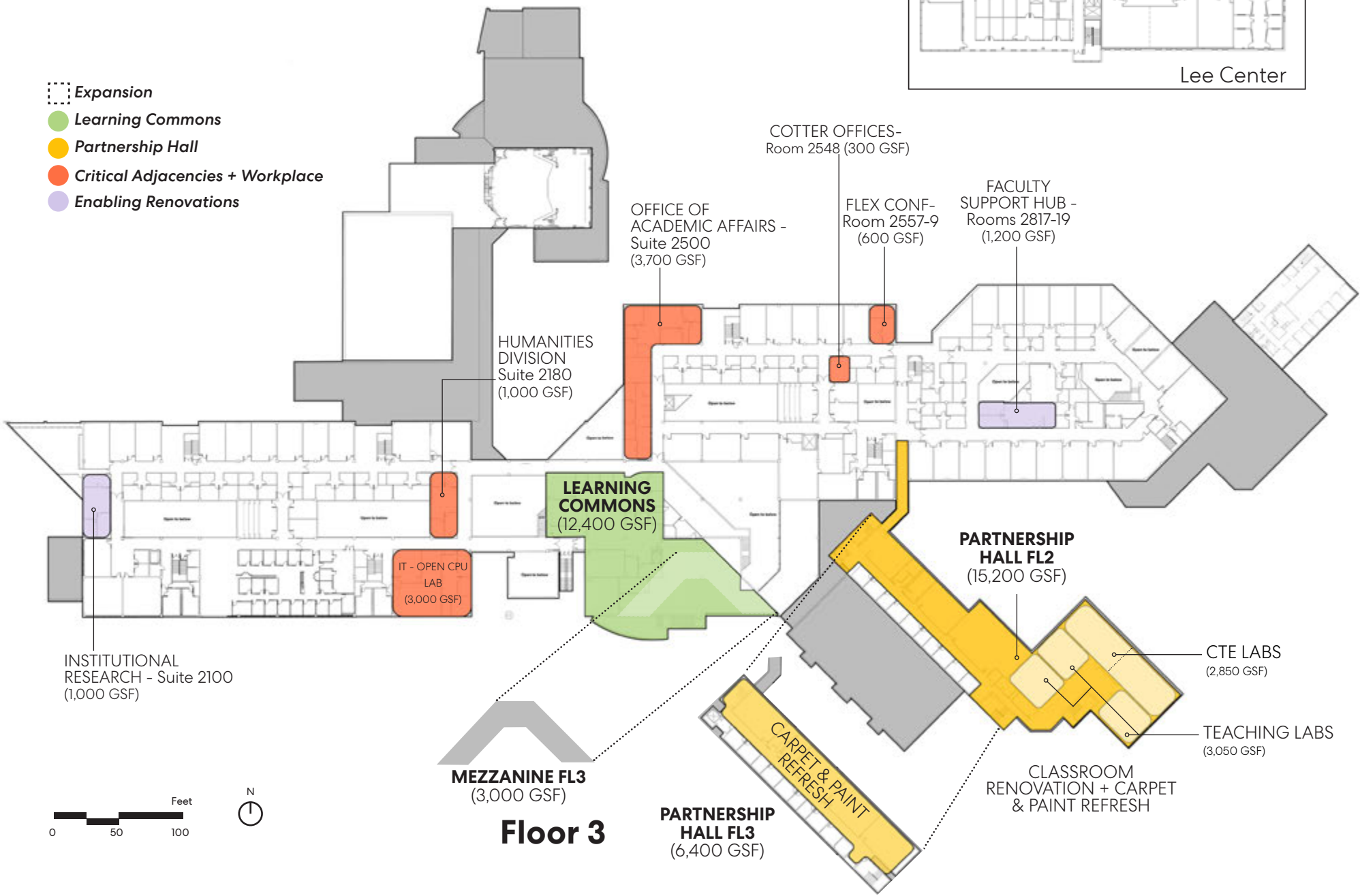
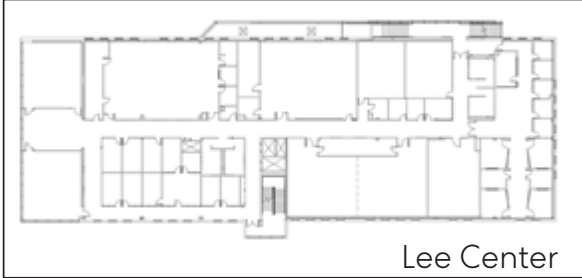
Active Learning / CTE Classrooms





# Floor 2

- Expansion
- Learning Commons
- Partnership Hall
- Critical Adjacencies + Workplace
- Enabling Renovations



# RAY HARSTEIN - SKOKIE CAMPUS

## First Floor Plan

As part of the Consensus Master Plan, improvements on the first floor of the Skokie Campus consist of:

**Learning Commons.** Expand the library footprint to establish a modern learning commons that would connect floors 1 & 2 and have a presence on the student street. As part of the renovation, the first floor may include some of following programmatic elements:

- Informal Distributed Seating
- IT/Help Desk
- Technology enhancements
- Study Space
- Small Group Study Rooms

**Workplace - Critical Adjacencies.** Creating better adjacencies between departments and programs will help the College gain efficiencies for student and employee's day to day lives. This includes:

- Expanding Student Affairs' footprint with additional office space in room C111&C115 (underutilized classroom).
- Relocating and expanding Public Safety's offices from room C100 to Room B113-14 offering direct access to the South parking lot and entrance.

**Enabling Renovations.** To allow for the learning commons renovation to occur a temporary relocation of Library/Testing functions into swing space determined by the College would be required.



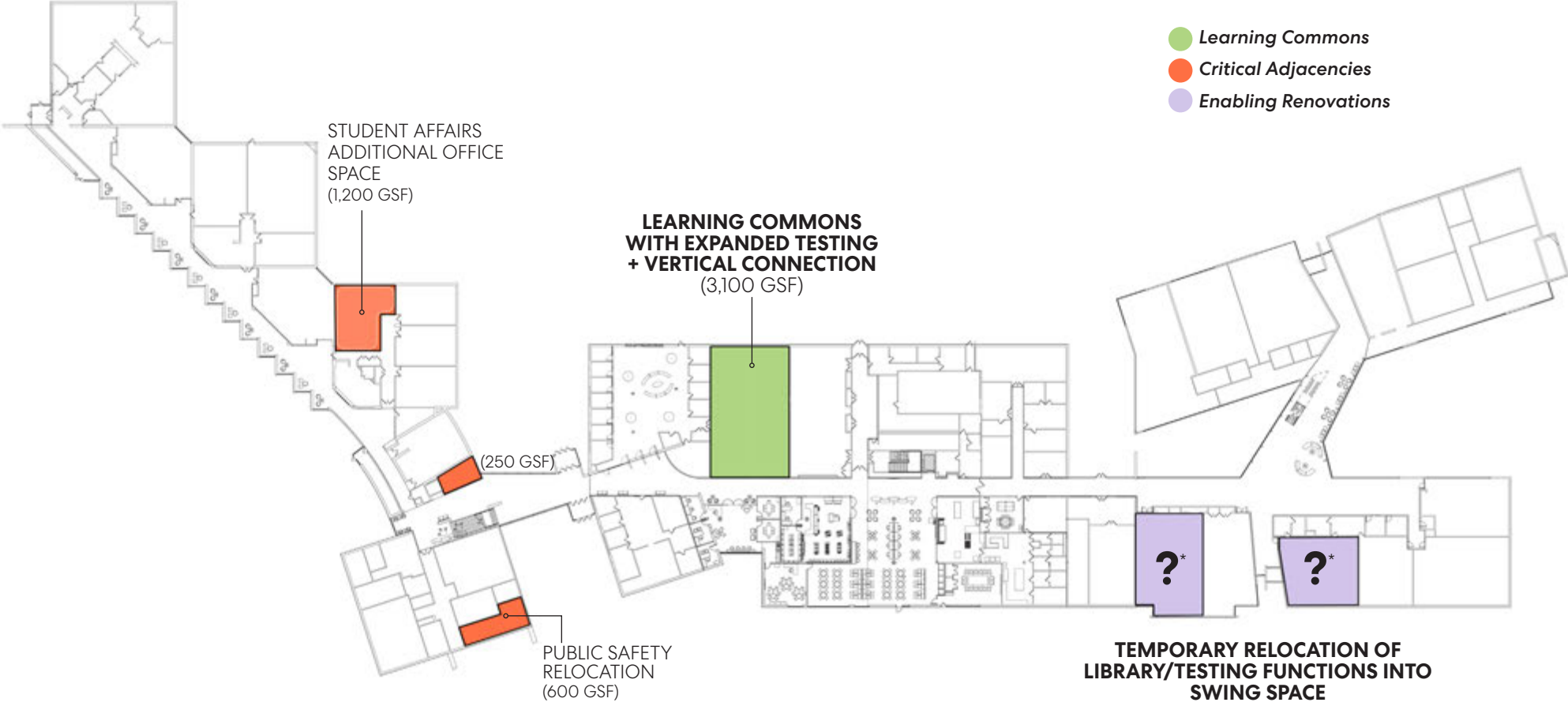
Learning Commons, two connected floors - (Stavros Niarchos Foundation Library)



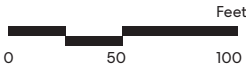
Flex Conferencing and Office Example (Northeastern University)



# Floor 1



\* Location & Extents TBD



# RAY HARSTEIN - SKOKIE CAMPUS

## Second Floor Plan

As part of the Consensus Master Plan, improvements on the second floor of the Skokie Campus consist of:

**Learning Commons.** Expand the library footprint to establish a modern learning commons that would connect floors 1 & 2 and have a presence on the student street. As part of the renovation, the first floor may include some of the following programmatic elements:

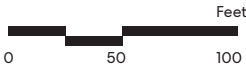
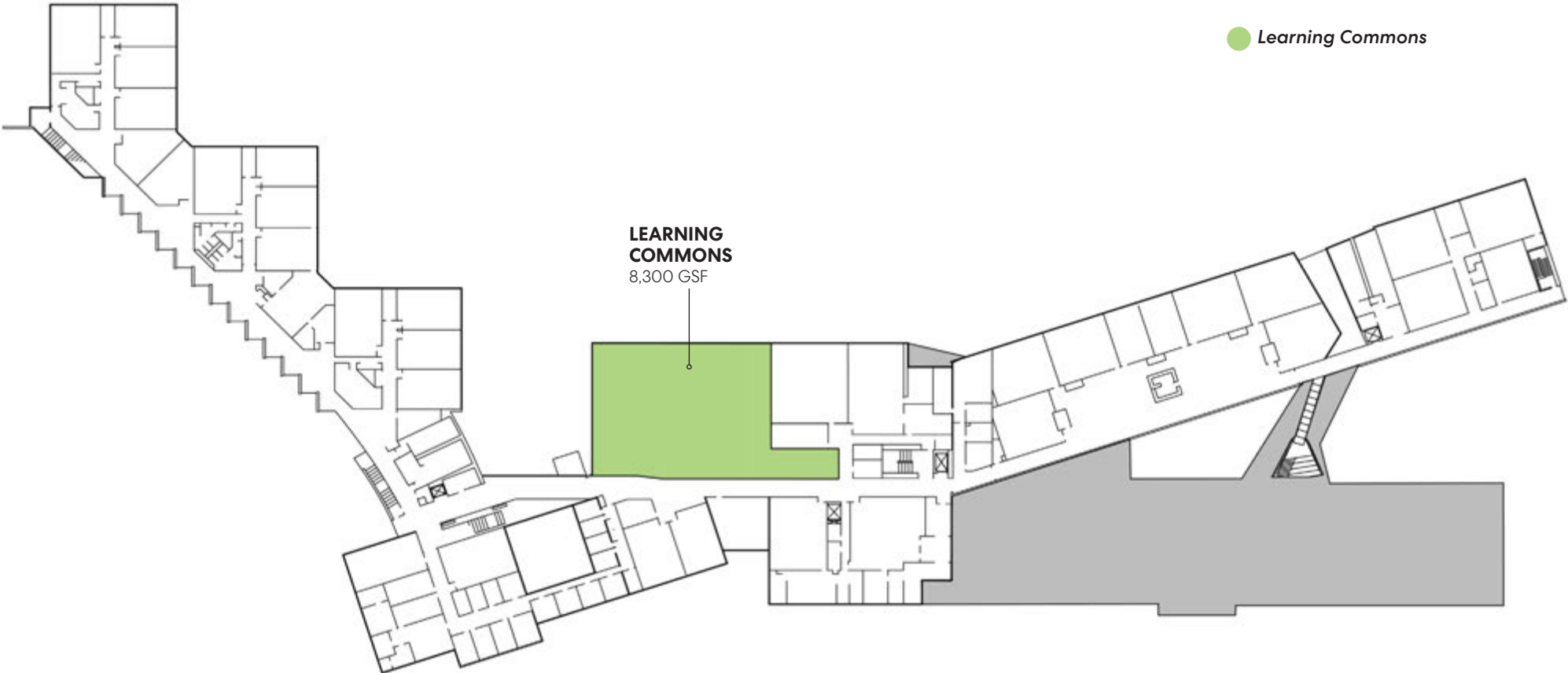
- Informal Distributed Seating
- Small Group Study Rooms
- Circulation Desk
- Limited/Featured Collections

Learning Commons - informal seating space





# Floor 2



# LANDSCAPE PRIORITY PROJECTS

## Des Plaines

1. Courtyards
2. Pedestrian Path
3. Lake View Green Roof
4. Entrance #20 and walkway to lot A
5. Forest View Green Roof
6. Baseball Complex Renovations
7. Perimeter Walkway on Circle Drive
8. Butterfly Garden and Entrance #5 West End
9. Entrance #9-10 outside PAC lobby landscape area south-west of lot A near bench
10. Entrance #37-39
11. Landscaping North of Lee Center
12. Parking Lot C Islands

**Campus Wide:**  
Automatic Irrigation for Featured Zones  
Concrete Sidewalks Replacement  
Parking lot asphalt repairs  
Roadway updates other than main road





# Skokie



- 1. South Lot Islands and Pedestrian Walk to SE
- 2. Green Roof Next to Computer Lab
- 3. South Parking Lot Detention Basin
- 4. South and East Fence Lines
- 5. Gateway at Niles/Lincoln
- 6. Early Childhood Education Center Entrance
- 7. North Lot Entry Landscaping





# 03 BEYOND FIVE YEARS



# FUTURE PROJECTS

Recognizing that a master plan must anticipate needs to avoid making decisions that adversely affect future planning efforts, the Master Plan Steering Committee also looked at and planned for projects beyond the five year Capital Improvement Plan.

This section presents an overview of the following future projects:

- Fitness and Wellbeing renovations and expansion at the Des Plaines Campus
- East End Front Door Expansion at the Des Plaines Campus
- Classroom Upgrades at both Campuses
- Workplace Renovations at both Campuses
- Commons and Gathering Spaces at the Skokie Campus

# DES PLAINES CAMPUS

## First Floor Plan

As part of the Future Projects, improvements on the first floor of the Des Plaines Campus consist of:

**Fitness and Well Being.** This renovates and expands of the current fitness center and gymnasium spaces, sharpening the focus on student well being and providing programs enhancing the student experience possible for future Oakton enrollees. The project includes the following elements:

- Renovation of Staff Locker Rooms
- Creation of 2 New Locker Rooms
- Sports Med/Training
- Strength and Conditioning
- Renovation/Expansion Fitness Center
- Spectator Seating

**East End Front Door Expansion.** This double height expansion of the East End entry to the building allows for a renewed, and grand arrival experience for anybody setting foot on campus. This space couple with seating and informal gathering spaces sheds focus on student success and its associated program on that end of the Des Plaines campus. It will be a marking first step for prospective students and bolster recruitment as it will showcase the best Oakton has to offer the moment one sets foot in the building.



Expanded fitness and well-being center (West Lafayette Wellness Center)

Front door atrium space (Parkland College Student Union)

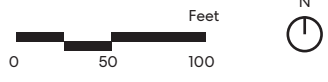
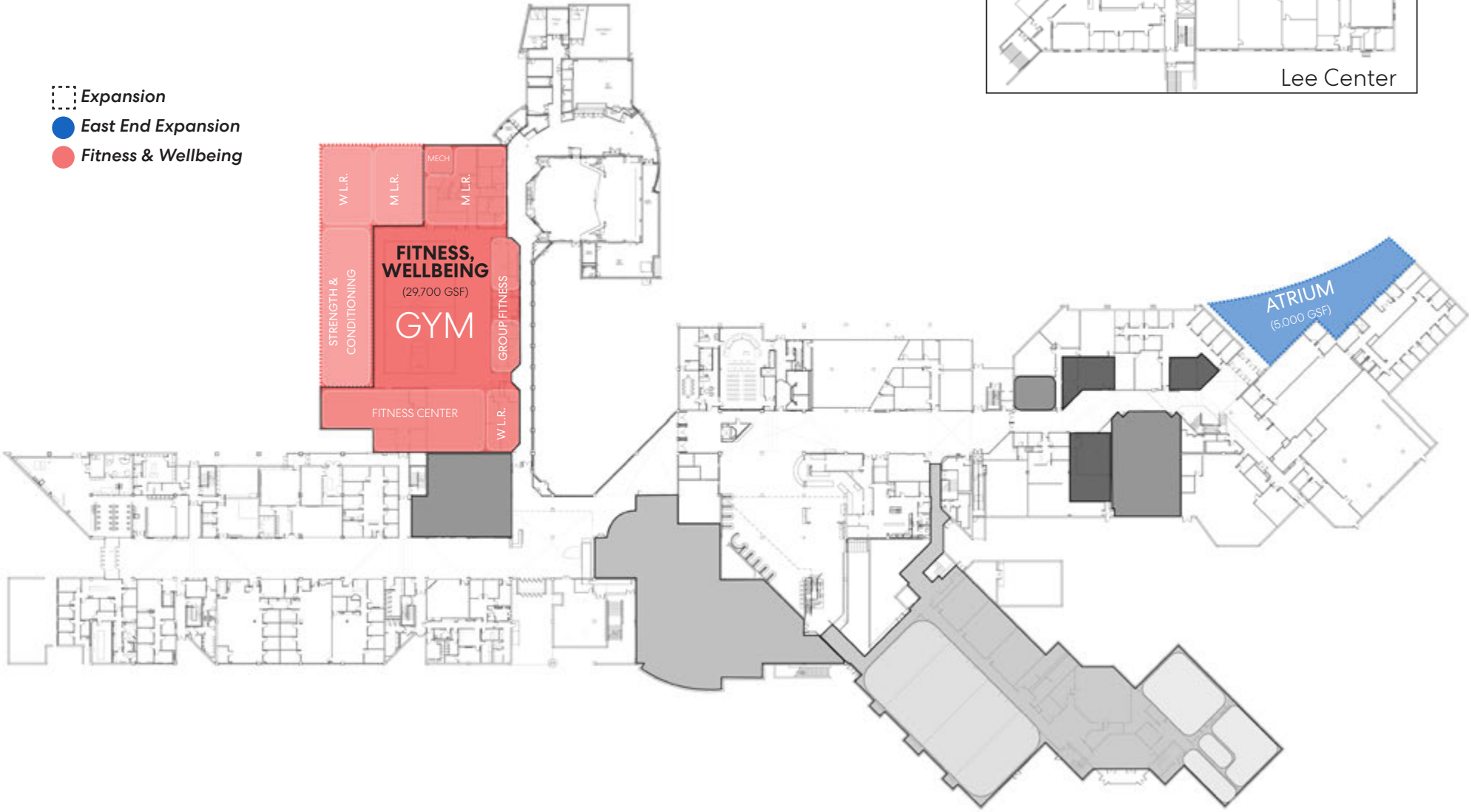
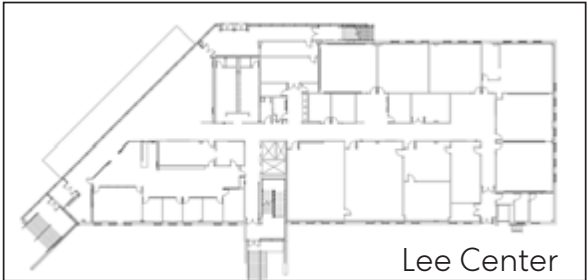


FUTURE  
PROJECTS



# Floor 1

-  Expansion
-  East End Expansion
-  Fitness & Wellbeing



# DES PLAINES CAMPUS

## Second & Third Floor Plans

As part of the Future Projects, improvements on the first floor of the Des Plaines Campus consist of:

**East End Second Floor Connection.** Connect the second floor of the enrollment center with the rest of the building second floor through an addition with will span and offer views into the new entry atrium space. This addition will increase accessibility to the enrollment center, as well as offer new modern office space to house student service functions.

**Academic - Classrooms.** Renovate classrooms on the second floor by rightsizing and consolidating existing classrooms in rooms 2721,23,35,37,55. This will help to foster active learning by creating more flexible spaces with immersive technology capabilities allowing for teaching and learning to take any which form imaginable. Oakton is already embracing the full range of learning spaces: from traditional classrooms to active, project based environments and adaptive learning, it can distinguish itself by pushing the use of the latest technology for hybrid curricula, instant feedback and immersive simulation environments.

**Office Remodels.** Renovate existing office space to align with contemporary workplace trends allowing for a more flexible work environment between hybrid and in-person. These renovations would also aim to increase student interactions and create a culture of productive & engaged interactions within the College.



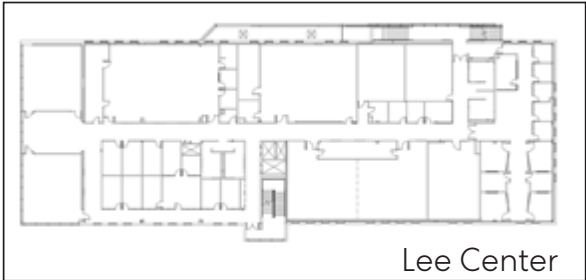
Example of active learning classroom set ups

Example of student success center (Miami Dade College)

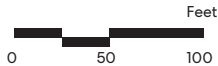
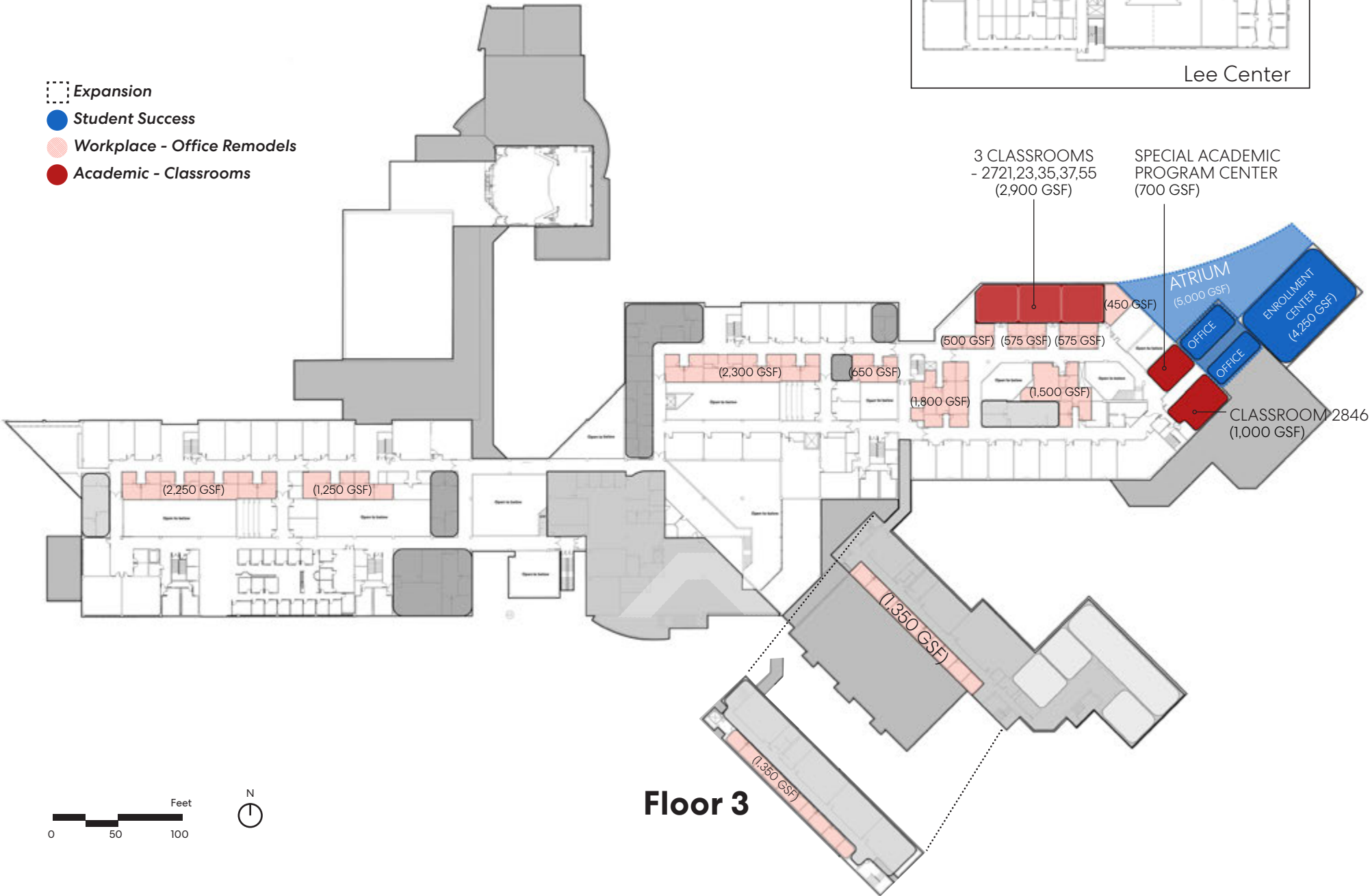




# Floor 2



- Expansion
- Student Success
- Workplace - Office Remodels
- Academic - Classrooms



# Floor 3

# RAY HARSTEIN - SKOKIE CAMPUS

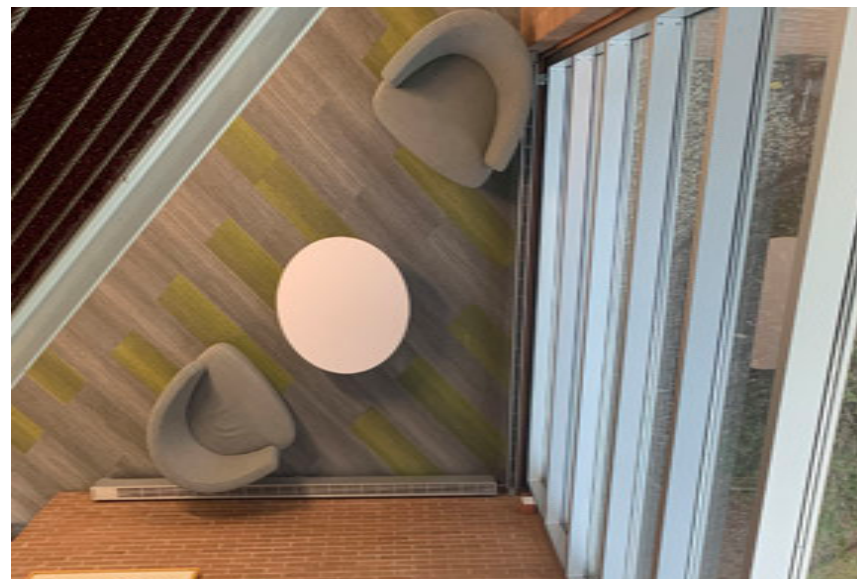
## First Floor Plan

As part of the Future Projects, improvements on the first floor of the Skokie Campus consist of:

**Commons & Gathering Spaces.** Renovate student lounges around classrooms on the first floor of Wing C to modernize the informal seating and study spaces and bring the lounges up to par with the work already done on the Student Street, allowing for students to gather, study, socialize and connect in a inspiring environment.

**Academic - Classrooms.** Renovate classrooms to foster active learning by creating flexible spaces with immersive technology capabilities allowing for teaching and learning to take any which form imaginable. Oakton is already embracing the full range of learning spaces: from traditional classrooms to active, project based environments and adaptive learning, it can distinguish itself by pushing the use of the latest technology for hybrid curricula, instant feedback and immersive simulation environments.

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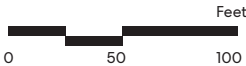
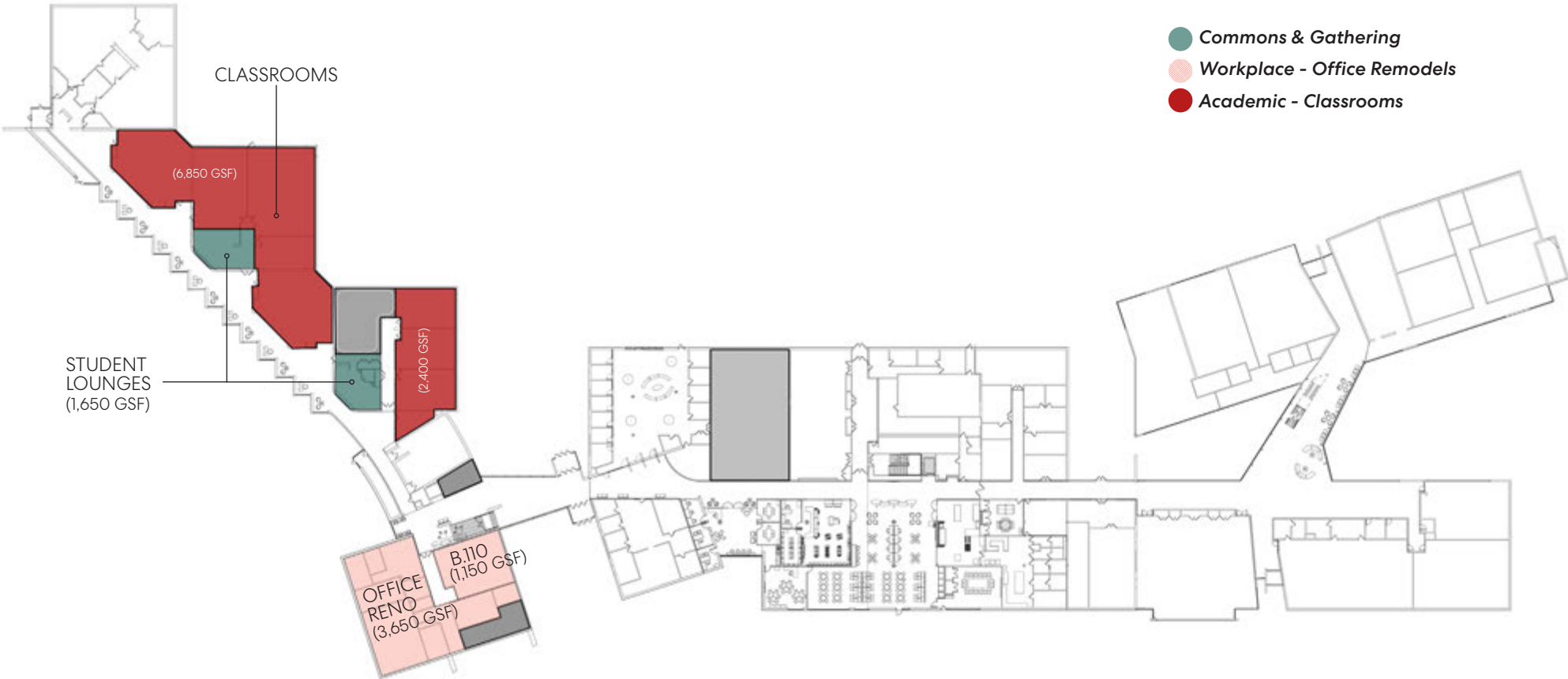


Commons and Gathering Spaces - informal seating spaces at Skokie

Active Learning Classrooms example (UWaterloo)



# Floor 1





# RAY HARSTEIN - SKOKIE CAMPUS

## Second Floor Plan

As part of the Future Projects, improvements on the second floor of the Skokie Campus consist of:

**Commons & Gathering Spaces.** Address the last remaining common areas that were not renovated in the Student Street improvement projects outlined during the last master plan. This embellishes the main corridor on the second floor of Wing C at the Skokie Campus by visually refreshing the space and creating areas for students to gather, study, socialize and connect.

**Academic - Classrooms.** Renovate classrooms to foster active learning by creating flexible spaces with immersive technology capabilities allowing for teaching and learning to take any which form imaginable. Oakton is already embracing the full range of learning spaces: from traditional classrooms to active, project based environments and adaptive learning, it can distinguish itself by pushing the use of the latest technology for hybrid curricula, instant feedback and immersive simulation environments.

**Office Remodels.** Renovate existing office space to align with contemporary workplace trends allowing for a more flexible work environment between hybrid and in-person. These renovations would also aim to increase student interactions and create a culture of productive & engaged interactions within the College.

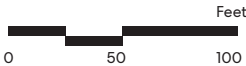


Active Learning Classrooms example (Clemson University- Watt Family Innovation Center)

Student Street commons and gathering spaces at Des Plaines



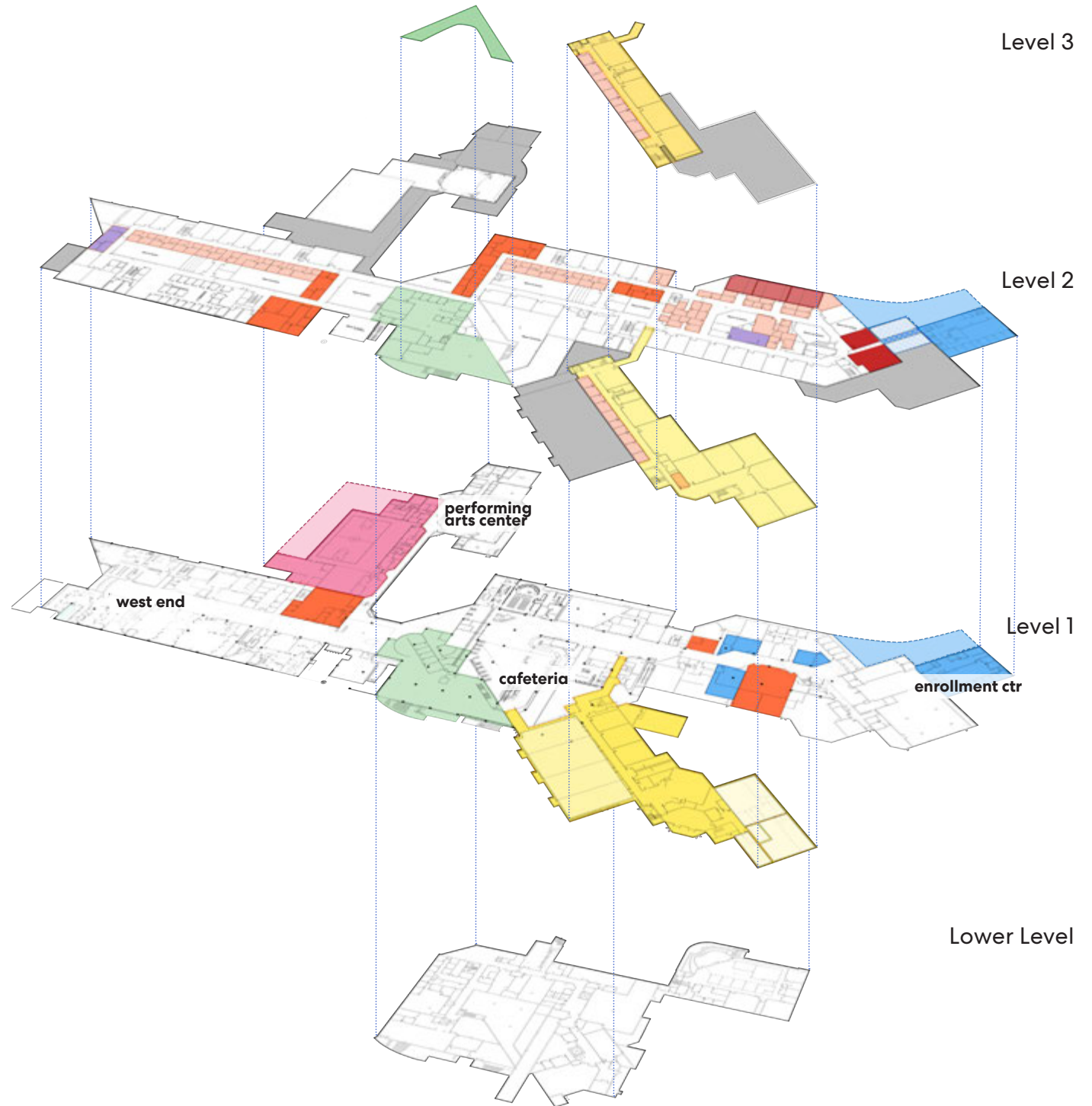
# Floor 2





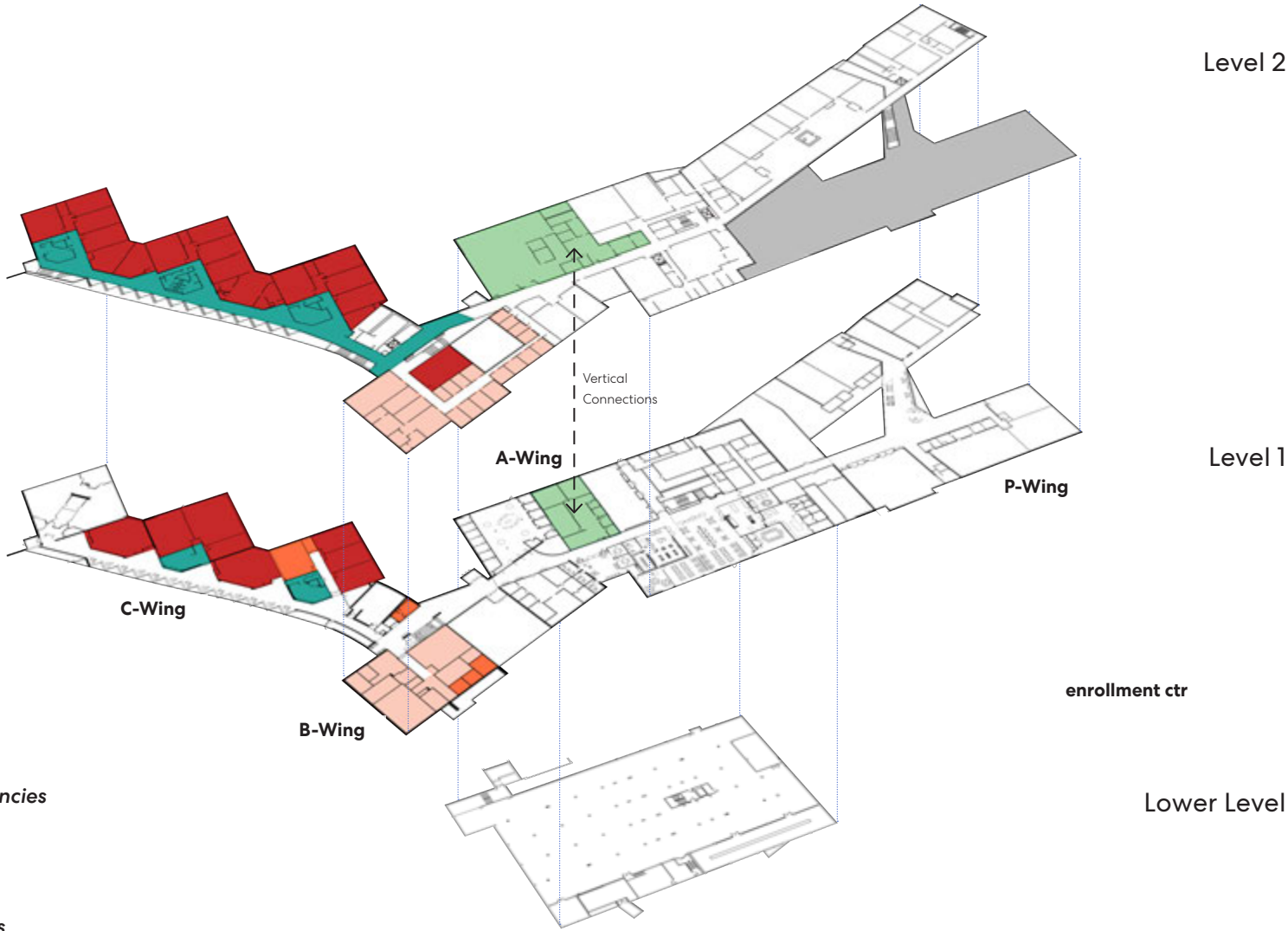
# ALL PROJECTS

## Des Plaines



# ALL PROJECTS

## Skokie



OAKTON CAFE

# 04 CAPITAL PLAN





# PROJECT PHASING AND BUDGET ESTIMATES

Budget estimates for Master Plan Projects provide a conceptual guideline for order of magnitude budget development based on current day (2022-2023) estimates. Project escalation or other market factors have not been included in these conceptual budget estimates and should be considered at the time of project planning.

These conceptual budget estimates are given as 'total project budgets' and include subtrade costs (bid costs) as well as project contingencies and professional fees.

**Estimate assumptions are as follows:**

Design Contingency - 10%

General Condition - 4%

Contractor Overhead - 3%

Contractor Profit - 4%

Bond & Insurance - 2%

CM Fees - 3%

Construction Contingency - 7%

Misc. Soft Costs - 8%

A&E Fees - 9%

Escalation - 5% per year

## Guide to cost estimate terminology

**Project** - Estimates are completed on a project by project basis. Each discrete element included in the budget is considered a project. Each project is comprised of a multitude of trades and elements which are not specifically addressed at this level of development.

**Cost/sf** - At the Master Plan level, most budgets are developed using industry typical costs based on a unit of measure and developed from similar past projects. Cost per square foot is considered a base budget term for a this level of development

**Construction Contingency** - Project budgets are built with a contingency for construction activities that varies based on the complexity of the project. Renovation projects or projects on unsuitable soils provide a higher percentage of contingency to address potential unknowns that may be uncovered during construction. These are budgeted ahead of time to avoid any significant budget issues during construction.

**Design Contingency** - Similar to Construction Contingency, the Design Contingency is established early in the design process to address the unknowns that will be further developed as the design becomes progressively more detailed. The Design Contingency starts at a higher percentage and gradually decreases to zero as the design becomes more detailed and more questions are answered.

**Soft Costs** - A percentage of the project budget is dedicated to covering Owner expenses for design services, testing services, furniture, fixtures and equipment (FFE).

**Sub Trade Cost** - Cost to Subcontractors, otherwise known as the 'Bid' Cost. At the Master Plan level, this is based on the unit costs (Cost/sf) as noted above.

**Total Project Budget** - This includes all of the components that comprise a project cost. Budget estimates are developed to assure that there are no surprise expenses that may arise after the project is bid.

# POTENTIAL CAPITAL OUTLAY

## Capital Improvement Projects

### | Major Projects |

Outlined as 'Consensus Master Plan' projects, these make up the first five years of the Capital Improvement Plan (CIP) and are shown here with projected estimates and implementation time lines. Projects identified outside of the five-year CIP window are classified as 'Future-Not Funded'

## Implementation Estimates

Estimates are conceptual and require further definition on scope, time line and implementation strategy before more clearly defined estimates can be prepared.

## Implementation Schedule

The Implementation schedule shown is subject to revision based on project workflow, phasing, capital availability, educational impact, etc. Further investigation of each element included herein must be made to further develop any implementation schedule.

### Estimated Annual Expenditures & Project Budgets

PROJECT		TOTAL FY2023- FY2027	FY2023	FY2024	FY2025	FY2026	FY2027	Future - Not Funded*
<b>Enabling Projects</b> 1. Construction Office Relocation 2. 2100 for Inst. Research 3. Faculty Support Hub (2817)	DP	\$0.5 million	\$0.5 million					
<b>Workplace - Critical Adjacencies</b> 1. Academic Affairs Consolidation + Conference Space 2. Student Affairs VP Office 3. IT - Open CPU Lab 2nd Floor 4. Testing to CPU Lab 1st Floor 5. ADRC, ALL, TRiO Renovation 6. Bookstore Renovation + Expansion	DP	\$4.7 million		\$0.6 million	\$2.6 million	\$1.5 million		
<b>Partnership Hall</b> 1. Floor 1 - Foundation Office 2. Rest of floor 1 2. Floor 2&3	DP	\$12.1 million	\$0.6 million			\$9.9 million	\$1.6 million	
<b>Learning Commons</b> 1. Floor 1 + Help Desk Relocation 2. Floor 2 3. Floor 3 Mezzanine	DP	\$8.4 million		\$2.6 million	\$5.8 million			
<b>Enabling Projects</b> Temporary Relocation of Library/Testing Functions	SK	\$0.7 million	\$0.7 million					
<b>Learning Commons</b>	SK	\$3.3 million	\$1.6 million	\$1.7 million				
<b>Workplace - Critical Adjacencies</b>	SK	\$0.4 million			\$0.4 million			
<b>Student Success</b> East End 2nd Floor Connection	DP							\$1.7 million
<b>Fitness &amp; Wellbeing</b>	DP							\$14.5 million
<b>Classrooms Upgrades</b>	DP							\$1.2 million
<b>Front Door Atrium</b>	DP							\$5.6 million
<b>Workplace Office Remodels</b>	DP							\$4.1 million
<b>Common Areas Upgrades</b>	SK							\$2.5 million
<b>Classrooms Upgrades</b>	SK							\$6.6 million
<b>Workplace Office Remodels</b>	SK							\$2.7 million
<b>Grand Total</b>		<b>\$30.1 million</b>	<b>\$3.3 million</b>	<b>\$4.9 million</b>	<b>\$8.9 million</b>	<b>\$11.3 million</b>	<b>\$1.6 million</b>	<b>\$38.9 million</b>

\* Budget estimates for future projects are escalated 6 years (to 2028) to reflect their implementation time table.



# POTENTIAL CAPITAL OUTLAY

## Capital Improvement Projects

### | Deferred Maintenance + Site & Landscape |

The College plans to undertake a number of deferred maintenance projects, as well as some site & landscape improvements previously outlined in the 2018 Landscape Master Plan. The projects are shown here with projected estimates and implementation time lines. Projects identified outside of the five-year CIP window are classified as 'Future-Not Funded'

## Implementation Estimates

Estimates are conceptual and require further definition on scope, time line and implementation strategy before more clearly defined estimates can be prepared.

## Implementation Schedule

The Implementation schedule shown is subject to revision based on project workflow, phasing, capital availability, educational impact, etc. Further investigation of each element included herein must be made to further develop any implementation schedule.

## Deferred Maintenance &amp; Site by Campus

PROJECT		TOTAL FY2023- FY2027	FY2023	FY2024	FY2025	FY2026	FY2027	Future – Not Funded*
Site & Landscape	DP	\$3.5 million	\$2.7 million	\$0.7 million	\$0.1 million	\$0.1 million		\$1.1 million
Site & Landscape	SK	\$1.3 million	\$0.1 million	\$0.7 million	\$0.4 million	\$0.0 million		\$0.7 million
Deferred Maintenance	DP	\$20.2 million	\$2.1 million	\$4.6 million	\$5.6 million	\$6.6 million	\$1.3 million	\$12.5 million
Deferred Maintenance	SK	\$7.5 million	\$1.2 million	\$1.8 million	\$3.1 million	\$1.2 million	\$0.3 million	\$5.9 million
<b>Total</b>		<b>\$32.5 million</b>	<b>\$6.1 million</b>	<b>\$7.8 million</b>	<b>\$9.2 million</b>	<b>\$7.8 million</b>	<b>\$1.6 million</b>	<b>\$20.2 million</b>

## Overall Summary

PROJECT		TOTAL FY2023- FY2027	FY2023	FY2024	FY2025	FY2026	FY2027	Future – Not Funded*
Capital Projects		\$30.1 million	\$3.3 million	\$4.9 million	\$8.9 million	\$11.3 million	\$1.6 million	\$38.9 million
Site & Landscape		\$4.8 million	\$2.8 million	\$1.4 million	\$0.5 million	\$0.1 million		\$1.8 million
Deferred Maintenance		\$27.7 million	\$3.3 million	\$6.4 million	\$8.7 million	\$7.7 million	\$1.6 million	\$18.5 million
<b>Grand Total</b>		<b>\$62.6 million</b>	<b>\$9.4 million</b>	<b>\$12.7 million</b>	<b>\$18.0 million</b>	<b>\$19.2 million</b>	<b>\$3.3 million</b>	<b>\$59.1 million</b>

\* Budget estimates for future projects are escalated 6 years (to 2028) to reflect their implementation time table.

# IMPLEMENTATION SCHEDULE

2023

2024

2025

2026

2027

## ENABLING PROJECTS



## LEARNING COMMONS - LIBRARY



## WORKPLACE + CRITICAL ADJACENCIES



Skokie





2023

2024

2025

2026

2027

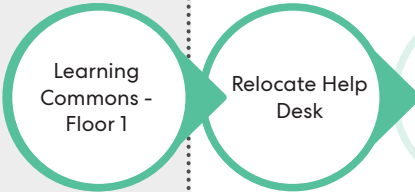
ENABLING PROJECTS



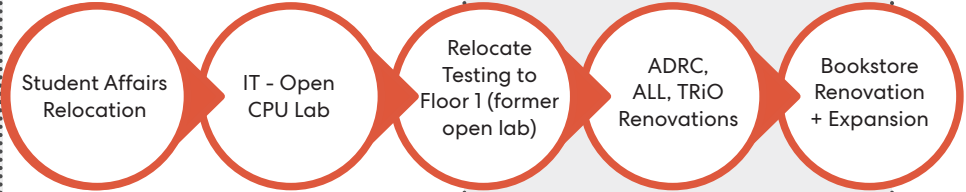
WORKPLACE + CRITICAL ADJACENCIES



LEARNING COMMONS - LIBRARY



PARTNERSHIP HALL/ TEN HOEVE WING



Des Plaines

