





Student Centers on Wilkes Campus

Chase Hall was a center of activity from the beginning

In 1946 -- The commons (The old Veteran's Center) became the first dining hall for Dorm students and student center for activities

In 1955 -- The Commons were more than doubled in size by connecting the existing structure with the old Kirby garage by a new 2-story middle section.

Long Hall (Barre Hall) was Cafeteria between 1947 and 1950

In 1950 Sterling Hall became cafeteria

Harding Home in 1954 was converted into snack bar with 4 dining rooms on the first floor and a faculty dining room on the second. Smoking was prohibited except for a croom on the second floor front. ... It later became a book store and then an infirmary. Located between Sturdevant and where COB is now. The end of COB may even be on the site.

In 1959 McClintock was willed to the school. Th erear of the office was converted to a snack bar to serve the north end of campus.

Stark Hall built in 1957 with annex being added in 1975

Pickering Dining Hall was built in Sept. of 1966

And Conyngham Student Center was opened in Oct. 1979 replacing the old College Commons which was demolished in Jan. 1980

Student Union Specs

First Floor:

- Fast food "Get N' Go" type shop
- Information Area
- Student Union Meeting Room
- Billiard Room
- Bookstore with outdoor terrace off of the store
- Pioneer American Bank
- Receptionist Desk
- Security Office
- Reception Area
- Restrooms
- Fireplace

Second Floor:

- Reception Area - holds 144 people (approximately)
 - Stage with TV Screen
 - Audio/Visual Room
 - Fireplace
- Pantry for reception area
- Food Storage and Catering Storage Areas
- Two exterior terraces
 - One has cement steps leading to the sidewalk
 - One doesn't go all the way down to the ground
- Mailroom
 - Sorting Room
 - Has a set of steps leading to mailroom just for mail delivery purposes
- TV Lounge
 - Big Screen TV is motorized, comes down from the ceiling
- Large Meeting Room

Third Floor:

- Dining Commons, seats approximately 400
 - Huge windows, diners can watch street happenings while dining
 - Tray drop-off area
 - Dishwashing Room
 - Cash Register Area
 - Serving Stations in a horseshoe shape
 - Sandwich station
 - Pasta station
 - Entrees
 - Drink Island with soda, juices, etc.

Miscellaneous:

- Atrium, from the concourse you can look up to each floor
 - Each floor can look up and down at the other floors
 - Wide open space
 - Can look up and see the huge windowed ceiling that looks like the top of a triangle. Can look at the sky.
- Whole building is handicap accessible
- Two elevators
 - Service
 - Passenger
- Tons of large windows
- Sconces will light up the stairways
- Emergency generator
- 60 workers each day work on the building
 - Started construction June '98
 - Will finish end of August '99
- Last thing that will be done is the cleaning crew will wash, wax and vacuum everything.

Grand Opening

9-17-99

3pm Dedication Ceremony

Not dedicated

Bagpipers lead procession, continue to play until everyone is on stage. Immediately move to terrace above front door to get into place for the end of the program.

Heather Tahan- does not participate in procession so that she is already on stage.

Welcomes everyone

Introduces person giving the invocation

Invocation by Greg Collins, member of Campus Interfaith

Heather – speak about her experience on the committee and how they came to their decisions (travels, etc.)

Introduces Mr. Gerald Moffatt, Chairman of Wilkes University Board of Trustees and Tom McGroarty, Mayor of Wilkes-Barre.

Mayor McGroarty- greetings from the city of Wilkes-Barre

Mr. Moffatt –role of the Board of Trustees

Heather -thanks Mr. Moffatt

-Introduces Carole Mancuso, Commuter Council President , Matt Sowcik, S.G. President, and Dr. Paul Adams, Dean of Student Affairs

Carole- speaks about how this Student Union will give the commuters an “anchor” of activity and will give them an opportunity to interact more with the campus.

Matt –speaks about how this building will give students opportunity to take on more leadership roles and, how this will affect programming of student activities

Paul Adams- will acknowledge the past Deans and will also talk about the photos on display and give his thoughts on the new buildings

Heather- thank students and Dr. Adams

-Introduces Dr. Breiseth

Dr. Breiseth – speaks about the maturing of campus, commitment to the individual student, maintaining a architectural integrity of the surrounding community, and how this is a milestone event for the campaign

- Presents “Most Meals Eaten in Pickering” Award

- Presents “Key to the Student Union” to Paul O’Hop

Heather - thanks Dr. Breiseth

-Thanks Paul O’Hop and his staff, the architects, the contractors, etc.

-Introduces person giving Benediction

Benediction by Jennifer Gattuso, member of campus Interfaith

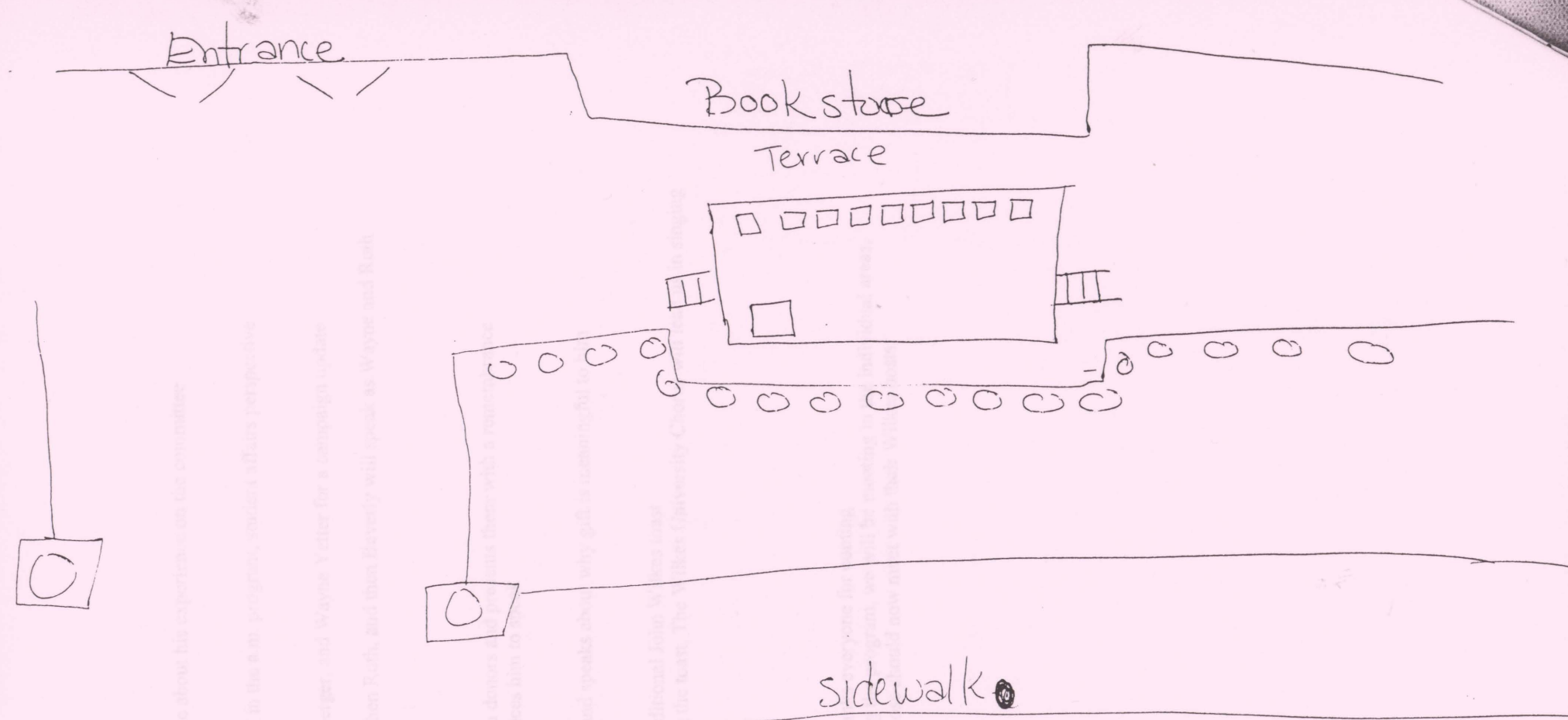
-Introduces the persons taking part in the ribbon cutting

- Dr. Breiseth, Matt Sowcik, Gerald Moffatt and Paul Adams

WHILE HEATHER IS SPEAKING, TWO STUDENTS WILL RAISE THE RIBBON, WHICH WILL BE HUNG ON THE BOTTOM OF THE STAGE, AND WILL HOLD THE ENDS OF THE RIBBON WHILE THE ACTUAL CUTTING IS TAKING PLACE. CHORUS BEGINS SINGING THE ALMA MATER IMMEDIATELY AFTER RIBBON IS CUT

-Thanks everyone for coming and invites guests to join us in the building for refreshments & tours

Bagpipers begin to play immediately after Heather finishes.



John Wilkes Reception Program

C.J. Coplay -welcomes guests and says a little about his experience on the committee
-Introduces Mark Allen

Mark Allen – will condense everything said in the a.m. program, student affairs perspective

C.J.- thanks Dean Allen
-introduces Beverly Hiscox, Ruth Melberger, and Wayne Yetter for a campaign update

Campaign update- Wayne will speak first, then Ruth, and then Beverly will speak as Wayne and Ruth unveil the new figure

C.J. – introduces Dr. Breiseth

Dr. Breiseth- acknowledges each of the area donors and presents them with a remembrance
- acknowledges Gene Roth last, and introduces him to speak

Gene Roth- speaks on behalf of all donors and speaks about why gift is meaningful to him

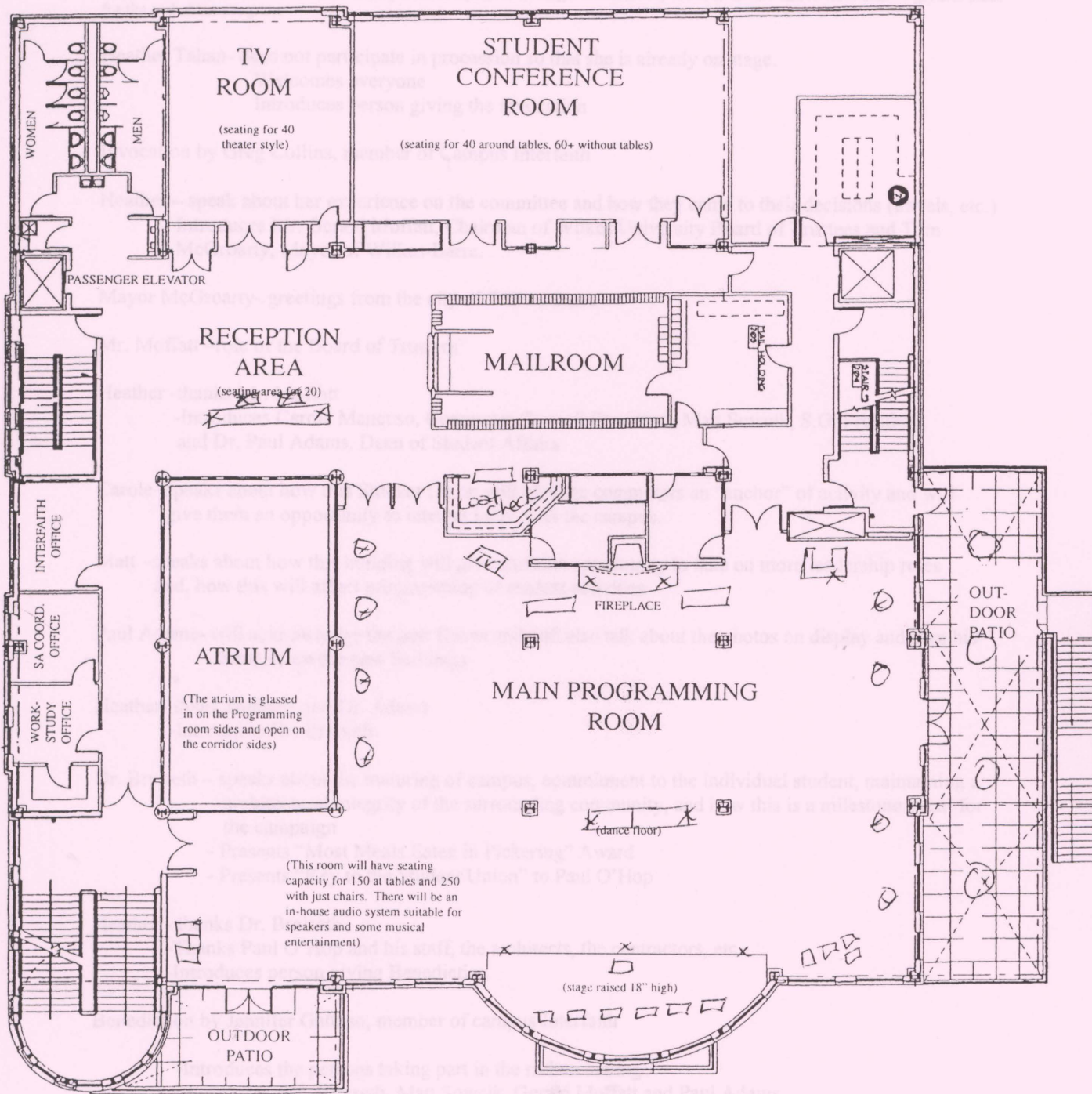
C.J. – thanks donors and Dr. Breiseth
-introduces Mr. Moffatt to give the traditional John Wilkes toast
-announces that immediately following the toast, The Wilkes University Chorus will lead us in singing
the alma mater

— *Nesbitt Announcement*
Mr. Moffatt- gives John Wilkes Toast

Alma Mater begins immediately after toast

C.J. – immediately after the alma mater, thanks everyone for coming
- announces that immediately following the program, we will be meeting in the individual areas,
beginning with the Savitz Lounge , those should now meet with their Wilkes hosts.

STUDENT
UNION
2ND FLOOR



STUDENT
UNION
2ND FLOOR





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**PROPOSED STUDENT CENTER
& DINING COMMONS**

WF WILKES UNIVERSITY
WILKES - BARRE , PENNSYLVANIA



PROPOSED STUDENT CENTER
& DINING COMMONS

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WILKES UNIVERSITY
WILKES - BARRE , PENNSYLVANIA

Wilkes University

News

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WILKES UNIVERSITY SELECTS FINAL DESIGN FOR \$7.5M STUDENT CENTER

WILKES-BARRE -- Wilkes University has selected the final design for a new \$7.5 million Student Center/Dining Commons on West South Street in Wilkes-Barre. Groundbreaking is expected in the Spring of 1998. The 48,000 square foot center is the latest piece of a multi-million dollar campus expansion plan started in 1993. The architect for the project is Highland Associates of Clarks Summit.

"This student center/dining commons design is the result of thoughtful planning by our students, faculty, trustees, administrators and architects, said Wilkes president Christopher N. Breiseth. "This is an exciting time for Wilkes students. They will have most of their extra-curricular activities housed in one central state-of-the-art location,"

"This is just the latest major investment the University is making to improve the quality of our downtown Wilkes-Barre campus. We are committed to improving the quality of student life both in and out of the classroom. This kind of major improvement makes the Wilkes campus even more beautiful and also benefits our immediate neighborhood, our city and

--MORE--

1ST ADD WILKES SELECTS FINAL DESIGN FOR \$7.5M STUDENT CTR

region," added Breiseth.

A committee of students, faculty, parents, administrators and trustees visited student centers at colleges and universities in several states to determine what features should be included in the new center. The best ideas have been incorporated into the design.

The three story building will feature 48 rooms, including a food court dining commons seating 400 students. In addition, students will have a cafe, bookstore, student government offices, meeting rooms, a large dance/entertainment/movie area, information office, TV lounge, game rooms, bank, mail facility, and a student activities club all under one roof. Amenities include a mall-like space on the first floor, a three-story atrium with skylight, two gas fireplaces and a patio with a balcony looking out over the Susquehanna River.

"We wanted to make sure the student needs were met, as well as the University's need to build a center that compliments the architecture of our campus and our neighborhood. This design meets these goals," said Paul A. O'Hop, Vice President of Business Affairs and Auxiliary Enterprises, who is supervising the project.

The student center design is by Highland Associates, a full service architectural, interior design and engineering firm with a staff of more than 130 professionals and support personnel. Highland Associates has offices in Clarks Summit and New York City and offers a single source of responsibility for all design and project administration disciplines. Their permanent staff performs architectural, interior design, space planning, site development and master planning; structural, civil, hvac, plumbing, sanitary, fire protection and electrical engineering; and cost estimating. Highland's principals are registered in 25 states and the District of Columbia.

In addition to the new Wilkes University Student Center & Dining

--MORE--

Commons, Highland is currently developing designs for the new Scranton High School project.

Commons, Highland is currently developing designs for the new Scranton High School project.

Photo: The new \$7.5M Wilkes University Student Center/Dining Commons

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SOUTH STREET ELEVATION



WRIGHT STREET ELEVATION

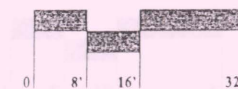
PROPOSED STUDENT CENTER
& DINING COMMONS

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WILKES UNIVERSITY
WILKES - BARRE , PENNSYLVANIA



SEPTEMBER
C&D FILE

**PROPOSED STUDENT CENTER
& DINING COMMONS**

FIRST FLOOR PLAN

16106 SQ.FT.

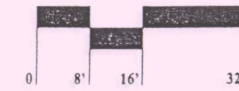
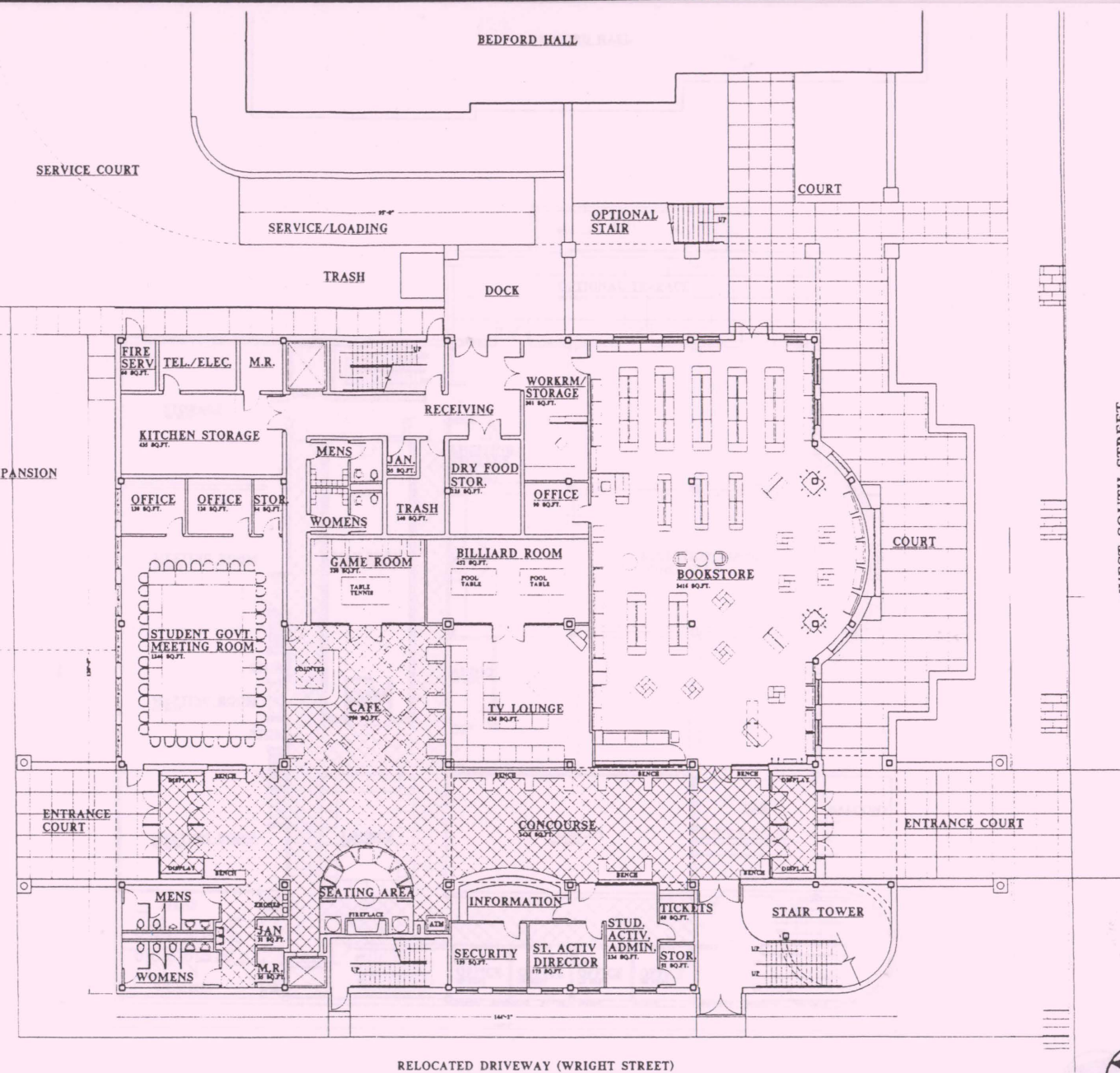


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SEPTEMBER 16, 1
CAD FILE 4314-0

**PROPOSED STUDENT CENTER
& DINING COMMONS**

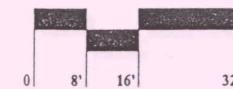
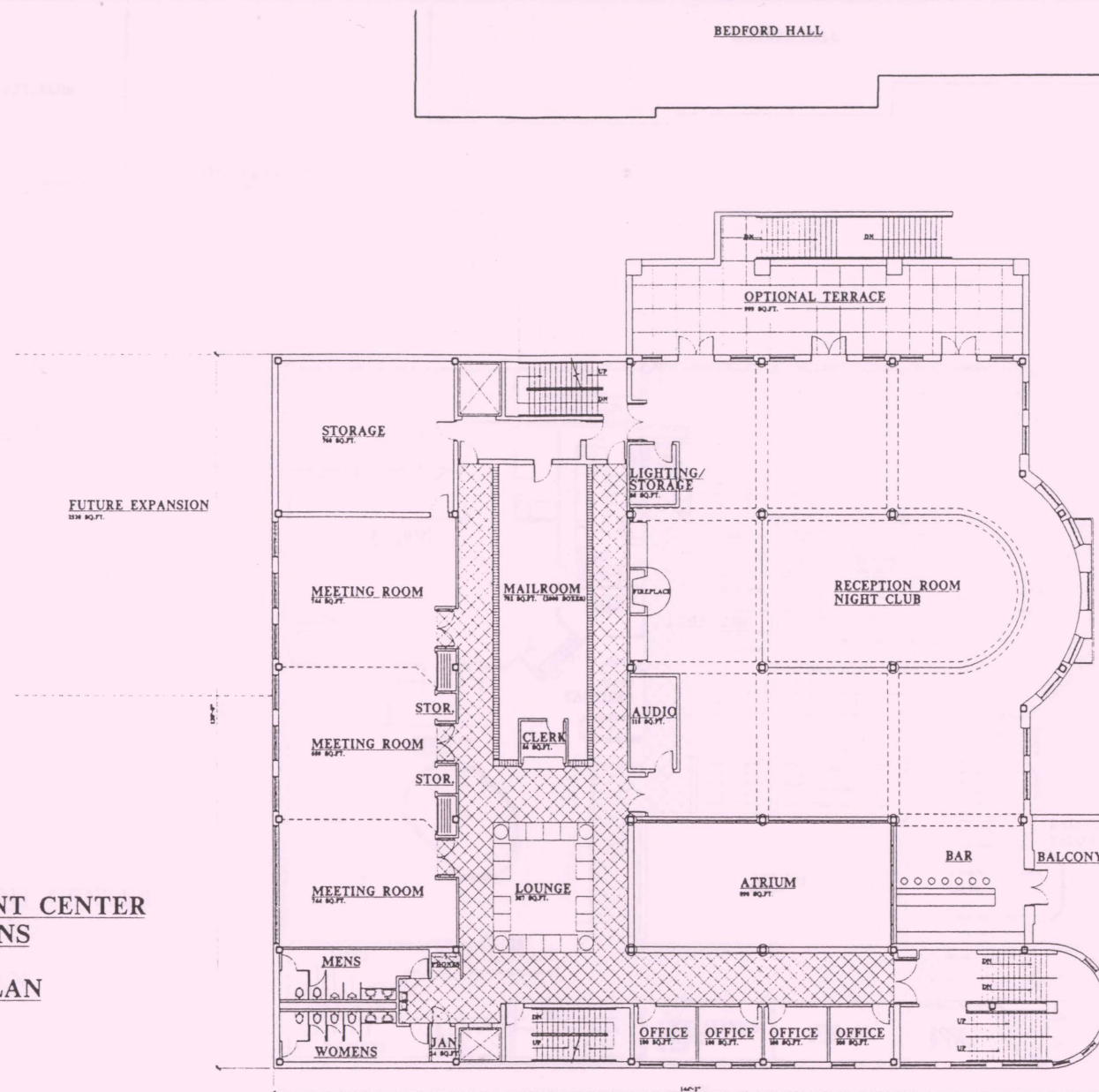
SECOND FLOOR PLAN
16,113 SQ. FT.



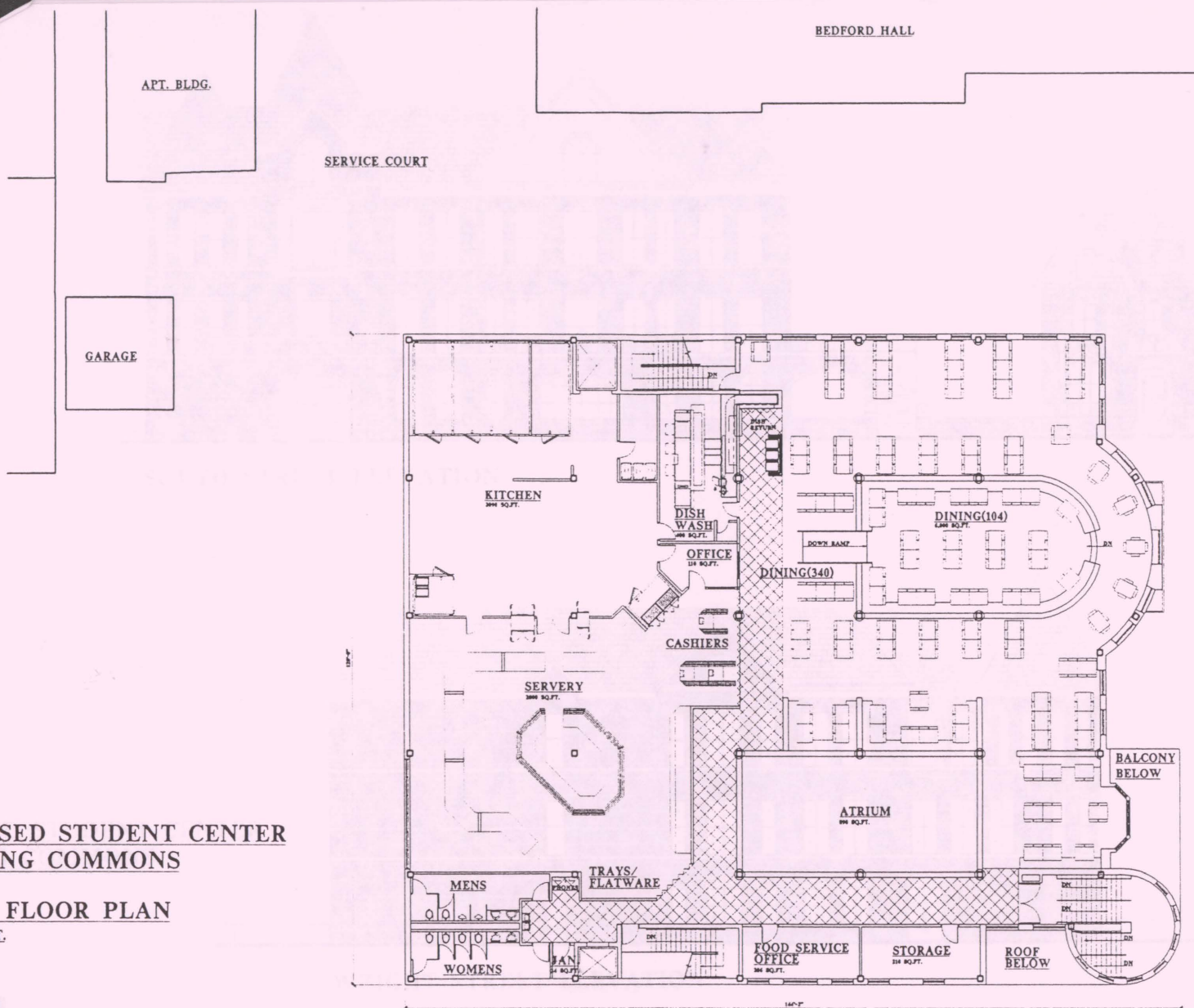
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WILKES UNIVERSITY
WILKES - BARRE , PENNSYLVANIA



SEPTEMBER 14, 1997
CAD FILE: 4319-02



**PROPOSED STUDENT CENTER
& DINING COMMONS**

THIRD FLOOR PLAN
16,113 SQ. FT.

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WILKES UNIVERSITY
WILKES - BARRE , PENNSYLVANIA

WEST SOUTH STREET

SEPTEMBER 16,
CAD FILE: 4713

Wilkes University
Student Center/Dining Commons
General Information

Architect: Highland Associates, Clark Summit, PA.

Project: 48,000 square foot, three story building located on a site along West South Street.

Exterior: Brick and precast concrete facade with architectural features that appear in the surrounding buildings (i.e. tower, window bays, dormers and Mansard Roof System).

Interior: Total number of rooms 48. Consisting of a Food Court Style Dining Commons (seating capacity 400), Cafe, Bookstore, Student Government Offices, Meeting Rooms, Information Office, T.V. Lounge, Game Rooms, Directors' Office, Bank, Mail Facility, Night Club (seating capacity 400) and associated support space (i.e. restrooms, storage areas, mechanical rooms, etc.).

separate
different
name

Special Features:

- 1) 3 story atrium with skylight
- 2) Patio and balcony
- 3) Public address/Muzak System
- 4) A/V equipment
- 5) 2 gas fireplaces

Wilkes unveils \$25 million project

■ The project calls for office complex, classroom, residence hall and student union building.

Wilkes University officials Tuesday announced details of a \$25 million building program which was prompted, in part, by the recent addition of a doctor of pharmacy degree at the university.

Labeled as the "campus completion plan" by university President Dr. Christopher N. Breiseth, the program includes renovations

"This plan puts the future in focus for Wilkes University."

to the Stark Learning Center and its laboratories to accommodate the new pharmacy degree, a new 40,000-square-foot classroom and office complex, a new student union/dining facility, and a new residence hall.

The entire plan should be completed within the next four years.

The classroom/office complex will be built along South Franklin Street across from Weckesser Hall, with groundbreaking expected sometime this winter.

The combination dining hall and student union building will replace Pickering Hall on Wright Street, which will be razed.

The new dormitory will be built in the southern residential quad of the campus, near the student union building.

Participating in yesterday's

news conference in the Arnaud C. Marts Sports and Conference Center, besides Dr. Breiseth, were Dr. J. Michael Lennon, vice president for academic affairs, and Mrs. Beverly Hiscox, trustee.

The university president noted the building program is the "largest and most ambitious in the 60-year history" of the learning facility.

"This plan puts the future in focus for Wilkes University. When completed, our campus will further enhance the lives of our students, our community, and be fully equipped to meet the demands of the 21st century," Dr. Breiseth stated.

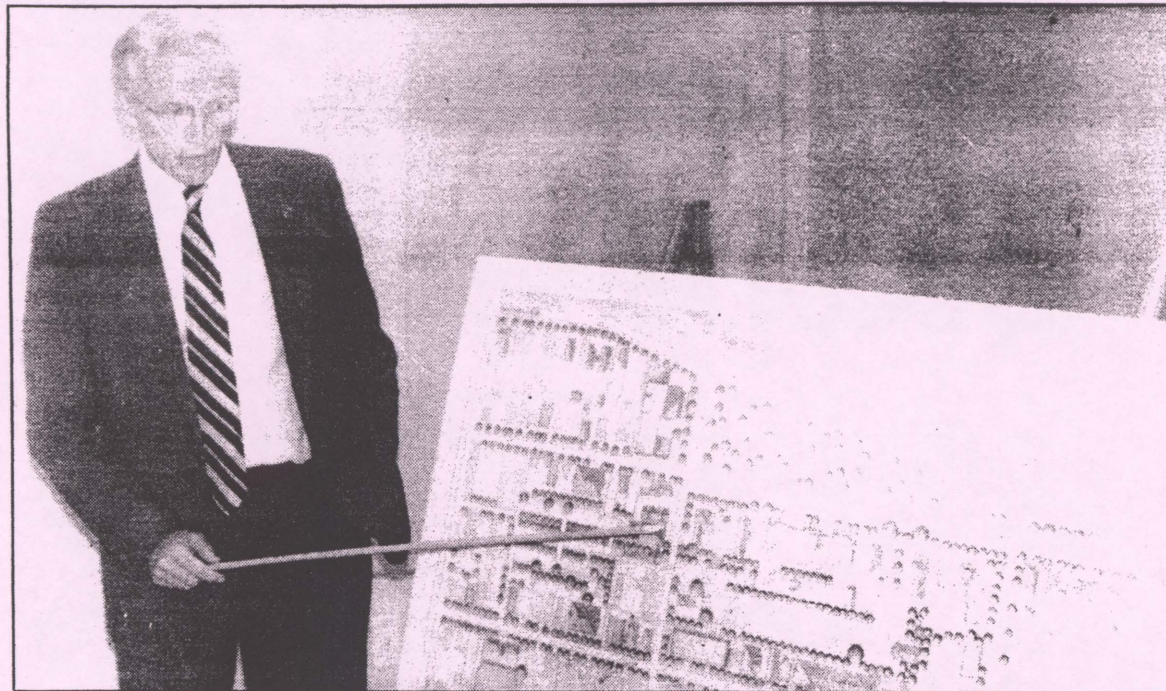
The new office complex will include new classrooms and offices for the school of business, society, and public policy, and the school of liberal arts and human services.

The new student union building will house a dining room, replacing the current dining facility built in the early 1960s.

The project will divide the 27-acre campus into two distinct areas. The northern half will encompass an academic quadrangle, housing all classroom and laboratory buildings, with the southern half being a residential quadrangle where many student halls will be located.

The plan also calls for additional parking facilities as well as a "green way" through the middle of the campus.

The new doctor of pharmacy degree, the only such program in Northeastern Pennsylvania, will be a six-year professional program, including two years of pre-professional studies. Wilkes will



Dr. Christopher Breiseth outlines expansion project

Principals at yesterday's press briefing on the new \$25 million building program at Wilkes University, from left, were: Dr. Christopher N. Breiseth,

university president; Dr. J. Michael Lennon, vice president for academic affairs, and Mrs. Beverly Hiscox, a member of the Board of Trustees.

begin admitting students for the fall semester of 1994. The university joins 42 other schools in the United States and only 11 schools in the Mid-Atlantic region to offer the doctor of pharmacy degree.

Dr. Breiseth told the gathering, which included a large number of other college officials, that the building program is all on land now owned by the university.

"There will be no land acquisition."

The college president said the board of trustees authorized a borrowing program for the new plan on June 24. The program will

be accomplished by bond structuring, according to Dr. Breiseth, who noted the university currently is working with area banks. "The entire project should be paid for by proceeds of the new pharmacy program," he stated.

Mrs. Hiscox told the group the board of trustees discussed and debated the new program over three meetings before unanimous approval was secured. "This is a commitment to the future, and we are excited about it," she said.

Dr. Lennon said there were four reasons for the implementation of

the pharmacy program at Wilkes — the geographic location of the university, the need in the pharmacy field, the role for pharmacists in new health care plans, and building on Wilkes' strengths.

The new pharmacy program, according to Dr. Lennon, will require the addition of 15-20 new faculty personnel. He said he expects 80 students in the freshman year, with the first class graduating in the year 2000, and that the university expects accreditation for the program by that time.

PLANNING COMMISSION

Plans approved for development of Wilkes University

The approval came after questioning of university representatives by some critical commission members

WILKES-BARRE — The city planning Commission on Tuesday approved Wilkes University's plan to develop a recently cleared property at 263 S. Franklin St. as a 30-car parking lot.

As a part of that plan, the university will build new offices for student services at 267 S. Franklin, also recently cleared, and the three lots previously existing from 263 to 267 will be combined into one.

The approval came after commission members, in what Solicitor Charles McCormick termed "a cranky mood," questioned university representative Paul O'Hop and architect Rob Lewis at length about possible alternatives to new ground-level parking lots.

Commission member Sue Strassman was especially critical of what she termed "the university's continued destruction of historic structures," and asked why a parking deck could not be built on already available open space in the second block of South Franklin Street as an alternative to the latest plan.

O'Hop said the university has a 10-year plan to get all parking areas into the centers of city blocks and surround them with buildings.

Commission members also expressed dissatisfaction with continued subdivision of double-block structures into two separate properties, but approved two such requests. Strassman made the motion to approve the second of the two "with great reluctance."

The subdivisions were approved for Thelma Borowski, at 150 Austin Ave. and Ben Schlingmann, at 115-117 Carey Ave. Waivers of minimum lot area per

unit, minimum lot widths and required off-street parking spaces must still be approved by the city Zoning Hearing Board.

In other business, the commission:

- Requested an on-site inspection by City Engineer John Ormando after hearing a complaint about drainage problems from Edward Pienta, an adjoining property owner to developer Dan Rozanski's Brogan Circle Subdivision.

- Approved a minor revision to the plans for a new Taco Bell Restaurant on Kidder Street near the intersection with Scott Street. The

elimination of seven planned parking spaces across the front of the property will leave 31 spaces and still comply with the minimum standards.

- Gave final approval to the Willow Grove Subdivision of developer Daryl Boich.

- Accepted the offer of John Ludwig to grant the city an easement for a city-owned storm drain which runs into Laurel Creek between two lots he purchased on Donald Drive in the Matson Avenue Subdivision.

The next meeting of the commission was set for Oct. 19, one week later than usual.

TL 9/15/93

6/28/94 CV



WILKES UNIVERSITY CLASSROOM BUILDING

VIEW ALONG SOUTH FRANKLIN ST.



Artist rendering of building

Clarks Summit firm hired to develop new structure at Wilkes University

Wilkes University will begin a new project that not only will bind together in one integrated building the schools of business, society and public policy and the school of liberal arts and human sciences, but will merge the structure's architecture with existing campus buildings and establish a significant green space on South Franklin Street.

Choosing the architectural firm, the Hillier Group, Clarks Summit, to develop the many phases of the project, Wilkes has planned to continue the continuity of the style of many of the Victorian buildings on South Franklin Street with the use of gables, color and roof line to compliment the classic architectures while blending newer campus structures within the block.

GSGSB/H, a Hillier Group subsidiary, will provide construction documentation and administration as well as civil, structural, electrical and data engineering. GSGSB/H is a architectural/engineering firm also headquartered in Clarks Summit, with additional offices in New Jersey and New York City, has been providing architectural, systems, and civil engineering services since 1949. HVAC and plumbing will be provided by Powers Engineering of Wilkes-Barre.

The Hillier Group is the fourth largest firm of its kind in the country. Providing services in architecture, engineering, interior design, site evaluation, project management and graphic design, the firm employs a staff of 300 at offices in Princeton, N.J., Phila-

delphia, New York City and Clarks Summit. The Hillier Group has been awarded more than 150 awards for design excellence and has been involved with both national and international projects.

The architects have planned to use color on the outside brick which will offset and link the older buildings with the new. The use of gables on the street side of the structures will continue the scale and rhythm.

Wilkes' master plan goal of creating an internal campus green space will utilize the existing parking lot for the new structure while providing definition of the newly created space in the campus green facade. Visual identities for both schools will be achieved by gable end projections.

HIGHLAND ASSOCIATESARCHITECTURE
ENGINEERING
INTERIOR DESIGNMark
FET

To: PAUL O'HOP

Date: 1-27-00

Company: WILKES UNIVERSITY

Project No: _____

Project: STUDENT CENTER

FAX No: 408-7820

From: BRUCE ADLSBERGER

Facsimile
Transmittal

Number of Pages + Transmittal:

25 + 1

Message:

ATTACHED IS THE FOLLOWING FOR YOUR REVIEW:

1. LIST OF AWARDS / PUBLICATIONS
— DOES THE UNIVERSITY HAVE OTHERS IN MIND?
2. WRITTEN NARRATIVE
3. GRAPHIC DRAWINGS
4. PHOTOS

WE LOOK FORWARD TO ANY COMMENTS YOU
MAY HAVE.

THANKS, BA

Highland Center
Suite 205
Clarks Summit
Pennsylvania
1 8 4 1 1

(717) 586-4334

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AWARD SUBMISSION 2000

PROJECT: **WILKES UNIVERSITY - STUDENT UNION BUILDING**

Date Prepared: 1-3-00 - dm

File Name: c:\MyDocuments\Excel\Awards\wlks-su.xls

SUBMISSION #	PUBLICATION/AWARD	DUE DATE	AWARD	PUBLICATION ONLY	DATE SUBMITTED	REQUIREMENTS	ITEMS SUBMITTED
1	2000 EXCELLENCE IN MASONRY DESIGN AWARD	1/28/2000	X			ENTRY FORM / #4. Reasons project is outstanding - description written as required. Minimum 5-35mm slides (identified for judges ease in selection)	
2	THE SOCIETY FOR COLLEGE AND UNIVERSITY PLANNING (SCUP)	N/A		X		Well Written Article (3 copies) and black and white 4x5 glossy prints.	
3	THE ASSOCIATION OF HIGHER EDUCATION FACILITIES OFFICERS (APPA)	N/A		X		REQUESTED REQUIREMENTS BY E-MAIL ON 1/3/00 - DM	
4	AMERICAN SCHOOL & UNIVERSITIES (ASU)		X	X		REQUESTED INFORMATION BY E-MAIL ON 1/3/00 - DM	

JAN-27-00 14:50 FROM: HIGHLAND ASSOCIATES

ID: 5705865990

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AWARD SUBMISSION 2000

PROJECT: WILKES UNIVERSITY - STUDENT UNION BUILDING

Date Prepared: 1-3-00 - dm

File Name: c:\MyDocuments\Excel\Awards\wks-su.xls

SUBMISSION #	PUBLICATION/AWARD	DUE DATE	AWARD	PUBLICATION ONLY	DATE SUBMITTED	REQUIREMENTS	ITEMS SUBMITTED
5	ARCHITECTURAL RECORD	N/A		X		SUBMIT INFO (DESCRIPTION AND SCANNED PHOTOS AND DRAWINGS) FOR REVIEW.	
6	BUILDING DESIGN AND CONSTRUCTION	N/A		X		SUBMIT INFO (DESCRIPTION AND SCANNED PHOTOS AND DRAWINGS) FOR REVIEW.	
7	ARCHITECTURE MAGAZINE	N/A		X		SUBMIT PHOTOS, RELEVANT DRAWINGS, DESCRIPTION	
8	BRICK INDUSTRY ASSOCIATION	N/A		X		PHOTOS / BRIEF DESCRIPTION OF PROJECT INCLUDING USE OF BRICK	

JAN-27-00 14:50 FROM: HIGHLAND ASSOCIATES

ID: 5705865990

PAGE 3/26

PROJECT DESCRIPTION
WILKES UNIVERSITY - NEW STUDENT CENTER
WILKES-BARRE, PA

CAMPUS MASTER PLAN

From 1996 through 1999, this architectural firm developed and updated a Master Plan for Wilkes University in downtown Wilkes-Barre, Pennsylvania. The Plan involves several property acquisitions and selective building demolition by the University to attain key areas for future development. The final Master Plan includes logical placement of future buildings and additions, quadrangles and common areas, and parking lots. New major facilities for the 1900-student Campus include new Residence Halls, a new Technology Center, an Art Museum with an outdoor Amphitheater, a new Classroom/Office Building, and a new Student Center. The Student Center was intended to be the focal point of the campus, sited between the residential/parking block and the main academic block and quadrangle.

BUILDING PROGRAM

The program consolidates into a single building functions which were previously scattered across the campus or located in out-dated, non-functional spaces. The major program elements include a campus bookstore, a full-service bank, and informal café, game/recreation/lounge spaces, student government offices/meeting room and multi-purpose meeting rooms, a campus multi-purpose reception room, a full-service mailroom/post-office, and the central campus dining facility.

SITE STRATEGY

The site is a former park located on South Street, a busy 2-way city road which fronts the campus residential and academic blocks. The key site strategy was to locate the building to encourage pedestrian circulation through it. Therefore, the building has two "front doors". The primary facade is located on South Street, and the secondary facade faces the future residential/parking block. The concept was to drive an internal "street" through the building. From the academic quad, approach to the Student Center would lead through a smaller, more intimate common space where the campus bell tower is located. One approaches the main facade on a wide path located on axis with the bell tower. On the residential/parking side, a plaza with an information kiosk, bench seating and landscaping will be developed as the initial

outdoor arrival and gathering space for those visiting or commuting to the campus. This plaza is planned on axis with the "internal street", between the future central parking and the rear elevation of the building.

Service access for semi-trailers, delivery vans, and refuse trucks is located off River Street, toward the West side of the site. This is the least visible side of the site, with the service dock tucked between the new Student Center and the rear of the adjacent 3-story Bedford Hall. Another key site strategy is the development of exterior space in the front and side of the building toward Bedford Hall. A patio for outdoor seating extends from the front entrance court along South Street, and wraps around the corner toward Bedford Hall. A second floor terrace is also located toward Bedford Hall, which covers a portion of the ground level patio. This activates the front and side exterior spaces along South Street. A low wall screens the side patio area adjacent to Bedford Hall from the loading dock area.

BUILDING PLAN STRATEGY

The building is approximately 48,000 square feet arranged on three floors of 16,000 square feet each. The main organizing feature of the building is the First Floor Concourse, with a 3-story sky-lit Atrium which connects all three floors. The Concourse and Atrium above become the internal "Street", the place to "see and be seen". On the First Floor, a narrow core of spaces are organized along the Southeast side of the Concourse, including the Toilet core, Fire Stairs and Elevator, Information Desk and Security Office, the Bank, and a large circular stair tower leading to the upper floors. A small Lounge seating area with a fireplace projects slightly into the Concourse. Along the Northwest side of the Concourse, the Campus Bookstore is planned in the front of the building along South Street. This gives the store maximum retail exposure to the city street and the main entrance of the building. In the center of the building is the informal Café and Game/Recreation area. This area is visually open to the Concourse and activities on the First Floor. Visual surveillance of this area is provided from the Information Desk. At the rear of the building are the Student Government Offices and Meeting Room. This suite is designed with its own separate access from the rear Entrance Court. On the Northwest side of the building, the dock and receiving area is located centrally, to serve the Bookstore and Café. The service elevator provides vertical access to the Second Floor Reception Room and Mailroom, and the Third Floor Kitchen. The Second Floor is occupied by the large Multi-Purpose Reception Room, the Campus Mailroom, sub-dividable Meeting Rooms, a T.V. Lounge and Student Activity

Offices. The main Stair Tower opens onto a balcony which leads into a pre-function gathering space. Both the balcony and pre-function space overlook the Atrium. The Reception Room holds up to 400 people and can be used for receptions, banquets, lectures, entertainment or meetings. The room is equipped with a permanent stage and stage lighting, an audio/lighting control room, a dance floor, and an alcove area for bar service. The Reception Room opens onto a large, outdoor terrace with an exterior stair connecting to the ground level patio. A smaller terrace overlooking the main entry is accessed from the bar area. The Reception Room has oversized floor to ceiling windows on the two outside walls, capturing the outdoor views of the Campus. The windows are primarily oriented to the north, preventing direct sunlight from entering the space. Additional light control for showing films or visual presentation is provided with room-darkening roll-down shading.

The Third Floor is dedicated solely to the Campus' new Dining Facility. The main Stair Tower again opens onto a balcony which leads toward a food-court style Servery. From the Servery, students proceed through the Cashier Area into a large Dining Hall, seating 400. Both the Dining Hall and balconies overlook the Atrium at this level. The Dining Hall, similar to the Reception Room below, has oversized windows on its two outside walls. There are excellent views from this space into the surrounding Campus and toward the river common to the north. This was the primary reason for locating the Dining Hall on the Third Floor. Additionally, an oversized circle top window located above the main entry, and natural light from the Atrium skylight flood daylight into the space. Low walls, soffits and varied floor treatment help to create a more intimate scale to the space. The main Kitchen, Food Storage and Dishwash Rooms are located in the west corner of the Third Floor. The Kitchen is serviced via the freight elevator, which also provides food service to the Second Floor Reception Room.

EXTERIOR DESIGN

Formally, the building is both object and fabric. Although slightly set back from the adjacent buildings to allow for its scale and the Entrance Court and Patio, the front elevation basically respects the urban street "Facade". However, due to its height and overall scale, the building becomes the focal point of the surrounding area. To better relate to its smaller scale neighbors, the mass of the building is broken down with a strong one story "Base". The mass of the 3-story elevation steps down with a 1-story terrace toward Bedford Hall. On the southeast elevation, toward the neighboring residential buildings, the 3-story mass steps down to 2-story, then 1-

story, and forms the base of the large corner turret. The circular stair turret, bowed front facade element, projecting roof gables, exterior terraces and railings, and mansard roofs are all reminiscent of the rich local Victorian architecture of the area. The fenestration includes large vertical windows and monumental block spandrels on the upper 2 floors, above a first floor brick "base" with smaller "punch out" windows.

The exterior materials also serve the dual purpose of "blending" with the neighboring buildings, as well as creating a statement. For example, the brick is actually a combination of 5 different colors and textures, pulling in colors from the surrounding brick and stone façades. After several trial combinations and field mockups, the final blend of brick relates to its neighbors, and yet gives the façade a liveliness and prominence appropriate for a Student Center. The brick is accented with monumental block bands around the building, and also wraps inside both entrances and the piers of the concourse. The windows are clear low-E glass to promote maximum visibility inside and out. The window frames, doors, gutters, and railings are all deep blue, to match the University's colors. The Mansard roof is an architectural "slate-like" shingle; again, reflecting the surrounding architecture. The mansard roof also serves to hide the large rooftop mechanical equipment.

INTERIOR DESIGN

The "liveliness" and color accents of the exterior become more heightened inside the building. The deep blue-framed glazing carries into the building around the entire Concourse and Atrium. Spaces such as the Bookstore, Game Room, and Reception Room are defined by these large glass walls. This promotes the visual openness and activity within the Student Center. The use of various bold accent colors and accent lighting around the Concourse and Atrium enhance the activity of the space. Materials throughout were selected based on maximum durability and maintainability. Porcelain tile flooring, multi-color spray-on painted walls, baked-enamel aluminum frames and railings, and hardwood bench seating are several examples of the interior palette.

ENGINEERING SYSTEMS

STRUCTURAL SYSTEM

Foundation: The building has standard perimeter C.M.U. frost walls on reinforced concrete footings and interior reinforced column footings below the slab. The First Floor is a slab on grade over compacted gravel.

Superstructure: The Second and Third Floor Framing is composite steel framing, with conventional steel columns, girders and beams, metal decking and poured concrete slabs. The roof is also framed with conventional steel beams and metal decking. The standard W-Section beams were used in lieu of open-web bar joists due to the heavy floor loading and ease of fireproofing. The composite floor system provided the required 2-hour rated floor assembly, freeing the plenum and ceiling systems of rating requirements.

HVAC SYSTEM

Air Conditioning: The building is served by a DX Air Conditioning System with two 100-ton rooftop units. The units have variable speed supply and return air fans for variable air volume (VAV) operation, and a blow-through direct expansion (DX) coil configuration. The DX air conditioning system incorporates hot gas bypass control to maintain the desired supply air temperature as the quantity of supply air varies.

Distribution: Low velocity and low pressure sheet metal supply duct distribution is provided, with ceiling plenum return. The supply ductwork is insulated to minimize heat gain and reduce noise. Air terminals are constant volume diffusers with throw reducing vanes to optimize primary air distribution. Fan-powered, constant terminal volume boxes are provided, with hot water coils, VAV dampers, and direct digital control (DDC).

Heating: All heating equipment is natural gas fired and includes the following:

1. Modulating burners in both rooftop units to heat the required ventilation outside air to desired mixed air temperatures.

2. Hot water (H.W.) boiler supplies H.W. to fan powered box heating coils, as well as cabinet and unit heaters tasked for the vestibule, stairwell and penthouse heating. The boiler is located in a rooftop penthouse.

Make Up Air (MUA): A gas fired unit with VAV capability is provided to match the varying amount of MUA required to maintain a positive pressure in the building during occupied hours of operation. The exhaust profile of the building varies with the level of activity in the Kitchen.

Building Automation & Control: The building is controlled by a DDC control system which incorporates remote monitoring, alarming, recording as well as remote resetting of control device set points.

FIRE PROTECTION SYSTEM

The facility is fully sprinklered as required by jurisdictional codes. A new combination fire service and domestic water service was brought into the building from the street. This includes a new water meter vault, valves and fittings. Within the building, an automatic, electric fire pump and jockey pump assembly was installed to provide the required pressure and water flow for the sprinkler/standpipe system. The building is protected by a combination sprinkler/standpipe system with risers and fire department hose valves located within the stair towers. The sprinkler heads are quick response type and the head spacing is a minimum of 168 square feet per head.

ELECTRICAL SYSTEM

Electrical Service and Distribution: The electric service for the Building originates at a utility pole, runs underground to a pad mounted transformer, and continues to a 1000 amp, 480 volt, three-phase main switchboard. Lighting and power panels are located on each of the floors with additional panels dedicated to the Bookstore, Kitchen, and mechanical equipment.

Emergency System: A 200KW, 480 volt, three phase diesel generator serves as the emergency source of power for the Building. The generator is located outside in a weatherproof, sound attenuating enclosure with a critical grade muffler. This generator provides power to all life safety equipment and egress lighting.

Special Systems: Due to the construction, architectural features, function, and program requirements, several special systems were designed into the Student Union Building.

1. A smoke control evacuation system was designed to remove smoke from the building via the three story atrium.
2. A public address system was installed throughout the facility with the capability to play music via a CD player, or Muzak system. The PA system has override and shutdown capabilities in specific rooms such as the Reception Room. In the Reception Room, where functions range from presentations to band concerts, a supplemental sound system was installed. This system was controlled from a sound booth located within the Reception Room.
3. A voice fire alarm system was installed throughout the Building consisting of addressable peripheral devices, elevator capture circuits, tie-ins to the smoke evacuation system, kitchen ansul system, and security system.

Telephone/Data: Telephone and data systems were extended underground from the University's existing hub located in an adjacent building. The telephone/data demarcation point for the Student Union Building was located on the Second Floor as an added safety measure in the event of a flood. (The building is located in a local flood plain zone).

Lighting: Lighting throughout the building is served at 277 volts and accomplished with the use of fluorescent and H.I.D. lamps. Recessed parabolic and down-lights provide most of the general lighting throughout the building.

The Reception Room, which requires various levels of lighting based on the function, was designed with a complete dimming system. However, budget constraints would only allow an intricate scheme of single pole switching to accomplish the desired illumination levels.

In addition, the Reception Room contains an independent stage lighting system. All controls for the stage lighting are located in the control booth within the room.

The three story circular Stair Tower is illuminated with indirect metal halide fixtures. The same fixtures controlled by a photocell, were used to highlight the skylight in the atrium at night. General illumination of the floor in the atrium was accomplished with side mounted fluorescent light fixtures mounted around the perimeter of the atrium.

GENERAL PROJECT DATA

1. CONSTRUCTION COST - \$6.03 Million (\$125/square foot).
2. GROSS FLOOR AREA: 48,000 square feet.
3. GROSS BUILDING VOLUME: 2,304,000 cubic feet.
4. SCHEDULE:

DESIGN DATES; June, 1996 - March, 1997

CONSTRUCTION DATES: June, 1998 - August, 1999

BUILDING OPENING: September, 1999

5. CONSTRUCTION CHALLENGES, SCHEDULING AND BUDGETING

- A. Redesign of the exterior walls from CMU to metal stud backup, including added hung lintels, and reconfiguration of lintels.
- B. The Tower Cone on top of Stairway #1 was a challenge to construct and put in place. This structure was built on the ground in the rear of the building, moved to the front, plywood was added, and then lifted into place.
- C. Construction of the structural steel had limitations due to 13 kv power lines in front of the building. Occupied structures around the jobsite within 20' of the building also presented a construction challenge.
- D. The mansard roof added back to the rear and sides of the building, while erecting steel, created a scheduling challenge to encompass both aspects of work at the same time.

- E. Segmented concrete pours and enclosed pours due to winter weather
- F. Enclosing the entire building with scaffolding and temporary plastic sheeting afforded the opportunity to erect the exterior brick and begin interior finishes throughout the winter months.
- G. During construction, the lumber yard which was storing the fire rated roofing plywood, burnt down along with the plywood. The challenge was to find 400 sheets of 3/4" fire rated plywood in 2 weeks.
- H. All the added scope of work items which are incorporated while the finishes were being installed added daily challenges to encompass the added work and still maintain the original completion date.
- I. The specified brick was a blend of 5 types of brick with 3 slightly different brick sizes. This required some on-site testing and training to accomplish uniform mortar joints throughout.

6. DESCRIPTION OF MASONRY

Context:

The new Student Center at Wilkes University is located in an historic district of Downtown Wilkes-Barre, Pennsylvania. Many of the surrounding buildings are original late 19th century Victorian-style mansions, which the University uses for various administrative and academic functions. The exterior of the surrounding buildings are mostly brick of various shapes and colors, and light shades of cut limestone.

Exterior Design:

The intention of the exterior design is to both blend with the surrounding architecture and also create a new focal point on the Campus. The blending is accomplished through the use of familiar forms such as circle top windows, gables, turrets, bow windows, balconies and mansard roofs. However, due to the large scale and the contemporary detailing of the facades, the building "stands-out" in its neighborhood.

Brick:

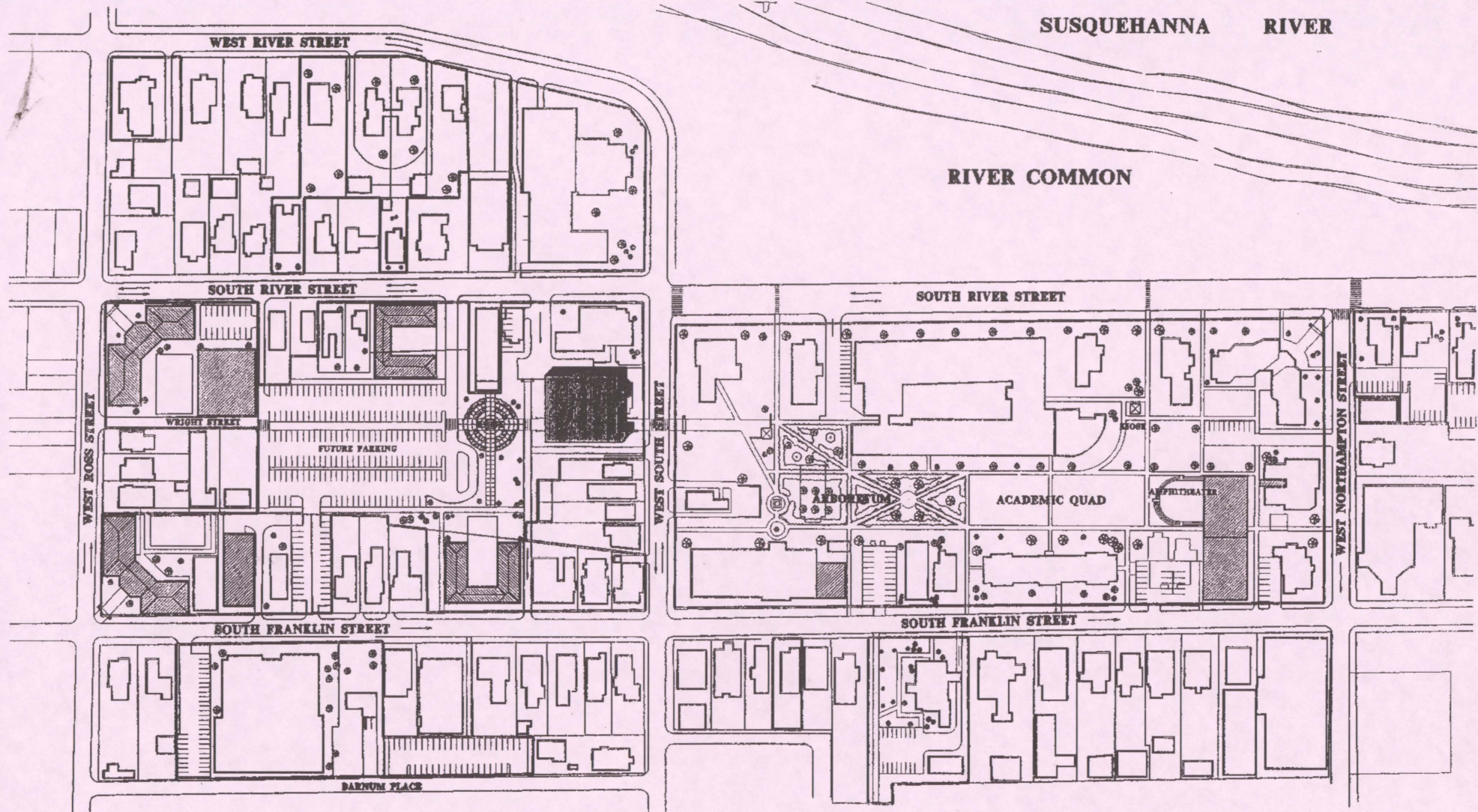
Since the majority of the buildings in the area are brick, the use of brick as

the major exterior material was a natural choice. The existing buildings in the area ranges from light tan, to orange/pink to dark brown brick; but all of the buildings are monochromatic. The decision was to create basically a blend of these colors on the new building. We first matched brick samples to all of the neighboring buildings. We then created sample mockups at the brick distributor's warehouse, experimenting with various percentages and patterns of colors. The final selection was then mocked-up in the field with mortar, and reviewed with the client. The combination which was selected blended five different colors of modular molded brick. Although all of the brick was manufactured by Glen Gary for product consistency, there were actually three slightly different size units among the five colors. This required some on-site testing and training to accomplish uniform mortar joints throughout the job. The resultant pattern of colored brick pulls the familiar colors of the area into a lively visually-textured wall surface.

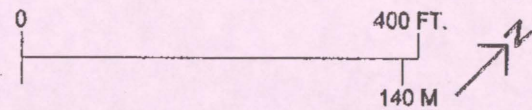
Special attention was also required on the curved walls of the large stair tower, with its 10'-8" radius, to maintain consistent mortar joints. The detailing of the brickwork is also reminiscent of the traditional facades in the area. For example, the First Story "base" of the building has four recessed, 8 inch high bands which articulate the wall surface. Also, all windows heads and circular arches are articulated with soldier courses throughout the building. The brick is a typical 4-inch veneer over a 6-inch metal stud backup wall, with a 2-inch air space.

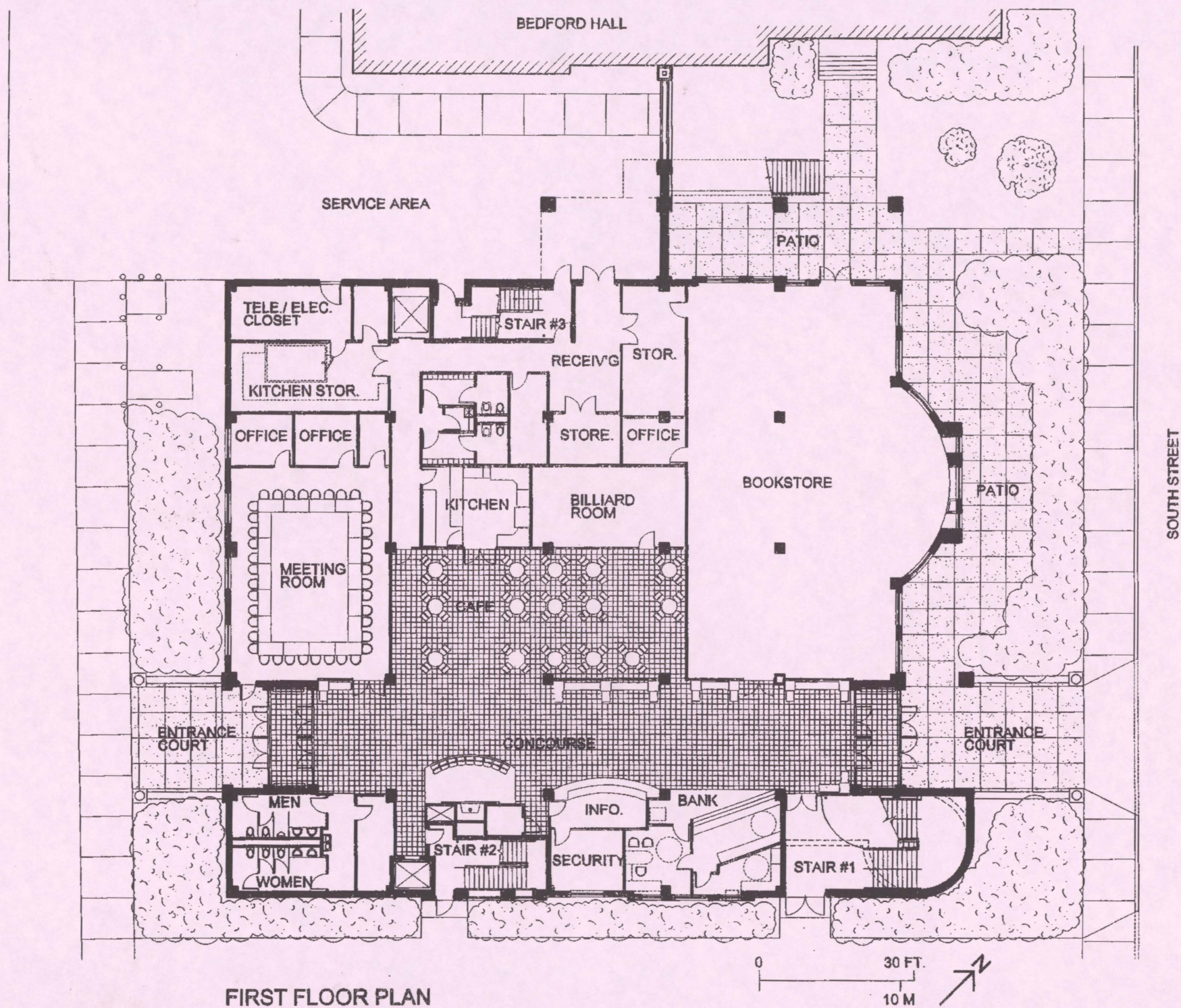
Ground Face Masonry:

To further articulate the brick walls and to define the spandrel areas at the floor lines, the decision was to use a light, neutral-colored ground-face monumental block. The "Trendstone Monumental Series" block allowed a 4-inch veneer product to have up to a 16" x 24" face dimension. This provides the design effect of a cut limestone wall, which relates to several buildings in the area. In the spandrel at the floor lines, various size units were used, and courses were recessed to create horizontal shadow lines. Also, canted projecting sill-blocks were used at the bottom of all windows and as accents on the large brick wall areas. At the top of the building, the block was corbelled out to create a 3'-4" high cornice around the entire building.

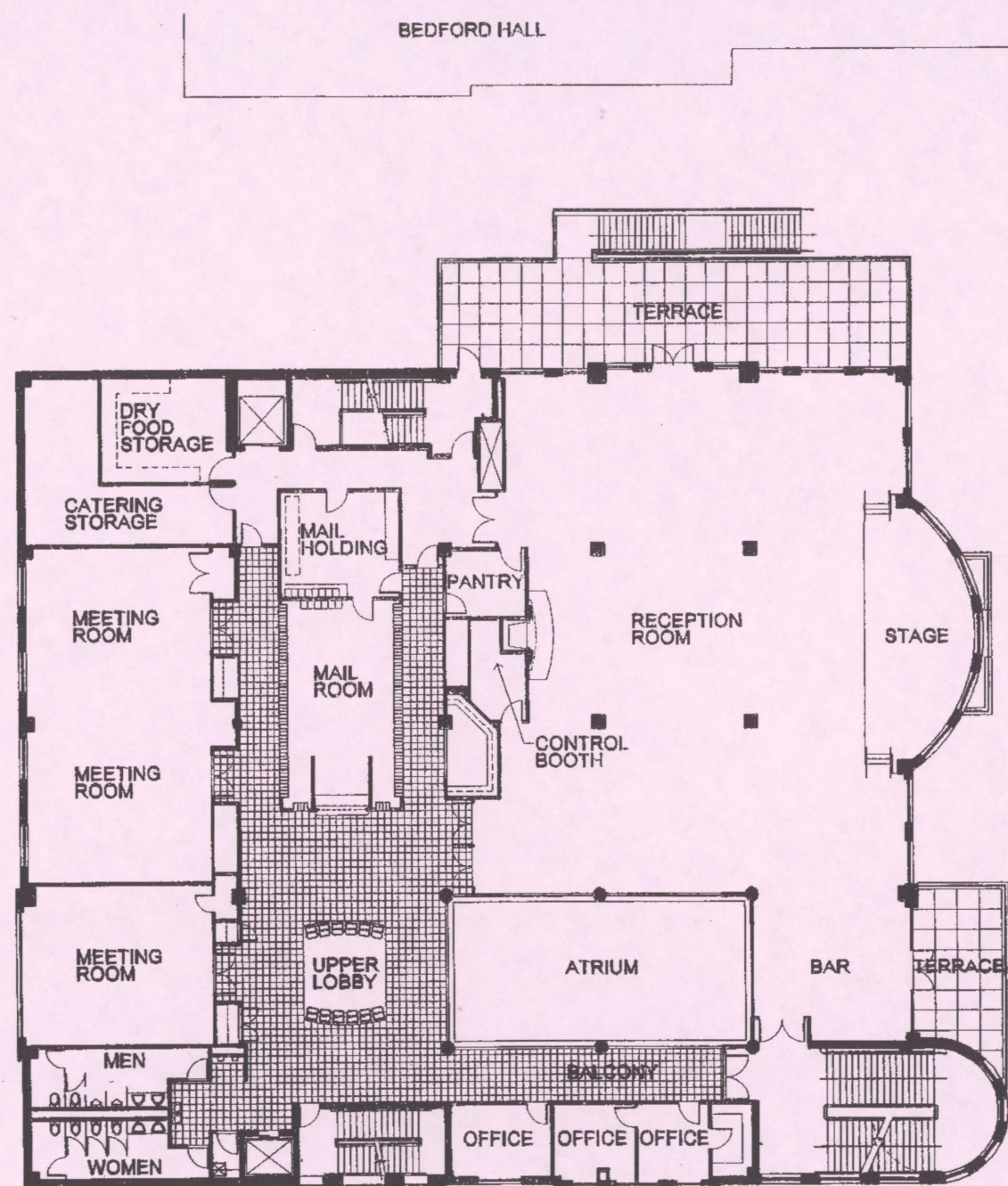


PROPOSED SITE PLAN

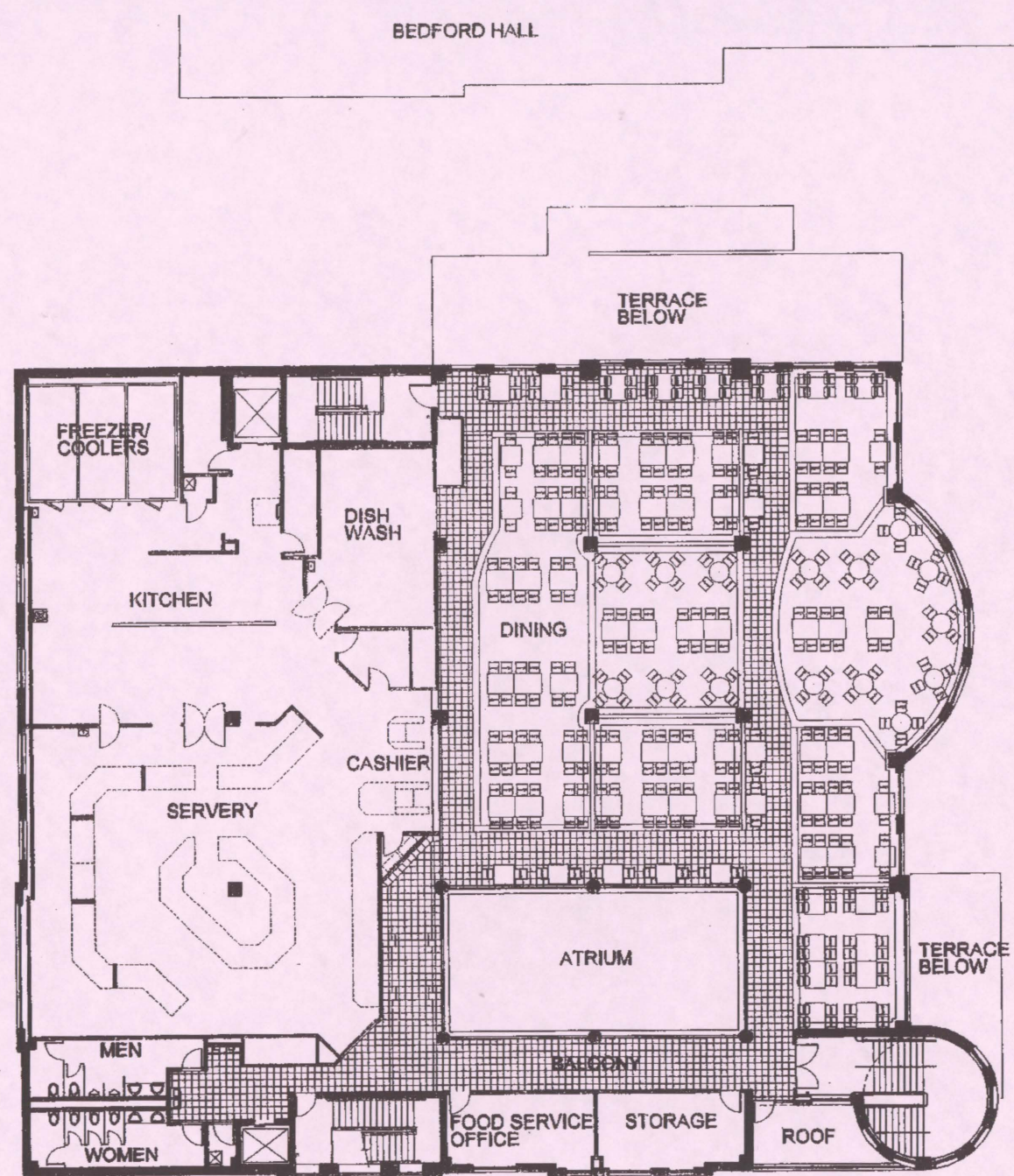




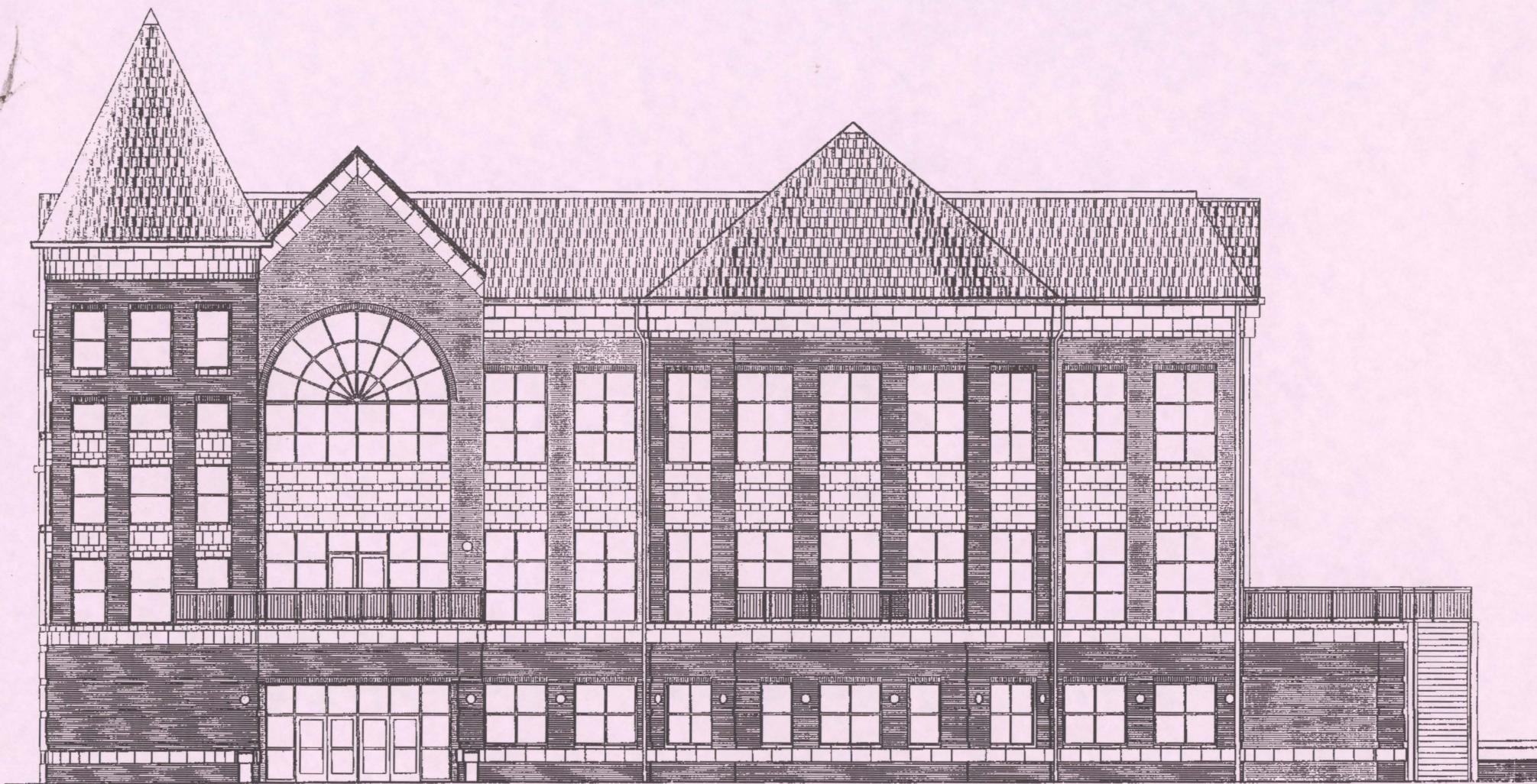
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



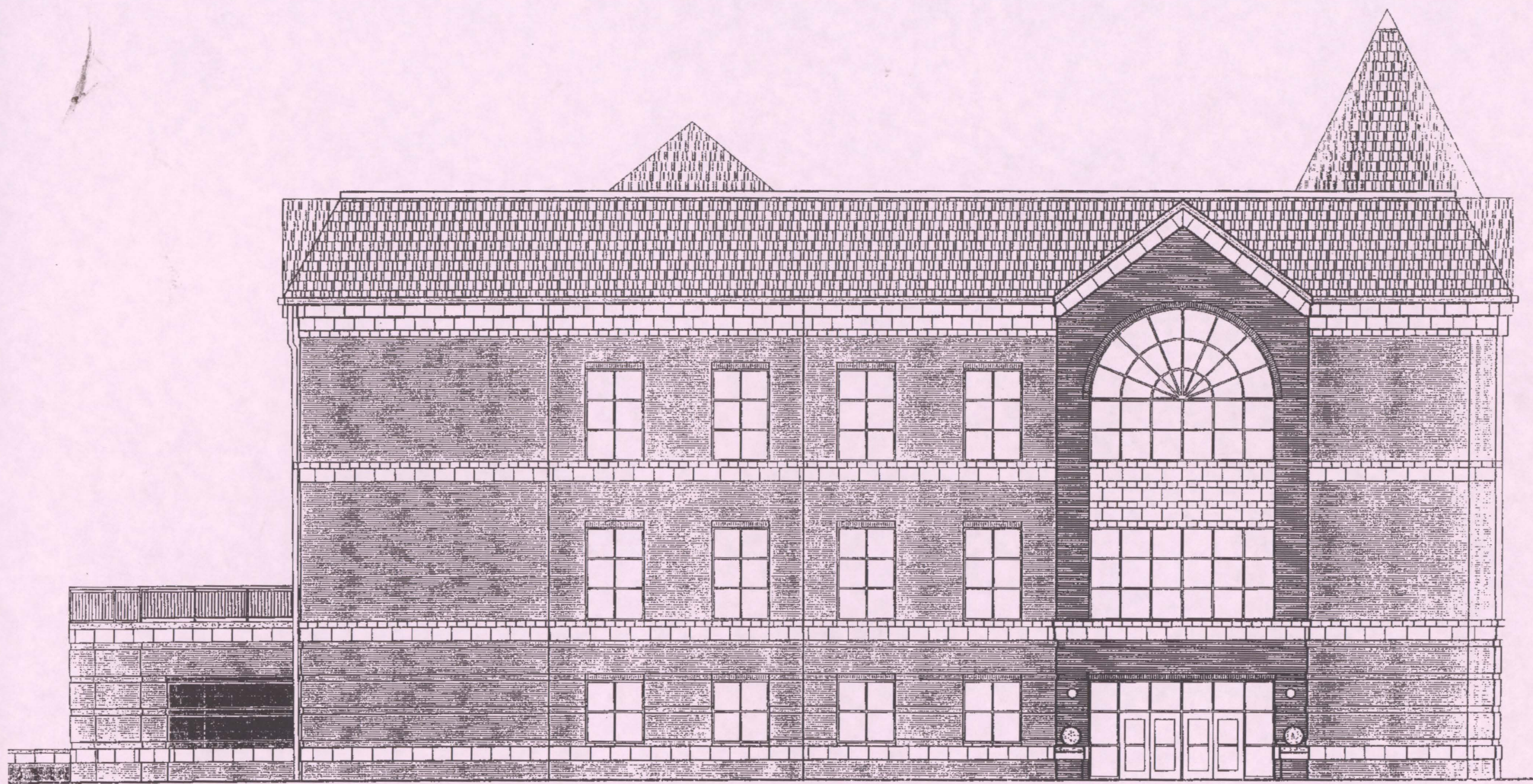
NORTHEAST ELEVATION



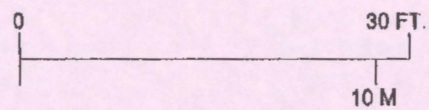


SOUTHEAST ELEVATION





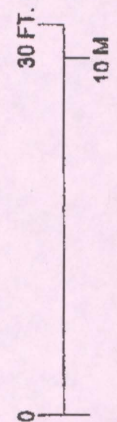
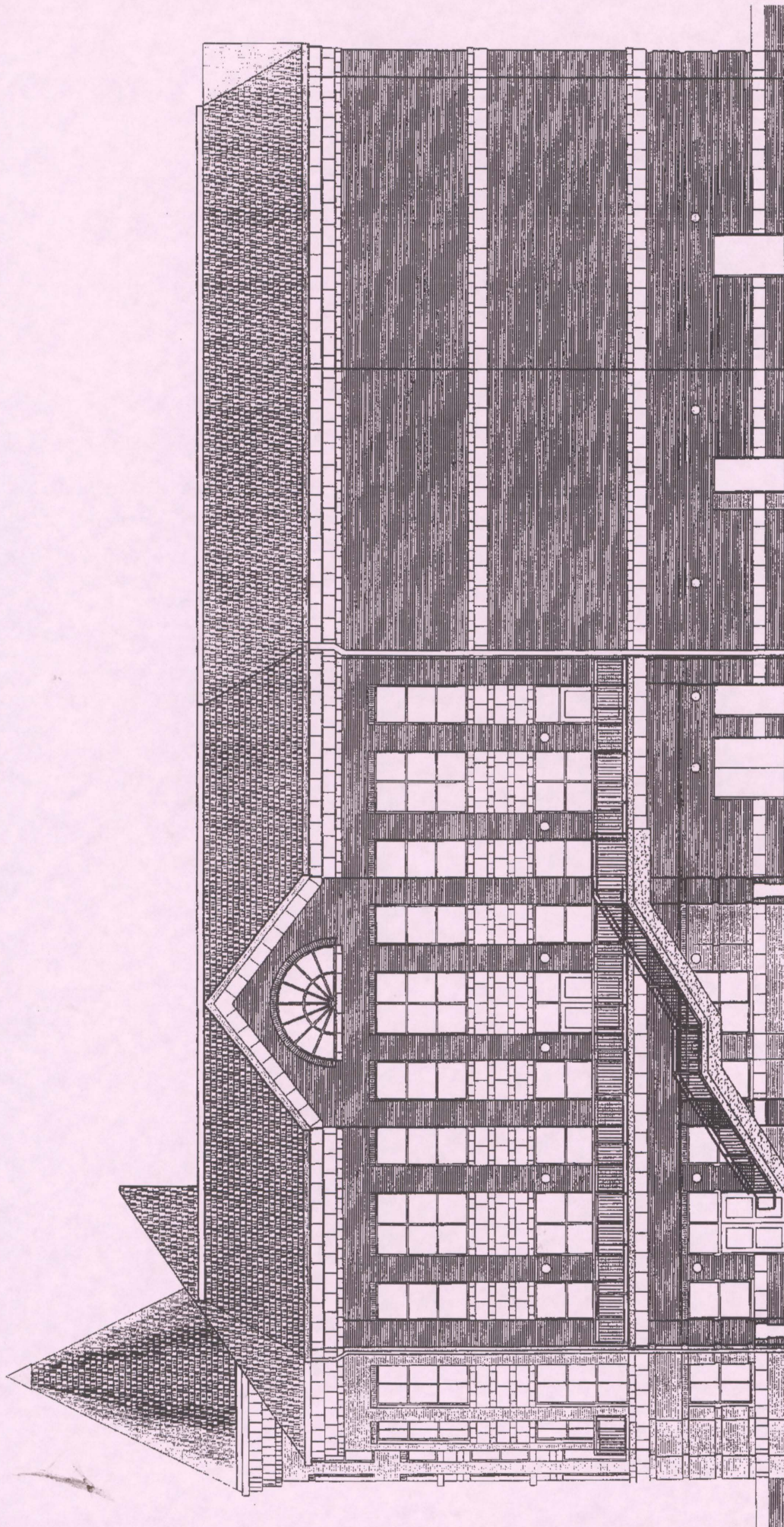
SOUTHWEST ELEVATION



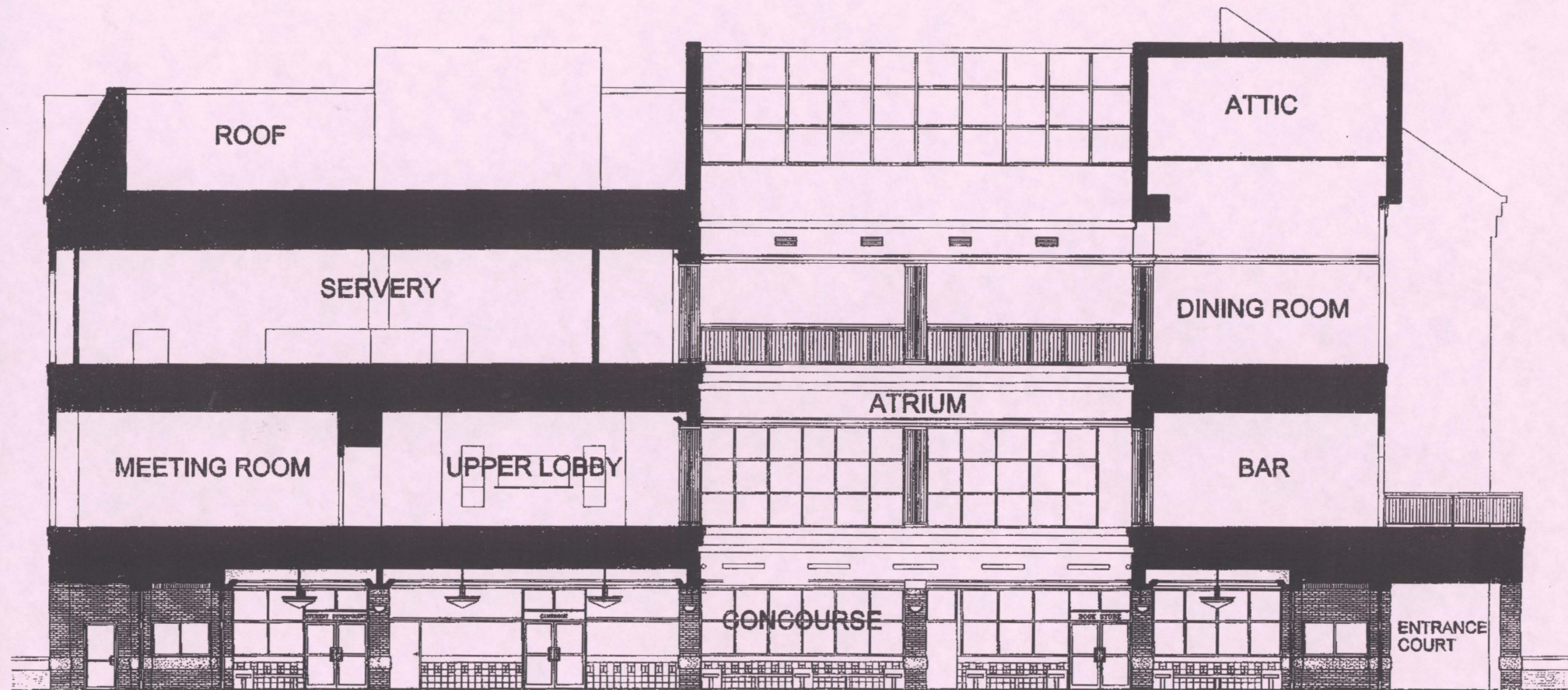
JAN-27-00 15:00 FROM: HIGHLAND ASSOCIATES

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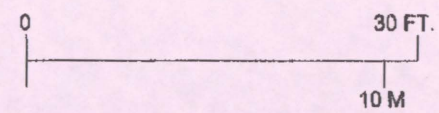
PAGE 20/26

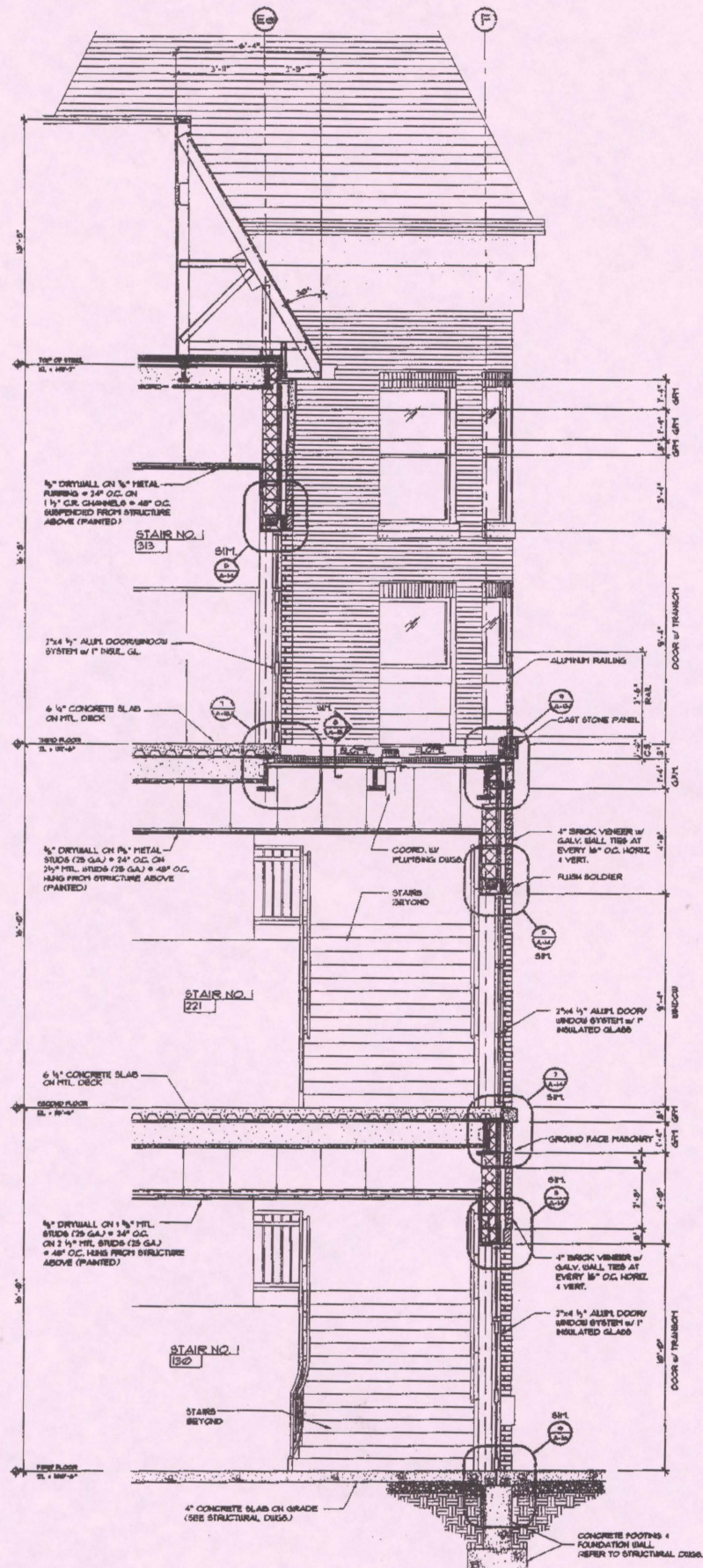


NORTHWEST ELEVATION



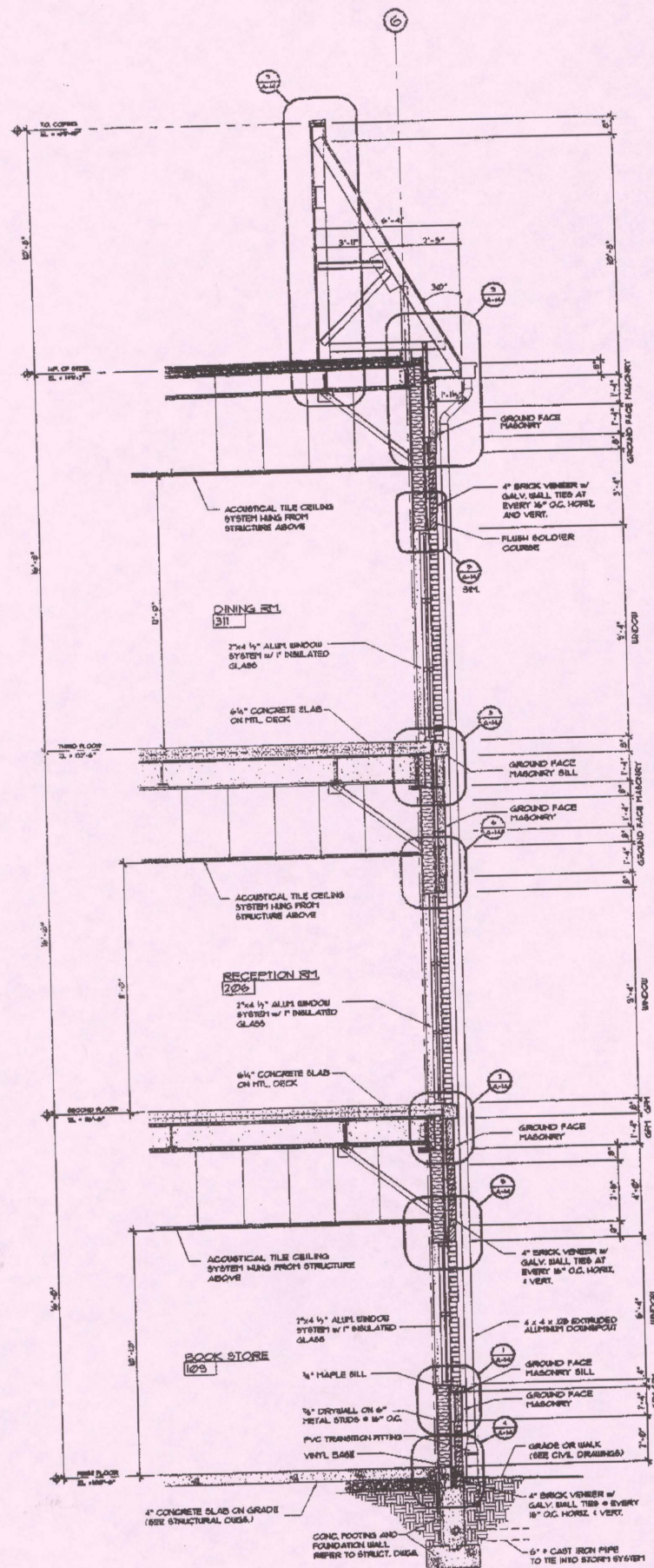
BUILDING SECTION





WALL SECTION
@ STAIR NO. 1

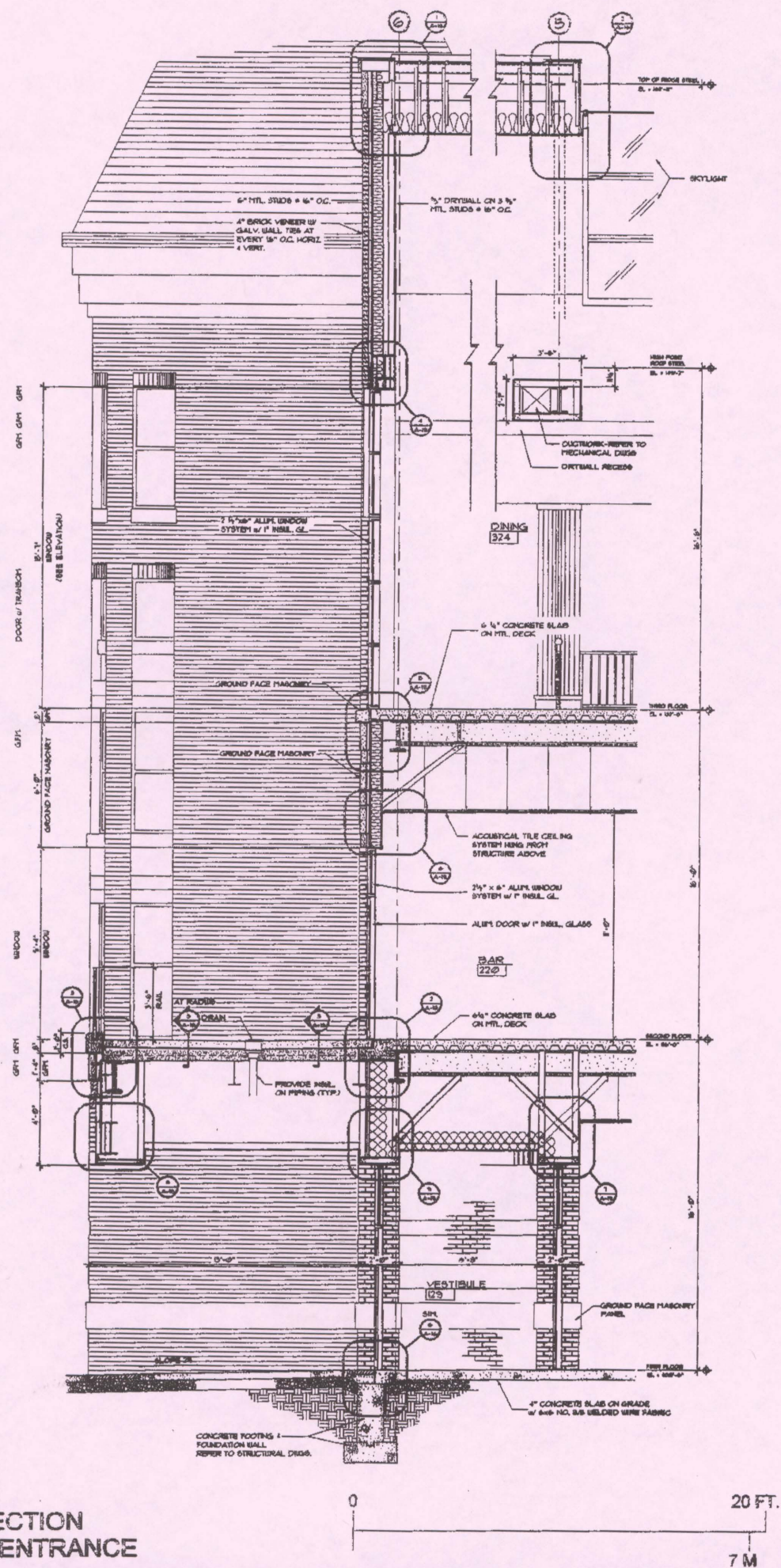




TYPICAL
WALL SECTION

20 FT.

7 M



WALL SECTION
@ MAIN ENTRANCE

NEW AGE-EXAMINER

TUNKHANNOCK, PA
TUESDAY 5,500
JAN 20 1998



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Bits & pieces

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In response to the comment in last week's Bits & Pieces concerning the Christmas tree lights in front of Tyler Memorial Hospital, Wilma Gardner, the hospital's public relations director, said the tree will remain lit for at least another month. "We'd like to thank her (the reader) for the compliment and for letting us know she enjoyed seeing it. And we'd also like to thank her for the suggestion to continue lighting it," Gardner said. The hospital also thanks Blue Ridge Cable for loaning a bucket truck so the maintenance staff could hang the lights, and Pinky Browning from the hospital's pharmacy staff for coordinating the holiday decorating. "She and everyone who helped did a great job," Gardner said.

We received this comment on the publication of the teachers' salaries in Friday's issue: "My wife and I, both retirees, were shocked and sickened to read the preposterous salaries earned by area school administrators and teachers. Their greed is unsurpassed, with teachers working only 180 days a year, plus summers off, paid Christmas, Easter and mid-winter holidays. All get 100 percent paid health insurance, with dental and vision benefits. Not one administrator earning over \$70,000, or teacher making over \$50,000, deserves their salaries. Bonuses should be out of the question. There must be a major overhauling of the entire education system. The PSEA must be abolished, with their influence on inept legislators and brain-washed school boards. Taxpayers are fed up. Average workers (\$16,000 annually for 50 weeks work) and retirees are starving, while our educators are laughing all the way to the bank. Shame, shame, shame!"

Another reader said it was "inappropriate" to print the names of the teachers along with their salaries. He says tax money pays other individuals, such as those on welfare and assistance, and their names aren't published.

We also heard from a cafeteria worker for the Tunkhannock Area School District who wants readers to know that tax dollars don't pay their salaries. "The cafeteria is self-supporting."

A reader says "hats off" to Bill Wasserman for his column in last week's paper.

Some readers are wondering about phone calls they've been receiving from people saying they're from WEMR and that they've won \$1,200 in prizes. All they need to do is send \$39. We found out the callers are actually from a new telemarketing firm in Tunkhannock which they say is sponsored by WEMR, and they are trying to sell coupon books.

You know it's bad when a state police trooper won't stop for a pedestrian in the crosswalk in downtown Tunkhannock.

Those nasty holes at the entrance to the Tioga West Plaza are back again.

State Dog Warden A. Russell Carney reminds dog owners that 1998 licenses are due. "They may be purchased at your county treasurer's office, or at an agent that has been authorized by the county treasurer." The law requires that all dogs three months of age or older must be licensed as of Jan. 1 of each year. Also, dogs three months of age or older must have current rabies shots. "We may be calling on you to check on your dogs in the near future," Carney said. "Violators may receive fines from a minimum of \$25 to a maximum of \$300."

A reader asks, "What's wrong with this picture? Wilkes University's new student dining center costing \$7.5 million and (the new) Tunkhannock Area Middle School is costing \$16 million."

Today's Pennsylvania fact: The short story, "The Greatest Gift: A Christmas Tale," written by Wyalusing native Phillip Van Doren Stern became the basis for the 1946 Frank Capra hit movie *It's a Wonderful Life*.

This column is compiled by The New Age-Examiner staff with help from our readers. If you have something to add, call the newsroom at 836-2123; fax us at 836-3378; e-mail us at wyopress@epix.net, or drop us a line at PO Box 59, Tunkhannock, Pa.

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PRESS-ENTERPRISE

BLOOMSBURG, PA
TUESDAY 23, 318
DEC 30 1997



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**Wilkes University
plans student center**

WILKES-BARRE — Wilkes University has selected the final design for a new \$7.5 million student center/dining commons on West South Street in Wilkes-Barre.

Groundbreaking is expected in the spring.

The 48,000-square-foot center is the latest piece in a campus expansion plan started in 1993. The architect for the project is Highland Associates of Clarks Summit.

A committee of students, faculty, parents, administrators and trustees visited student centers at colleges and universities in several states to determine what features should be included in the new center. The best ideas have been incorporated into the design, according to Christopher N. Breiseth, Wilkes president.

The three-story building will feature 48 rooms, including a food-court dining commons that will seat 400 students. In addition, students will have a cafe, a bookstore, student government offices, meeting rooms, a large dance/entertainment/movie area, an informa-

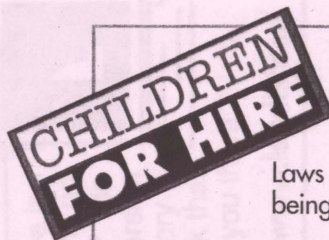
tion office, a TV lounge, game rooms, a bank, a mail facility and a student activities club, all under one roof.

Amenities include a mall-like space on the first floor, a three-story atrium with skylight, two gas fireplaces and a patio with a balcony looking out over the Susquehanna River.

The Times Leader

25¢

LUZERNE COUNTY'S LARGEST CIRCULATION NEWSPAPER - 7 DAYS A WEEK



NATION

Child labor in the United States

Laws don't stop children from being injured on the job. **14A**



SPORTS

Luxury boxes coming to Beaver Stadium?

Boxes could go for \$60,000 a year, and you would still need a ticket. **1B**



FEATURES

Singing the joys of the season

Local carolers pitch in to help spread cheer this holiday. **1C**

WEDNESDAY, DECEMBER 17, 1997

WILKES-BARRE, PA

<http://www.leader.net/>

Wilkes student center set for '99

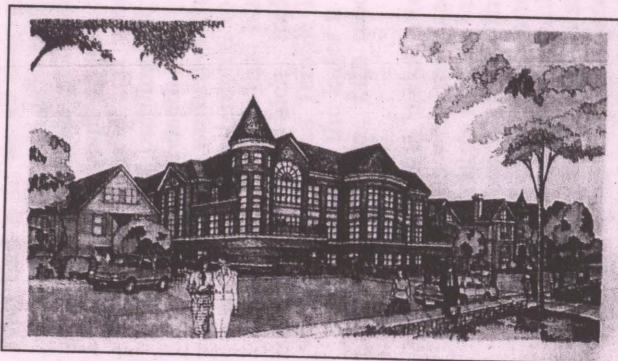
■ A post office, dining hall and bank will be some of the services offered in the new university building, planned for West South Street.

By MARK E. JONES
Times Leader Staff Writer

WILKES-BARRE — Wilkes University officials expect that work will begin next spring on a \$7.5 million student center, complete with 48 rooms, two gas fireplaces and a balcony overlooking the Susquehanna River.

The building, as yet unnamed, will replace the university's decades-old dining hall and incorporate many student services that are now scattered across the downtown campus.

"Wilkes has never had a facility that even approaches this," said President Christopher N. Breiseth. He predicted it will be a



This \$7.5 million student center is expected to be built on the Wilkes University campus in downtown Wilkes-Barre, facing West South Street.

"hub of activity" and "one of the warmest places in downtown."

Designed by Highland Associates of Clarks Summit, the center is the latest piece of a campus expansion plan that began in 1993. Excavation could begin as early as March, Breiseth said.

People entering the three-story structure from the main, West South Street doors will encounter an atrium with a skylight and first-floor amenities such as a bookstore, meeting rooms, stu-

■ See WILKES, Page 2A

T.L.
12-17-97

Front page

Wilkes

(Continued from Page 1A)

dent government office and cafe.

Students will retrieve mail from a second-floor post office and eat in the third-floor dining room. Designs also indicate the building will hold a TV lounge, game rooms, performance area and a bank.

Breiseth called the center "modestly priced" compared to similar buildings at other campuses. It will be financed in part by a \$25 million bond floated "years ago" for campus projects, he said. The rest will be paid using donors' contributions.

While researching the project, a Wilkes committee of about one dozen people, including students, chartered flights and toured student activity centers at schools including Alfred University, in New York, and Lafayette College.

C.J. Copley, a committee member and president of Student Government, said the tours "allowed us to ask the people in charge, 'If you had it to do all over again, what would you do differently?'"

The student center's exterior will blend several motifs, with "lines and turrets and windows reminiscent of buildings all over the campus," Breiseth said.

Officials who worked on the design said they attempted to balance elements of the historic neighborhood, which includes buildings such as Temple Israel and Kirby Hall, the latter a 19th century structure, with modern-day necessities.

"We wanted to make sure the student needs were met, as well as the university's need to build a center that complements the architecture of our campus and our neighborhood," said Paul A. O'Hop, vice president of business affairs and auxiliary enterprises.

"This design meets those goals."

Sometime after the new student center is in use — January 1999, if everything goes as planned — the university will raze its 1960s-era dining hall and an adjoining residence hall. Initially, that land will be used for street-level parking. Later, the university might build a multi-level garage there, Breiseth said.

Under the plan, the university

What else is happening on campus? The online version of this story has a link that will take you there.

<http://www.leader.net/>



also will remove its current bookstore, Church Hall, which had formerly served as a Christian Science church. Officials considered, then abandoned, plans to move the building to the opposite end of a grassy campus quad. But that option would cost \$1 million, Breiseth said.

Instead, they are negotiating with an individual who would disassemble the building, move it, then reconstruct it at a site outside Luzerne County.

During previous projects, critics argued that the university's planners should make greater efforts to preserve buildings of historic value to the city. Breiseth called Wilkes a "major historical preserver" and said that "what's conspicuous is how many (buildings) we've saved."

The university's student body, which includes more than 2,800 undergraduate and graduate students, has long heard murmurs of an impending student center. When they return from winter break, a sign with an artist's rendering of the center will be displayed near the building site.

Campus officials anticipate that the center will not only change the university's physical appearance, but perhaps alter its social atmosphere. Commuter students, for instance, will have a place to mingle with people who live in residence halls.

The center will create "a real hum," said Breiseth. "The commuter student is going to feel like he or she has been away to college."

Copley, a senior, said he told the president to expect him to return to campus for the ribbon-cutting ceremony. "From the students' standpoint, it's important to mention that it's going to happen," he said. "They've heard talk for years. Now it's coming."

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