FACILITIES & SITE MASTER PLAN

2021-25

Pennsylvania College of Technology
A Penn State Affiliate

CONTENTS

PREFACE

Pennsylvania College of Technology and its predecessors have been involved in proactive facility planning for a number of years. This Facilities and Site Master Plan 2021-2025 is the latest in a series of plans, drafted since 1967, that represent the College's systematic look toward the future.

Central to this planning process are the goals outlined in the first chapter of this document. They represent the most concise, current and best assessment of the College's future direction in terms of its physical plant development and property holdings. The Plan was endorsed by the College's Board of Directors on April 22, 2021.

EXECUTIVE SUMMARY

The Facilities & Site Master Plan 2021-2025 reflects not only updated content, data, and graphical illustration of Pennsylvania College of Technology's physical plant and property holdings, it also represents a significant enhancement of the format for the document, which serves as an overarching assessment of the institution's assets and future direction.

Guided by priorities and values intrinsic to the College's Strategic Plan, a steering group – comprising Dr. Davie Jane Gilmour, president; Suzanne T. Stopper, senior vice president for finance/CFO; Timothy O. Rissel, executive director of general services; and Jason K. Bogle, director of construction and planning – met regularly throughout 2020 to renew and revamp the periodic publication, assisted by staff in Public Relations & Marketing.

Foremost among the strategic priorities informing this process were: reducing unplanned institutional costs, disruptions, and emergencies; providing modern and flexible spaces that support the mission of the College; and making significant commitments to campus regarding facilities and infrastructure.

Separated into five distinct sections, this Facilities & Site Master Plan examines Maintenance Plan Projects, Facilities Plan Projects, Capital Plan Projects, Annual Plan Projects, and Site Acquisition & Expansion.

Among the potential capital projects identified during the process are: Creation of a new Plastics Excellence Center (to house Plastics & Polymer Engineering Technology academic program spaces, as well as the industry-responsive Plastics Innovation & Resource Center); a larger, program-specific space with specialized lab and classroom facilities for Physician Assistant Studies; an Athletic, Fitness and Wellness building to support the College's ongoing NCAA Division III process; and a substantially enhanced space for the Academic Success Center.

Significant renovation projects to be considered include the Admissions Office in the Student & Administrative Services Center and The College Store in the Bush Campus Center, both of which would be more strategically aligned with the College's recent branding efforts.

While the College's existing property holdings on the main campus and elsewhere meet current institutional needs, senior administration continues to explore opportunities for prudent expansion as they arise.

PLANNING BACKGROUND AND OVERVIEW

This *Facilities and Site Master Plan 2021-2025* has been guided by ten earlier Master Plan documents. Earlier versions of the Plan published in the 1960's, 1970's and 1980's took a ten-year view. Since that time, a three-year to five-year perspective has been the norm.

Comprehensive, detailed planning directs the expansion of Penn College in a financially responsible, enrollment-guided, and program/service-driven manner. The Plan also provides the College Board of Directors with a proposal for physical plant renovation, growth and site expansion that, when approved, stands as a blueprint for the future.

This document presents a new four-year plan designed to guide continued successful campus development from 2021 through 2025. It also reports on the progress made in addressing the campus needs as detailed in the previous edition covering 2015 through 2020.

Planning is predicated on analysis of (1) enrollment projections, (2) existing facility conditions and renovation requirements, (3) safety and security concerns, (4) zoning and related guidelines, and (5) land availability.

The plan serves to:

- Outline a goal-driven, clear definition of facilities and site development for a four-year period that is approved by the Board of Directors and is accessible to all College constituencies for incorporation into their respective planning activities.
- Implement the College's Strategic Plan to ensure that satisfactory facilities are provided to meet instructional and support service objectives.
- Accomplish the most effective utilization of existing and new facilities and land, consistent with institutional priorities.
- Provide an accurate, current, comprehensive definition of institutional facility and site needs necessary to obtain approval for funds required to support further campus development.
- Act as a vehicle for appropriate input into facilities and site planning by all parties whose participation is required and valued, to achieve excellence in campus planning.
- Provide a basis for and a benchmark against which to measure progress in meeting campus development needs.

GOALS

This plan seeks to guide institutional activity for a period of four years with the following goals:

1. Provide campus space for high quality educational programs and services.
2. Document campus needs in the area of site and facilities to campus planners, state agencies, funding entities, and accrediting bodies.
3. Ensure community and corporate access to College programs and services, especially in the areas of services to business and industry, student prospect development, and public relations.
4. Ensure that campus space is developed in the most effective and efficient means possible with special attention to providing attractive and safe learning, living, and teaching environments.
5. Develop attractive and safe residential, service, and recreational facilities for students.
6. Preserve campus ecology and architectural harmony already established in the three main campus zones.

A NOTE ON UNFORESEEN OPPORTUNITIES

Recent history has dictated the logic that serendipitous events often arise and bring unexpected opportunities to the College. In all cases where opportunities represented departures from the approved Plan, Board approval has been requested to capitalize upon the opportunity. Some examples from the recent past include the current development of the Larry A. Ward Machining Technologies Center to serve the needs of the automation and machining industry and the acquisition of the 22 Walnut Street, Wellsboro property that allows the College to further serve the needs of the Northern Tier.

PLANNING LIMITATIONS

Planned annual re-examination and modification of the Plan will occur to meet the demands of providing quality education in a technologically evolving world. In addition, the Board will be provided updates on the progress made by the College in addressing the components of the Plan.

CAMPUS BACKGROUND AND OVERVIEW

THE MAIN CAMPUS

Campus exists in three established zones depicted in Figure 1, each of which maintains a separate identity and function. The three zones were created through the acquisitions of land beginning in 1997 and include:

1. Central Campus, where expansion is limited.
2. The Maynard Street Parcel, where space for two additional buildings exists. These are envisioned as future academic buildings.
3. West Campus, reserved for student housing.

Table 1 shows land holdings with information regarding the year of acquisition and Table 2 shows College buildings with critical date information.

The Maynard Street Parcel was developed by the College to accommodate four new buildings. From the beginning these were envisioned as instructional or service facilities, as there is a certain aesthetic advantage to be gained from developing the Maynard Street property with impressive institutional facilities. The main entrance roadway, fencing and fountains were the first part of that site's development. The Student & Administrative Services Center and the Madigan Library are the two buildings now located on this parcel. The architectural style features a contemporary, technical look of masonry composites, metals, and glass.

The existing Central Campus includes all of the original College facilities and those added to the main campus site through the building programs labeled Stage I through VIII. The yellow brick building material, in some cases replaced by exterior facility membrane systems in complementary colors, is the predominant architectural look. The architectural style for the Center for Business & Workforce Development and the Construction Masonry Building, properties purchased along Fourth Street, reflects more of the Maynard Street parcel elements. Renovations associated with Stage X introduced additional architectural elements that better tied the central campus with Maynard Street.

The purchase of College West Apartments (now Clinton, Delaware, and Juniata Halls) and associated land parcels in 2000 meant that the College was in a position to develop additional student housing. The land acquisition, following closely the development of the main entrance on the Maynard Street site, allowed planners to conceive of main campus future expansion as occurring in two areas and with two different types of facilities. The West Campus parcel was immediately envisioned as more appropriate for additional student housing and Rose Street Apartments (now York Hall and Lancaster Hall) were constructed there followed by Dauphin Hall. In aggregate, the west campus residential parcel was renamed Rose Street Commons.

The formerly Fagnano now Pennsylvania College of Technology property is envisioned as green space and student recreational areas.

LAND HOLDINGS BY SITE

TABLE 1
AS OF OCTOBER 1, 2020

SITE/LANDHOLDINGS	LOCATION	YEARS ACQUIRED	ACREAGE
MAIN CAMPUS	Williamsport	1941 - 2020	126.5
AVIATION CENTER	Montoursville	1969	5.8
EARTH SCIENCE CENTER	Montgomery	1972 - 2008	383.7
GENERAL SERVICES	2245 Reach Road	1990	5.4
ADVANCED AUTOMOTIVE TECHNOLOGY CENTER	Wahoo Drive	1996	2.0
PENN COLLEGE AT WELLSBORO	Wellsboro	2018	0.3
COLLEGE TOTAL			523.7

BUILDING SUMMARY BY YEAR OF ACQUISITION/CONSTRUCTION

TABLE 2
AS OF OCTOBER 1, 2020

Code	Building	Acquistion and/or Construction	Square Footage Gross Assignable	Square Footage Assignable	Estimated Replacement Cost
ACC	Klump Academic Center	1913/1934	138,811	81,088	$ 25,445,014
ERC/ETC (a)	Automotive Engine Repair Center/Electrical Technologies Center	1931-1942	92,696	72,597	$ 13,521,021
MAC/PA (a)	Machining Technologies Center/Physicians Assistant Center				
GYM	Bardo Gymnasium	1939	38,352	25,357	$ 5,736,953
GS	General Services (Reach Road)	1957 (1990)	112,000	112,000	$ 10,037,499
ATC	Parkes Automotive Technology Center	1970/2010	61,123	53,974	$ 15,637,196
ESC	Schneebeli Earth Science Center	1971/1999			$ 15,608,803
	Main Building (including Diesel Center)	1971/1999	96,237	78,722	
	Sawmill	1999	6,840	6,156	
	Susquehanna River Site	1979	2,400	2,204	
	Wind Turbine Operations Center	2012	576	576	
BTC	Carl Building Technologies Center	1980	109,096	86,537	$ 12,552,106
LRC (b)	Learning Resources Center	1980			$ 8,648,807
MTC	Lycoming Engines Metal Trades Center	1980/2010	29,920	22,816	$ 10,772,739
POL	Police Office	1980 (1997)	5,100	4,200	$ 713,550
LEC	Hager Lifelong Education Center	1984/2010	140,492	112,888	$ 29,431,376
ATHS	Breuder Advanced Technology & Health Sciences Center	1986	152,817	104,521	$ 35,452,645
PDC	Thompson Professional Development Center	1986	9,870	6,407	$ 2,346,901
CAC (c)	Community Arts Center	1989 (1993)	65,776	62,000	$ 22,261,342
CVA	Campus View Apartments	1989 (1997)	103,409	87,854	$ 12,257,359
AVC	Lumley Aviation Center	1992	50,000	42,084	$ 10,264,912
CC	Bush Campus Center	1993	110,000	98,261	$ 21,994,846
AATC	Advanced Automotive Technology Center	1995 (1997)	7,072	6,327	$ 964,701
VH	Victorian House	1997	4,130	3,925	$ 1,235,871
VPC	Village at Penn College	1997	91,125	84,360	$ 12,770,119
FH	Field House	1999	10,877	9,543	$ 2,284,546
	Switchgear Building	1999	1,425	1,300	$ 344,218
GSW (e)	Genearl Services Warehouse	2009	12,873	12,653	$ 1,207,935
	Information Booth	2000			$ 132,914
CAL	College Avenue Labs	2001 (2003)	108,530	88,592	$ 18,432,920
RSC (f)	Rose Street Commons				$ 63,213,725
(f)	York Hall	2003	44,752	37,346	
(f)	Lancaster Hall	2003	88,508	75,818	
(d)	Clinton Hall	1990/1992 (2000)	32,224	17,793	
(d)	Delaware Hall	1990/1992 (2000)	32,224	17,793	
(d)	Juniata Hall	1991/1993 (2000)	32,224	17,793	
	Dauphin Hall	2010	130,283		
SASC	Student & Administrative Services Center	2003	84,224	42,269	$ 17,809,048
LIB	Roger & Peggy Madigan Library	2006	104,000	58,950	$ 28,994,237
BWD	Center for Business & Workforce Development	2007	31,800	24,741	$ 6,611,498
CMB	Construction Masonry Building	2011	17,829	16,725	$ 2,103,175
	Wellsboro Campus Building	2017	4,440	3,200	$ 2,502,119
ROTC	Reserve Officers' Training Corps	2020	1,206	804	$ 225,000
College Total			**2,165,261**	**1,580,174**	**$ 411,515,095**

Notes
(a) Beginning in 2000, Technical Trades Center (TTC) including T1, T2, T3, and PA were renamed to ERC, ETC, MAC, and PA.
(b) With the construction of the Madigan Library, the LRC was incorporated into the LEC and was no longer designated as a separate building.
(c) Wholly owned subsidary corporation of Pennsylvania College of Technology. Orginal construction 1928.
(d) College West ceased to be a separate residential complex and was subsumed by Rose Street Commons in 2010.
(e) Replaced Rose Street Warehouse with new construction in 2009.
(f) Rose Street Apartments ceased to be a separate residential complex and was subsumed by Rose Street commons in 2010.

Source: Financial Operations Office and Office of the Senior Vice President, Pennsylvania College of Technology

FIGURE 1

BUILDINGS

ACC	Klump Academic Center
ATC	Parkes Automotive Technology Center
ATHS	Breuder Advanced Technology & Health Sciences Center
BTC	Carl Building Technologies Center
BWD	Center for Business & Workforce Development
CAL	College Avenue Labs
CC	Bush Campus Center
CMB	Construction Masonry Building
ERC	Automotive Engine Repair Center
ETC	Electrical Technologies Center
FH	Field House
GSW	General Services Warehouse
GYM	Bardo Gymnasium
LEC	Hager Lifelong Education Center
LIB	Madigan Library
LJC	Le Jeune Chef Restaurant
MAC	Larry A. Ward Machining Technologies Center
MTC	Lycoming Engines Metal Trades Center
PAC	Physician Assistant Center
PDC	Thompson Professional Development Center
POL	College Police
ROTC	Army ROTC
SASC	Student & Administrative Services Center
VH	Victorian House

FIGURE 2

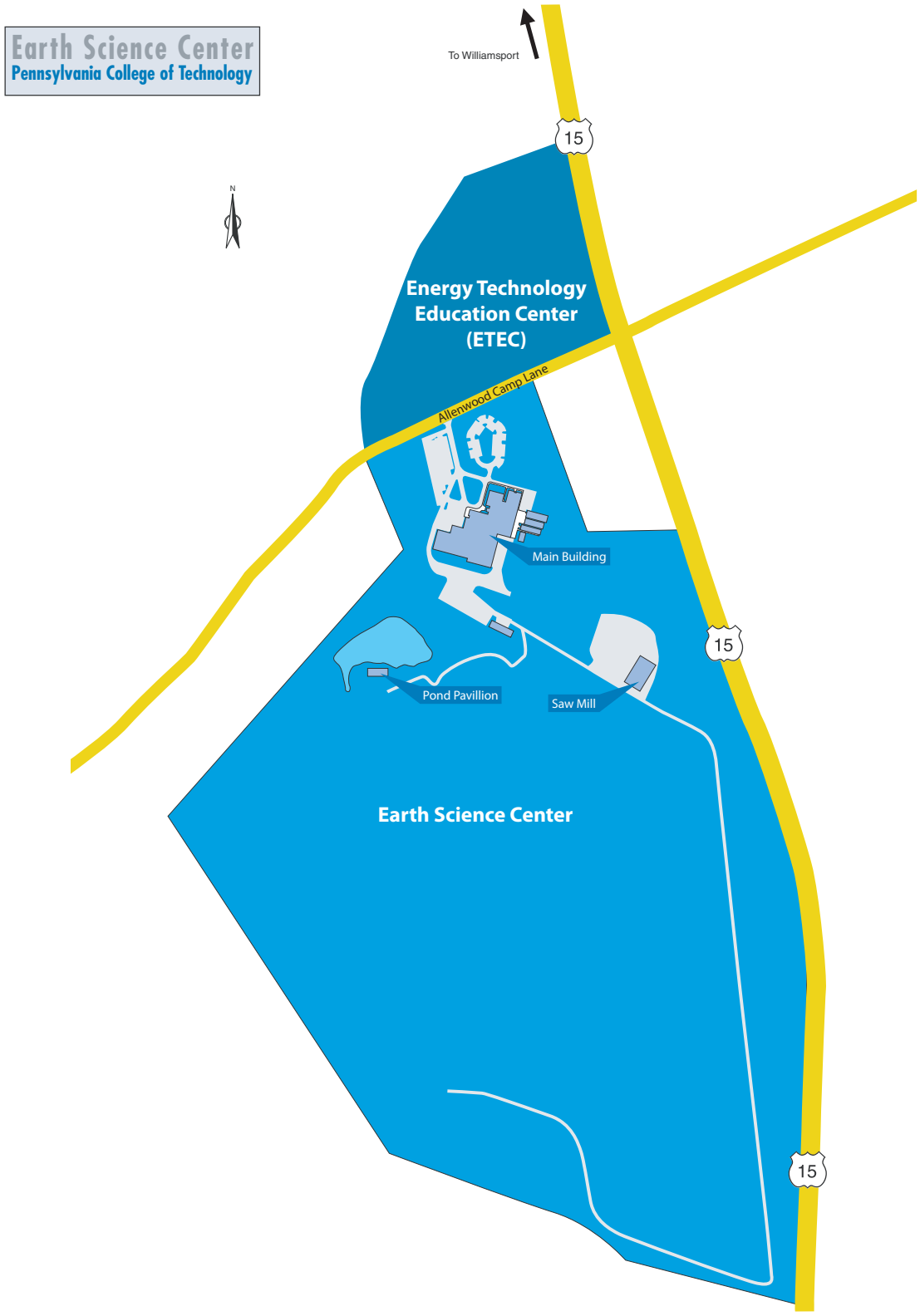

Earth Science Center
Pennsylvania College of Technology
To Williamsport
15
N
Energy Technology
Education Center
(ETEC)
Allenwood Camp Lane
Main Building
15
Pond Pavillion
Saw Mill
Earth Science Center
15

FIGURE 3

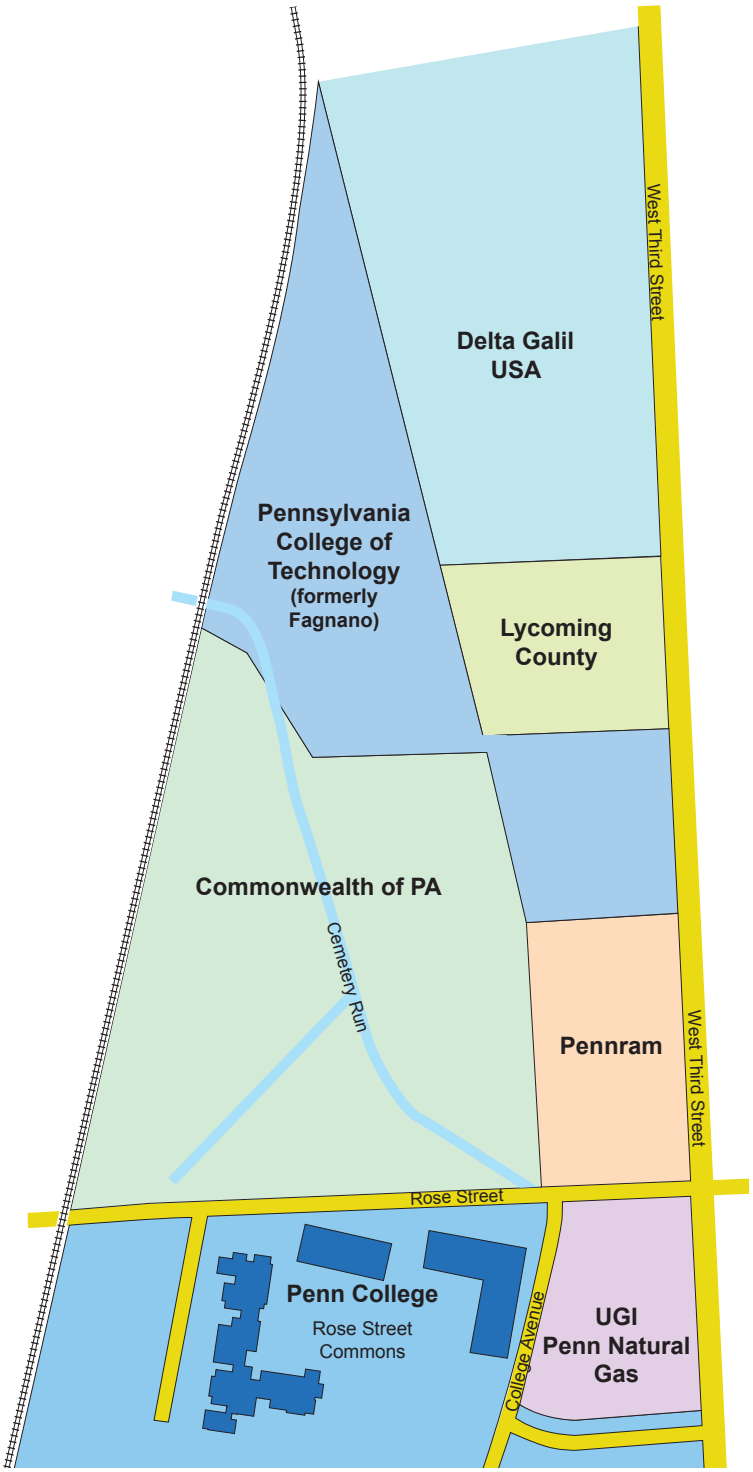
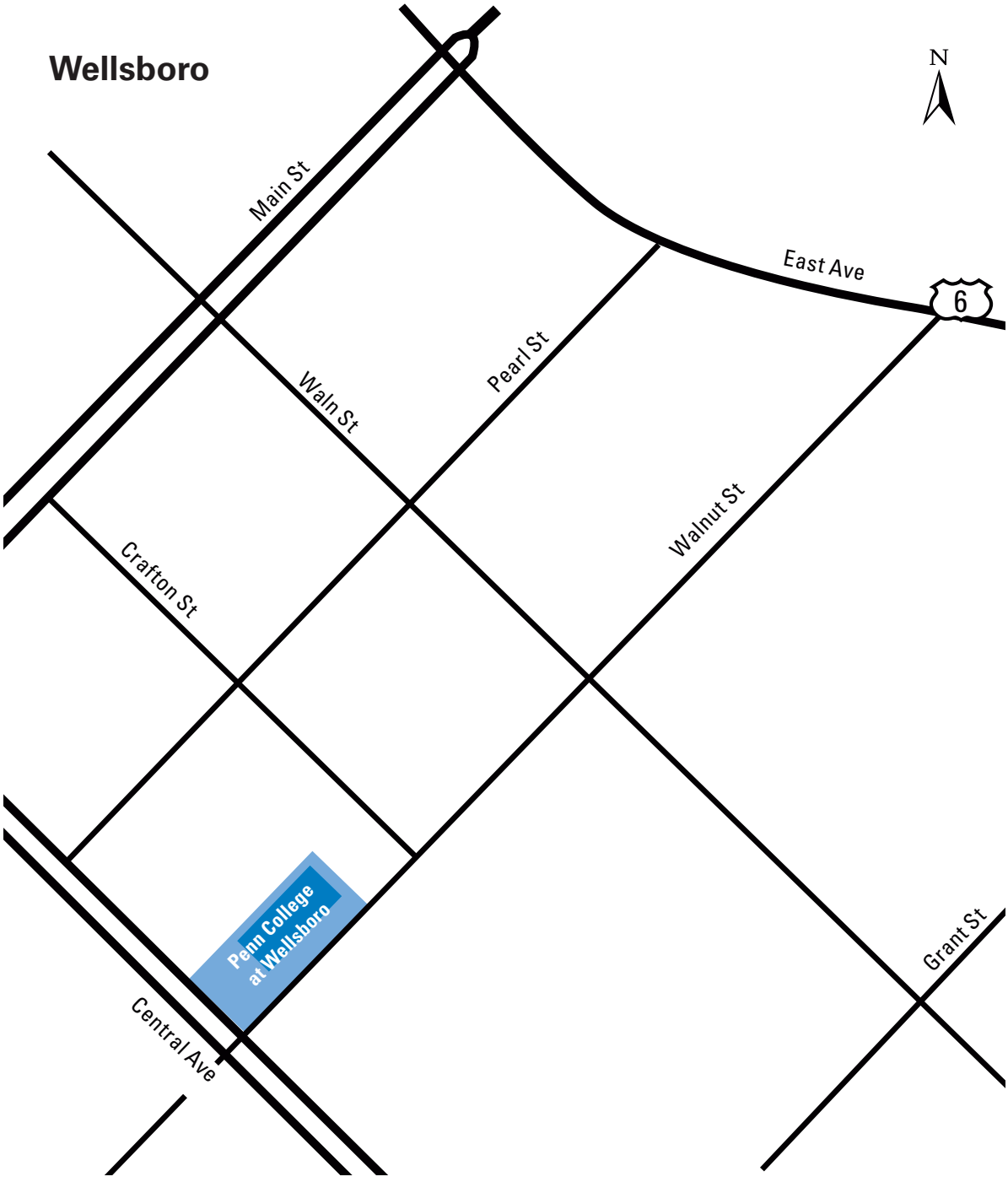

West Third Street
Delta Galil USA
Pennsylvania College of Technology (formerly Fagnano)
Lycoming County
Commonwealth of PA
Cemetery Run
Pennram
West Third Street
Rose Street
Penn College
Rose Street Commons
College Avenue
UGI Penn Natural Gas

FIGURE 4


Wellsboro
N
Main St
East Ave
6
Pearl St
Waln St
Walnut St
Crafton St
Penn College at Wellsboro
Central Ave
Grant St

1

SECTION 1

Maintenance Plan Projects

MAINTENANCE PLAN PROJECTS

BACKGROUND & RATIONALE

Pennsylvania College of Technology has been built, expanded, and refurbished consistently throughout its life. This comprehensive preventative maintenance plan reduces this institutions unplanned costs, disruptions, and emergency corrective actions.

Buildings such as the Residence Halls having experienced deferred maintenance, contain various systems that are functionally obsolete and therefore have increased operating costs. In addition to physical condition, these building are a concern to us because of the potential of random system failure.

Priority of projects are determined by rating the urgency using considerations such as repair instances, probability of failure, cost to upgrade, and cost to repair over the life of the equipment. Additional factors contributing to priority are determined by which maintenance projects provides the biggest need and benefit to the College.

The following list represents highlights of these projects as of January 1, 2021:

Klump Academic Center
2nd Floor Presentation Room: replacement of curtain on stage

Advanced Technology & Health Sciences Center
Entire Building: fire pump replacement (circa 1992), needs more pressure

Automotive Technology Center
Entire Building: lighting upgrades

Aviation Center
Roof: EPDM roof replacement

Carl Building Technologies Center
Exterior: roof coating

Center for Business & Workforce Development
Exterior: rooftop coating

Campus View Apartments
Entire Building: copper pipe replacement

College Avenue Labs
Mechanical Room: chillers (circa 2002)

College West
Entire Building: PTAC units to replace thru-well units (eliminates electric base) (117 apartments)

Community Arts Center
Masonry restoration
Entire Building: decorative art restoration

Dauphin Hall
1st Floor: Capital Eatery, flooring replacement
Roof replacement shingles

Earth Science Center
Exterior: front wood canopy structure stain and paint

General Services
Roof: EMPD
Salt Shed: repairs

Madigan Library
Exterior: skylight refurbish

Lifelong Education Center
Gymnasium: water heater replacement

Professional Development Center
Roof: EPDM coating

Rose Street Commons
Entire Building: heating/cooling/thermostats valves and frequency drives (both buildings)

Student & Administrative Service Center
Exterior: cooling tower maintenance

Technical Trades
Roof: RTU's

Victorian House
Exterior: walls, trim/siding replacement

Village Apartments
Roof: reshingle

Wahoo Drive
1st Floor: split system replacement (x2)

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SECTION 2

Facilities Plan Projects

FACILITIES PLAN PROJECTS

BACKGROUND & RATIONALE

The goal for this portion of the plan was to provide predictive updates and modernizations to existing building systems and features in an effort to provide modern and flexible spaces that support the mission of the College. The industry standard for optimum building operation is continuously changing and this updates will extend the life of existing equipment and systems. The infrastructure goals outlined below are based on need and in an effort to sustain operating system conditions.

A strategic analysis of all buildings was performed in order to complete an order-of-magnitude comparison of improvements. In the future, this will allow us to build a budget based on anticipated service goals and operation potentials that takes into consideration historical data, industry trends, and future needs.

This assessment of goals balances demands, constraints, and opportunities to provide upgrades that best utilize College resources. Upgrade of these facility's infrastructures offers a significant increases in usability, operation, and cost savings in the years to come.

The following list represents highlights of these projects as of January 1, 2021:

Klump Academic Center
Basement Mechanical Room: air handlers (Auditorium, 4th Floor, 1st Floor East Wing)

Advanced Technology & Health Sciences Center
Exterior: replace aluminum storefronts x6

Automotive Technology Center
Classrooms: HVAC upgrade

Aviation Center
Hangar: floor coating, possible rhino coat
Entire Building: BAS system

Carl Building Technologies Center
Entire Building: sprinklers (extend into BTC, service previously prepped)

Campus View Apartments
Exterior: replace siding

Bush Campus Center
North Wing: air handler/duct replacement
College Store: security upgrade (new istar panel)

College Avenue Labs
Exterior Wall: clean/paint EIFS

College West
Entire Building: remove meters and install new panels (117 apartments)

Community Arts Center
Replace Generator

Dauphin Hall
Entire Building: TPO coating

Earth Science Center
Exterior: replacement of pavement to south of building

Field House
Exterior Walls: painting south, east, west

General Services
Exterior: standing seam roof coating
Entire Building: replacement of fire panel

Lifelong Education Center
Gym Basement: pneumatic controls

Professional Development Center
Basement: dehumidifier

Student & Administrative Services Center
Mechanical Room: cooling tower replacement

Technical Trades-Metal Trades Center
MTC entrance old to new floor paint

Technical Trades-Physician Assistant Center
Cadaver Lab: ventilation

Victorian House
Entrance Sidewalk: replacement of entrance sidewalk

Village Apartments
Entire Building: fire alarm install

Wahoo Drive
Entire Building: fire/security upgrade

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SECTION 3

Capital Plan Projects

CAPITAL PROJECTS PLAN

BACKGROUND & RATIONALE

The capital planning process identifies and prioritizes projects that take into consideration financial planning, management, execution of projects, and the reporting of the outcome. This is considered long term planning that proposes the building of, adding to, or improving a capital asset.

The College's capital plan represents our most significant commitment to this campus with respect to facilities and infrastructure. It encompasses a phased approach to the betterment of our campus and takes into consideration opportunity, properties, and infrastructure needs. These are large scale projects that require planning and consultation with architects, engineers, and industry professionals.

The identification and prioritization of projects begins with all possible projects and concludes with a refined list of projects that best support the College's planned needs. Financial planning for these projects requires the identification of financial resources, along with the willingness to commit in the future. Project execution involves the implementation of the project and includes thorough project management. Finally, the outcome of the project must be quantified. Project cost, as it compares to project budget, should be reviewed against project benefit to identify best practices and success.

PROPOSED PROJECTS

Physician Assistant Studies Facility: This program is currently located at the southern end of what was previously known as the Technical Trades. As one of the oldest building on campus this space has served many purposes, none of which were designed specifically for this program. This program is housed in an area with an obsolete HVAC system that requires a notable amount of annual repair. The existing space occupies the east end of a corridor where the Automotive Engine Repair Center is located at the west end. The PA program is highly selective and rigorous with students spending a notable amount of time within this program's facility. With a 100% placement rate, the instructional space requires specialized laboratory facilities, mock exam rooms, as well as classroom settings. The intensive progression of this program would benefit from a larger, program specific space with up-to-date infrastructure.

Plastics Center of Excellence: Plastics and Plastics Innovation & Resource Center are signature programs that are regularly highlighted on tours with prospective students and industry professionals from around the world. The existing space is in need of updates in all finishes, lighting, and infrastructure to the extent that a new facility would provide a better rate of return then a renovation of the existing space. A new facility gives the College the opportunity to plan the design of the space around its specific future use rather than attempt to adapt an existing space to the present needs.

SASC - Admissions Office Renovation: The Admissions Office is most often the first physical impression perspective students and guests get when visiting campus. Within the recent past the main lobbies of the SASC, followed by the main lobby of Admissions has been updated. The next step in this process would be to update the interior offices of Admissions. This project would benefit the area by creating a more positive impression and aligning the space with the College's recent branding efforts.

Campus Center, Book Store Renovation: The College Store has been at its current location for approximately 25 years. With the exception of minor maintenance items, this space has remained the same. With the goals of increasing future versatility, accessibility, customer service, and sales a renovation and update of the space would be a benefit. This would serve as an opportunity to further the College's branding efforts as well.

Academic Success Center: Some small renovations were conducted to expand the space allocated to this department. What has been envisioned for this department is substantially enhanced space in a to-be-determined campus location.

Concrete Sidewalk Replacement: Currently the mall areas in both the north/ south and east west directions contain a combination of concrete and asphalt paving materials that vary in age and quality. Removal and replacement of existing paving materials would allow for the College update and address future needs related to underground utilities. The present arrangement of landscape features, pedestrian traffic flow, and gathering areas would benefit from a holistic design review.

Athletic, Fitness and Wellness Building: A priority for the College, construction of this facility would be contingent a substantial infusion of external funds. The NCAA Division III process now underway suggests the need for this facility. The project was approved as a concept in the previous Plan.

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SECTION 4

Annual Plan Projects

ANNUAL PLAN PROJECTS

BACKGROUND & RATIONALE

On an annual basis, facility renovation and construction projects are proposed as part of the budget preparation process. These projects are reviewed one fiscal year in advance of the completion of the work. These requests follow the below approval process:

1. Requests are initiated by an employee that sees a potential need. This request must gain approval from their Department/Director/Dean prior to moving forward.
2. Request is reviewed by the President's Council Representative that oversees this area. Their approval is required prior to moving forward.
3. The Capital Planning Group develops the Facilities Project Planning Summary. This is a document which provides a yearly General Services project budget that includes items from Facilities & Site Master Plan, annual improvements, and renovation requests. This allows the group fiscal perspective when considering renovation and construction requests.
4. The General Construction Committee then reviews the project and determines if the project should move forward. Projects moving forward receive an estimated cost.
5. The Capital Planning Group reviews potential project cost now included in the Facilities Project Planning Summary and approves.
6. President's Council review of the Facilities Project Planning Summary.
7. The project is scheduled for completion.

In most cases, the volume of requests exceeds the College's financial and/or operational resources for the current year. Such projects are normally approved in concept but postponed or returned for refinement, further planning etc. Requests are prioritized according to a number of criteria as follows:

- Projects creating a safer campus environment
- Requests for mechanical replacement of aging equipment
- Requests that have enrollment impact
- Requests that accommodate changes in curriculum

At present, the following requests have been approved consistent with the above process and are awaiting funding and scheduling within the lifetime of the current edition of this plan as of January 1, 2021:

Student Affairs
College Police Interior Renovations

Residence Life
Lancaster/York Paint Out
Village Paint Out, Phase II
Lancaster/York Humidity Control Upgrade

Enrollment Management
Admissions Office Renovation

Academic Affairs
Concrete Lab Water/Air Drops
Concrete Area Entrance
Dry Storage Area @ Concrete Lab
Additive Manufacturing Expansion

Additional Items
Wildcat LEAP Center
Miscellaneous Projects

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SECTION 5

Site Acquisition & Expansion

SITE ACQUISITION & EXPANSION

BACKGROUND & RATIONALE

The College is passively pursuing opportunities to expand all campuses. While campus space is presently adequate, there are parcels that would enhance main campus and provide future expansion opportunities.

Appendix

APPENDIX 1

HISTORICAL DEVELOPMENT OF PENNSYLVANIA COLLEGE OF TECHNOLOGY FACILITIES AND SITE

Pennsylvania College of Technology has been in existence offering vocational/ technical education under one or another aegis at its present location since 1914. The College began as an extension of the Williamsport School District industrial arts program by offering training to adult students. It continued to operate in this fashion until 1941, when the technical education and training was offered through the Williamsport Technical Institute (WTI). The Automotive Engine Repair Center, Electrical Technologies Center, and Machining Technologies Center include the only extant facilities used for technical education dating from that era. With the enactment of the enabling legislation for community colleges, WTI became the Williamsport Area Community College (WACC) in 1965. In 1969, the College purchased the Academic Center, Gymnasium and other facilities from the Williamsport Area School District for approximately $2.3 million. The College continued joint operation with Williamsport Area High School on the present main campus site until 1972.

The past 25 years have been a period of enormous expansion for the College, both in terms of land acquisition and building construction. Table 1 details the acquisition of land parcels that now comprise the College's holdings. Space has long been a limiting factor in the development of Pennsylvania College of Technology. The earlier acquisitions in 1982 and 1983 sought to "square off" the original campus around Susquehanna Street. It was perceived that this addition would provide space for the College's immediate needs. The acquisition of the residential plots in the early 1990's on which now stands The Village is a second example of acquiring land to meet immediate needs. Longer-term growth space was not provided to the College until the Maynard Street property was purchased in stages between 1991 and 1997. Coupled with the acreage associated with College West Apartments and the acquisition of the HON property in 2002, the College's main campus includes sufficient growth space so that space and physical plant issues are not the limiting factor to College growth that they have been in the past.

Table 2 lists the buildings that currently are included in the College's physical plant. The College's first construction project included the Automotive Technology Center and Earth Science Center, both constructed in 1972. This represented the first time that the College, or the Technical Institute before it, constructed its own facilities. The building boom of the past 25 years can be chronicled through programs accomplished in ten stages.

The first of these major building programs was Stage I, which resulted in the construction of the Metal Trades Center, the Building Technologies Center and the Learning Resources Center in 1980. The source of the funding for this project, and all others undertaken while the College was considered a community college, was a State Public School Building Authority (SPSBA) bond issue. Local match for the project was made through the fund balance.

Under the Stage II building program, the present Lifelong Education Center was constructed through SPSBA funds matched by capital fees. The College also renovated the four buildings into the present Automotive Engine Repair Center, Electrical Technologies Center, and Machining Technologies Center, through infill construction. Separate sources funded the exterior renovation of the Gymnasium and Academic Center, primarily for the purposes of energy conservation. During this same time period, the College acquired the land that now comprises the southern border of the main campus.

The major step in the College's assumption of its current position in higher education began with the Stage III program and the construction of the Advanced Technology & Health Sciences Center, completed in 1987. This facility showcased the College's capability to assume a leadership position in education for new and emerging technologies, and it remains the major academic facility on campus. Again, SPSBA funds were employed, this time matched by a $5 million grant from Lycoming County. Also, part of the Stage III program was the student construction of the Professional Development Center.

The Stage IV building program was the College's most ambitious to date and the first occasion for the College to issue its own bonds as an affiliate of Penn State. This program included the construction of the Campus Center, Community Arts Center and Aviation Center, each opening in 1993. Remaining bond proceeds and the revenue from a bond issue refinancing led to the Stage V building program to construct the Victorian House, renovate and expand Le Jeune Chef, and demolish the main campus diesel facility and relocate that program to space at the Earth Science Center.

Throughout the Stage IV and V period, the College was actively buying residential property in the main campus area. This property and a new bond issue led to the

Stage VI program and resulted in the construction of The Village at Penn College, which opened in 1997.

Stage VII was funded in part with the proceeds of a new bond issue and partly through the College's fund balance. Through Stage VII, the College made its most ambitious site acquisition in history, adding almost 18 acres to campus through various purchases. The Campus View Apartments housing complex was acquired and renovated. The main entrance was created and the Central Campus was redesigned through the elimination of the railroad. The Advanced Automotive Technology Center was acquired on Wahoo Drive. The Field House represented a combination student and private contractor project. A major addition was made to the Earth Science Center.

The Stage VIII building program developed from the acquisition of the College West Apartments and adjacent properties. A bond issue financed the acquisition and the renovation of the three-apartment facility. This increased the College-owned housing capacity to over 1000, consistent with the recommendation of the Facilities and Site Master Plan 2000-2005. In addition, in 2000, the Bardo Gymnasium was renovated to bring that facility to the proper state for housing an academic program. Lions Court

Apartments acquired in 1997 were converted into a first floor Police Station and overflow apartments, Penn's Loft, on the second floor.

The most ambitious component of Stage VIII was the construction of the Student and Administrative Services Center. Originally planned as the College Services Center, the facility was the first construction on the new main entrance. It currently occupies the smallest parcel on that location and provides easy access for intake offices, such as Admissions and Financial Aid, as well as those offices with public interface, such as Human Resources and Financial Operations.

The Stage IX building program followed closely on the heels of the construction of the Student and Administrative Services Center. Bond proceeds financed the acquisition and renovation of the HON building into College Avenue Labs (CAL), housing three academic program clusters (Collision Repair, Automated Manufacturing and Civil Technology) in new facilities. CAL also houses computer labs, classrooms and large group instruction rooms. Computer aided drafting and design laboratories were added in 2006.

Stage IX also created the second College-constructed student housing, Rose Street Apartments. The two units that comprise Rose Street house 370 students. The Klump Academic Center was renovated and re-dedicated in 2005. The construction of the Student and Administrative Services Center relieved the Academic Center from serving as the College's primary business office facility. The renovation allowed these former offices to be returned to classroom facilities or converted to faculty office space.

The final project in Stage IX was the Madigan Library. State appropriation matched by College funds created the much-needed library to match the College's expanding stature, student body and academic needs. The facility was designed to meet the needs of the students of the twenty-first century in terms of programs, services, amenities and ambiance.

A previous edition of the Facilities and Site Master Plan had a number of major components that became the Stage X building program. Design began in 2006 and construction was initiated in 2009 on the most expensive and complex building program in the College's history. Preparatory to the main construction was the relocation of College Information and Community Relations to the Madigan Library and relocation of the executive suite to the Student and Administrative Services Center. The Rose Street Warehouse was demolished and replaced by the General Services Warehouse in a more suitable location. In January 2009, construction began on the five major components:

- Renovation and expansion of the Automotive Technology Center
- Renovation and expansion of the Metal Trades Center
- Renovation and expansion of the Lifelong Education Center (incorporating the former Learning Resource Center)
- Construction of Dauphin Hall
- Construction of the Construction Masonry Building

The Major components of Stage X were completed in fall 2010.

Stage XI began with major site work at the Earth Science Center, completed in 2012, met the needs of the emerging College (primarily) non-credit involvement with the Marcellus Shale industry. A training site along Route 15 includes static and live fire stations for training first responders in dealing with gas drilling site emergencies. In addition, training for well workers using a drilling rig and other equipment indigenous to that filed is completed on that site. Finally, training for acquisition of commercial driver's license by a College subcontractor occurs at this location. Students in the credit Building Science and Sustainable Design program study at a windmill power generation station at this campus.

In 2018 Stage XII began with a large-scale expansion and renovation of the Metal Trades Center was executed. Construction started on a 35,000 square foot addition and renovation of an existing 15,000 square foot welding instruction space. This project allowed the College to enroll an additional 60 students into programs. This facility includes an additional 36 welding booths, state-of-the-art equipment, and the only known electron beam welder in an educational setting in North America.

Additionally, a 4,400 square foot facility in Wellsboro was acquired and renovated to serve the business and industry training needs of the northern tier.

Extensive work was completed in the construction of a 123' x 85' synthetic turf field on the site of the College's previous grass field. Other improvements completed at this athletic complex include an extension of the existing bleachers, concrete sidewalks and player/referee shelters. The cost to maintain this field is significantly less than that of a grass field.

Other noteworthy elements of Stage XII include the acquisition of a parcel adjoined on both sides by properties already owned by the College. The home located on this property serves as home to the College's Army ROTC Battalion.

A notable effort has been made over recent years to restore and maintain the existing masonry located on many of the building across campus. This stage also included the renovation of facilities that house the College's Electrical Technology department. This project included a reconfiguration and update of classrooms and lab spaces that included the modernization of equipment.

As a close to Stage XII, a complete renovation of the existing machining lab was completed. This project included the modernization of the facility, as well as new educational equipment in a building now known as the Larry A. Ward Machining Technologies Center.

APPENDIX 2

UPDATE OF FACILITIES AND SITE MASTER PLAN 2015 – 2020

In the previous edition of the *Facilities and Site Master Plan 2015 – 2020*, a number of projects were identified as priorities for facilities development. The following addresses disposition of each of these proposed projects.

MAJOR CONSTRUCTION PROJECTS

The following projects were approved and completed in the previous edition of the Plan, and their status is as described below.

MAJOR FACILITIES PROJECTS

The Major projects approved for inclusion in the 2015 – 2020 Plan are described below.

1. **Welding Addition:** Following a facility renovation and expansion completed in 2010, as a component of the Stage X initiative, an additional to the existing facility was constructed. This additional space provided for the relocation of many instructional areas, including robotics, and further expanded.
2. **Concrete Lab:** Expanded indoor space attached to the BTC would accommodate a proposed new major and should remain a priority for future consideration.
3. **Plastics Composite Lab**: Located near the present plastics area in the ATHS, this lab would service Automotive, Welding and Plastics students. This project remains a facility development priority.
4. **General Services Exterior** Upgrade: Repair and replace brick face, paint the building and seal block work has been completed.
5. **Campus Center Roof Replacement:** This membrane roof was replaced.
6. **LED Parking Light Conversion:** This ongoing project provides the College with electrical and maintenance savings as well as provides additional campus safety.
7. **Gym Air Conditioning:** Stage X provided the chiller capacity and the remainder of the work has been completed.
8. **Campus Center Masonry:** Exterior repair of portions of the building's masonry has been successfully completed.
9. **ATHS Masonry:** Exterior repair of portions of the building's masonry has been successfully completed.
10. **Shipping and Receiving Renovation:** This work provided office space for expanded staff and improve workflow and has been completed.
11. **CAC Cooling Tower Replacement:** Current unit is approaching the end of its expected service life.

12. **ACC Masonry:** Exterior repair of portions of the building's masonry has been completed.
13. **Synthetic Turf Field**: Construction of a 123' x 85' synthetic turf field on the site of PCT's existing grass field.
14. **Admissions Renovation:** Replacement of existing carpet with new flooring, refresh of paint, and conversion of an existing office into a work area.
15. **Larry A. Ward Machining Technologies Center:** Complete renovation and modernization of the existing machining lab. Work completed as part of this project included not only a modernization of the space, but also new educational equipment.
16. **Electrical Technologies Center Renovation:** Renovation & rearrangement of the existing Electrical Technologies Center space. This effort also included the modernization of existing educational equipment.
17. **Campus Center Chiller Upgrade:** Existing chiller was obsolete with limited parts available and leaking R-22 refrigerant which was being phased out.
18. **Registrar & Financial Aid Office Renovation:** Creation of two private offices for the External Records Specialist and the External Records Assistant/Scanning Operator to replace current open cubical spaces.
19. **Fitness Center Cardio Room Renovation:** Extended existing platform to accommodate additional equipment and installed cable, power, and networking in floor. Replaced carpet and refreshed paint.
20. **952 First Street:** Purchased and razed a residential home that was in poor condition. This allowed for the creation of a gravel parking area.
21. **Building Automation Lab:** Creation of a new lab in the Building Technologies Center to increase the current capacity by adding 40 lab stations with an environment to include network controllers and interface that are similar to the industry for advanced training with integration and programming. Construction of lab stations, new paint, lighting, and carpeting.
22. **Power Generation Lab Expansion:** Created a dedicated lab with additional generators by converting existing heavy construction equipment lab. Construct new wall to separate new lab from transitions lab, refresh paint, lighting, and electrical upgrades.
23. **HVAC Refrigeration Lab in BTC 114C:** Convert old and outdated refrigeration lab into an updated functional lab. New layout, lighting, paint, and refresh existing work spaces.
24. **Physical Therapy Assisting Lab in W207:** Created a new lab on the north end of W207 for PTA degree program. Create office space, repurpose cabinetry, refresh paint, and lighting upgrade.
25. **Thermoformer Room Expansion:** Retrofit an existing lab to accommodate the installation of a new thermoformer. Modifications included HVAC, structural steel, acoustic ceilings. This area was made larger with the removal of an existing wall between this lab and an underutilized storage area.

26. **Fifth Avenue Tavern:** Purchased the former 5th Ave Tavern which had been closed because of several disturbances. Leveled the property and created green space.
27. **Dental Hygiene Clinic Renovation:** Full renovation of the existing lab that had been installed in 1987. All cabinetry and dental chairs were outdated and x-ray units were no longer serviceable. Entire new layout of state-of-the-art cabinetry and equipment, new lighting, ceilings, wall color and graphics, and flooring.
28. **Upgrade of Diesel & Heavy Equipment Lab:** Refurbish existing lab space. Refresh paint, dry wall ceiling, new lighting.
29. **Brewing and Fermentation Lab:** Overall space update that includes lighting, ceiling, and painting. Installation of ventilation system and gas lines in LEC B1091 for long-term brewing program.
30. **Athletic Field Press Box and Bleachers:** Installation of a new press box as well as the expansion of an existing bleacher system to accommodate more spectators.
31. **Dr. Welch Workshop:** Conversation of existing space into a Makerspace. Work included the placement of separate clean and dirty spaces, flooring, lighting, paint, and custom acoustic ceilings to accommodate equipment to create products for practical or aesthetic value.
32. **Bardo Gymnasium Masonry Restoration:** Repair and restoration of the exterior masonry to prevent further damage and address future structural and concerns.
33. **Athletic Field Bleacher Expansion:** Further expansion of existing bleachers completed after the installation of a synthetic field to accommodate more spectators.
34. **Community Arts Center Roof Replacement:** Replacement of an aging roof system. This roof had previously been coated to extend its life and regularly experienced water infiltration. Prior to its replacement, this roof experienced damage and received temporary repair due to a storm event.
35. **Community Arts Center Rooftop Unit Upgrade:** Replacement and upgrade of existing HVAC rooftop units that had become functionally obsolete. This project also address numerous heating/cooling delivery system issues that existing on the stage area and within the dressing rooms.

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