

“BEING MORE THAN A COLLECTION OF INDIVIDUALS, SUNY POTSDAM IS A COMMUNITY DEDICATED TO THE PURSUIT OF COMMON GOALS.”

- SUNY POTSDAM PLEDGE



# FACILITIES MASTER PLAN PHASE II ASSESSMENT OF CONDITIONS

During the Phase II – Assessment of Conditions of the Facilities Master Plan, Burt Hill and various consultants’ evaluated the physical and operating condition of the campus and grounds at SUNY Potsdam through field inspection and discussion with facilities management and operations personnel. The assessment considered the existing campus wide conditions of land use, circulation, landscape, geography, security, physical conditions, life safety, accessibility, environmental issues, technology, adaptability and suitability. All academic, athletic, food service, residential, research, physical plant, and student service buildings were individually examined and analyzed. Each building on campus was assessed considering architectural, mechanical, electrical, plumbing, fire protection, code compliant, accessible, and technological features. These existing conditions formed recommendations regarding adaptability and suitability. Limitations and opportunities have been identified and will be used to shape future campus Facility plans. The campus wide observations and recommendations are explained using site plans on pages 4 through 20.

The comprehensive campus survey was also used to confirm the condition data reported in the Building Condition Assessment document dated 2007. Evident inconsistencies have been highlighted in the Updated Building Condition Assessment (2007 & 2009) spreadsheet, found in the Appendix.

Note: No recommendations were made for residential buildings on campus, as those facilities are assessed and maintained by the Dormitory Authority of the State of New York (DASNY).

OCTOBER 28, 2010

BURT, HILL

SUCF PN: 12824 - FMP POTSDAM



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# LAND USE NARRATIVE

SUNY Potsdam is situated completely within the Village of Potsdam. SUNY Potsdam is located in School and Institutional Zoning District (SCH) as enacted by the Village of Potsdam Board of Trustees. The campus is surrounded primarily by Residential Districts R-1, R-2, R-3 and R-4. Single family residences represent the majority of structures around the campus.

There are a few anomalies worth noting regarding land use and current zoning regulations. The President's House is located in Zoning District R-1. While this is consistent with the residence that is located on the property, it prevents the University from developing the property for institutional use. Secondly, a significant portion of Lehman Park is zoned Natural Conservation District (NC). This district does not allow structures, preventing any physical development. Lastly, The University currently owns the land known as NATCO Park along the eastern edge of the campus. This land is zoned Public Unit Development (PUD), which allows for multiple building types, but any development must be for the general welfare of the Village of Potsdam. As such, the Village constructed a health center on the property through an agreement with the University. The University subsequently located the campus's electrical substation on the property, and established a field for biomass fuel experimentation.

In general, the change from Institutional Use to Residential Use occurs along significant borders such as Pierrepont Avenue and Main Street. There are a few areas along the north edge of campus where Residential Districts and their associated structures directly adjoin University Property. While the University has planted a landscape buffer to isolate the houses along Pierrepont Avenue, there is a visual and physical connection to the houses adjacent to the Crane Complex. Ideally, Potsdam University would purchase these properties to maintain the public roadway as the campus edge.

There doesn't appear to be a need to acquire additional properties at this juncture. There is available space for building development on the existing campus properties. NATCO Park has the potential to offer a collaborative effort with the Village of Potsdam. Development of Lehman Park should follow the guidelines developed by the Village of Potsdam 1985 Raquette River Corridor Recommendations.



ADJACENT RESIDENTIAL NEIGHBORHOOD



VIEW OF THE RAQUETTE RIVER FROM LEHMAN PARK



NATCO PARK FIELD



VIEW OF THE RAQUETTE RIVER FROM LEHMAN PARK



RESIDENTIAL AND STUDENT ACTIVITIES QUAD



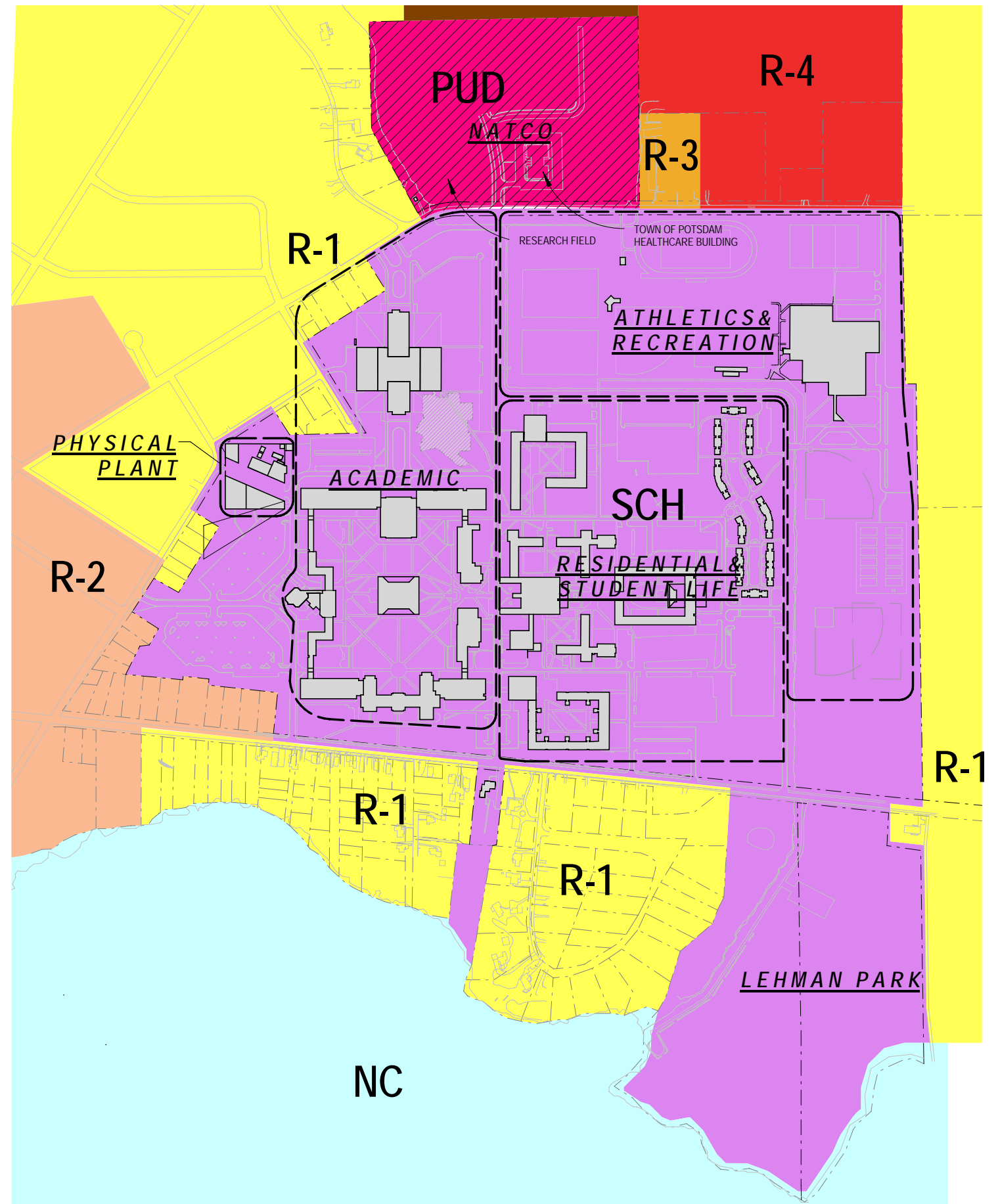
RECREATIONAL AND ATHLETIC FIELD

# LAND USE

## CAMPUS AND NEIGHBORHOOD

--- PROPERTY LINE  
 --- LAND USE DESIGNATION

- R-1 ONE-FAMILY RESIDENCE DISTRICT - One-Family Residence District: Primarily single family housing with accessory use buildings.
  - R-2 TWO-FAMILY RESIDENCE DISTRICT - Two-Family Residence District: Primarily single and two-family housing with accessory buildings.
  - R-3 MULTIPLE FAMILY RESIDENCE DISTRICT - Multiple Family Residence District: Primarily garden apartments, single family housing and two-family housing with accessory buildings.
  - R-4 GROUP DWELLING DISTRICT - Group Dwelling District: Primarily Multiple families and group dwellings with single family, two-family and multiple family housing with accessory buildings.
  - PUD PLANNED UNIT DEVELOPMENT DISTRICT - Permit establishment of areas in which unique singular or diverse uses may be brought together as a compatible and unified plan of development which shall be in the interest of the general welfare of the public
  - SCH INSTITUTIONAL AND COLLEGE DISTRICT
  - NC NATURAL CONSERVATION DISTRICT - Natural Conservation District: Open land and water areas. Outdoor recreation use, passive use; no structures allowed.
- //// UNIVERSITY OWNED, BUT ZONED PUD





# CIRCULATION

## NARRATIVE

Potsdam has several campus entry points, which connect the public vehicular roadways to the campus vehicular routes. There are two primary campus entry points located along Pierrepont Avenue. There are also two secondary campus entry points located on Bay Street and Main Street respectively. Finally, there are four tertiary campus entry points surrounding the campus that mainly access perimeter parking lots. The campus lacks a clearly identified main campus entrance.

The majority of the campus vehicular routes are located along the perimeter of the campus. Contrary to the perimeter roadways is Barrington Drive, which bisects the academic campus core from the residential core. Barrington's presence is a concern to pedestrian traffic, which crosses at multiple points as students' transverse between residential life and classrooms. There are secondary vehicular roadways which provide connections to parking lots, and service access to buildings. Currently, Potsdam is in the midst of refurbishing these secondary vehicular roadways with new curbing and asphalt work. There is also a road widening project underway along Watertown, Massena and Gouverneur Drives that will allow the large food service vehicles improved access to the Thatcher Hall Loading Dock. Some of the cross drives are narrow. Most of the roads have concrete curbs. The Campus would like to standardize on a minimum width of 24 feet with granite curbing. There are current projects scheduled to rebuild or repair roads and parking areas in including several bridges that span the canal.

Potsdam's parking lots are located along the perimeter of campus. They are conveniently located adjacent to vehicular entrance points, and serve the current population adequately. The college is in the midst of re-constructing these lots over the next two years. The largest parking areas are located adjacent to Raymond Tower, which is ideal for administration staff. The second largest parking area is located at the south end of campus, and is convenient for the residential student population. There is also a sizable parking lot located adjacent to the Crane Music Complex, which is also ideal for public events held in one of the auditoriums. Likewise, there is event parking located adjacent to Maxcy Hall. Lastly, Potsdam has short-term parking (15 minute) located adjacent to The Barrington Student Union. This short term parking is available for students, faculty, staff and the public to use for short term access to the Union's bookstore and/or food service venues.

Primary pedestrian routes occur along the central portion of campus mainly along a north-south axis. There is a strong pedestrian link between Carson Hall to the north and the Barrington Student Union to the south. There is also a strong pedestrian access through the four "gateways" that occur at each corner of the Academic Quadrangle. Primary pedestrian pathways occur along the north-south axis between Satterlee and Kellas Halls, Barrington Drive and Lehman and Knowles Residence Halls. There are secondary pedestrian pathways that link building entrances, and provide off-axis direct walkways throughout the campus.

Pedestrian pathways are generally comprised of brick or asphalt walkways. Brick is utilized at special locations and building entrances. Sidewalks throughout the Campus are typically 6' or wider asphalt concrete and in generally adequate condition. There are several sidewalk and courtyard areas that are surfaced with brick pavers, and some of these areas have experienced efflorescence. Because of this concern some of the recent courtyard replacements have utilized colored and stamped asphalt concrete. There are also various retaining walls, stairways and pedestrian ramps throughout the campus to accommodate site access. These structures appear generally adequate however there are areas where ramps are too steep or other ADA access improvements are required. There does not appear to be a campus standard for walkway widths. However, the ongoing walkway replacement project should be addressing this condition.

The College has located bike racks throughout the campus, primarily located adjacent to secondary building entrances. There appears to be an adequate quantity of bike racks serving the student population. In general, the student body does not appear to utilize bicycles as a mode of transportation as opposed to other universities. Potsdam has also has a bus shelter centrally-located on Barrington Drive adjacent to the main pedestrian intersection. This bus shelter appears to be in neglect, and does not receive a lot of student usage.

Potsdam has a large number of building loading docks and outdoor dumpsters that serve the associated buildings. The layouts of the academic buildings essentially face the library at the center of the Academic Quadrangle. As such, these buildings locate their "backside", including the loading dock/dumpster components, along the outer ring adjacent to the campus vehicular routes. In a few instances, this has created unsightly views from the vehicular and pedestrian perspective. This issue especially occurs along Barrington Drive.

### PROBLEMS AND OPPORTUNITIES:

- The closure of Barrington Drive will mitigate the interaction of pedestrian and vehicular intersections.
- Review if all building loading docks are required for both vehicular service points and refuse collection.
- Provide a clear hierarchy of Campus Entrance Points.
- Review food service loading docks to determine if all food deliveries could be made to a single location, then satellite location deliveries could be made with smaller vans.
- Confirm a standardized walkway width, material and construction.



DUMPSTER OUTSIDE OF STOWELL HALL



BIKE RACK

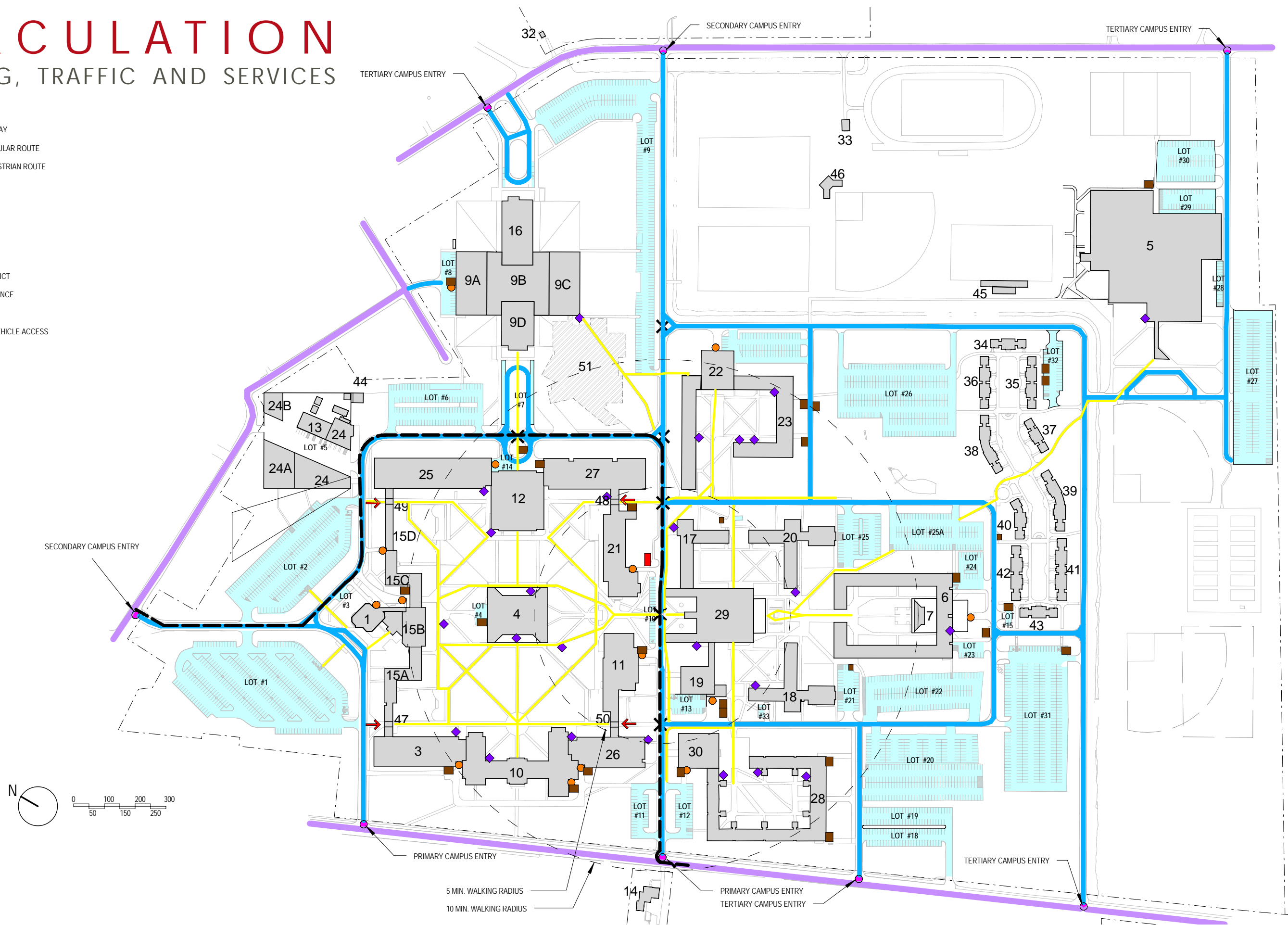
### PARKING LOT COUNT - CAMPUS WIDE

LOT #	TYPE	SQ.FT	REGULAR SPACES	DISABLED SPACES	TOTAL SPACES
1	F/S/CS/V	152,780	373	5	383
2	F/S/CS/V	138,144	242	5	247
6	F/S/CS/V	37,482	108	2	110
7	F/S/CS/V	35,180	127	0	127
9	F/S/CS/V	100,979	301	2	304
20	F/S/RS/V	36,702	106	0	106
25	F/S/RS/V	20,896	50	2	54
36	F/S/CS/V	1,620	7	2	9
37	F/S/CS/V	3,420	18	2	20
SUB-TOTAL		527,203	1,332	20	1,360
27	F/S/RS/CS/V	63,881	190	3	193
28	F/S/RS/CS/V	3,108	12	1	16
30	F/S/RS/CS/V	25,430	74	0	74
31	F/S/RS/CS/V	100,000	310	2	312
SUB-TOTAL		192,419	586	6	595
8	F/S	10,250	20	1	21
11	F/S	9,064	26	3	29
12	F/S	9,064	29	0	30
13	F/S	7,155	20	2	22
21	F/S	10,832	14	2	25
29	F/S	12,886	31	2	33
SUB-TOTAL		59,251	140	10	160
17	F/S/RS/V	28,674	65	1	72
18	F/S/RS/V	32,786	115	0	117
19	F/S/RS/V	46,377	160	1	161
22	F/S/RS/V	48,824	139	1	142
23	F/S/RS/V	5,413	8	2	11
24	F/S/RS/V	9,984	17	1	19
25A	F/S/RS/V	35,472	107	0	107
26	F/S/RS/V	105,000	270	0	270
32	F/S/RS/V	12,047	30	4	34
SUB-TOTAL		324,577	911	10	933
10	15 MIN	3,660	0	3	20
14	15 MIN	720	0	0	4
SUB-TOTAL		4,380	0	3	24
3	Pres/Svc Veh	920	4	0	5
4	Disab/Svc Veh	2,015	0	2	4
5	Phys Plant	27,612	0	0	14
35	PACES	5,740	0	0	2
15	PACES	2,040	0	0	4
16	PP/Disab	2,468	0	2	4
33	SHS/Disab	2,375	0	2	4
Robbins Square [34]	Disabled	396	0	0	0
SUB-TOTAL		43,566	4	6	37
TOTALS:		1,151,396	2,973	55	3,109

# CIRCULATION

## PARKING, TRAFFIC AND SERVICES

- PUBLIC ROADWAY
- CAMPUS VEHICULAR ROUTE
- PRIMARY PEDESTRIAN ROUTE
- PARKING
- ◆ BIKE RACK
- DUMPSTER
- LOADING DOCK
- BUS SHELTER
- X TRAFFIC CONFLICT
- CAMPUS ENTRANCE
- BUS ROUTE
- EMERGENCY VEHICLE ACCESS



# LANDSCAPE NARRATIVE

## MAIN CAMPUS

Potsdam's most prevalent campus asset is the configuration of its outdoor space. The outdoor green spaces provide excellent vistas and complement the arrangement of the academic and residential buildings. The buildings that surround the academic core clearly define the quadrangle thereby creating a strong sense of place. This area has received particular landscape attention, and is the highlight of the outdoor place making experience. There has been a unanimous consensus from faculty, staff and students that the outdoor green spaces should be protected.

There are also strong outdoor spaces located in three residential quadrangles. These outdoor spaces provide areas of recreation for the students, while enabling ample natural light into the buildings. The largest outdoor space occurs in the Academic Quadrangle. Potsdam holds its annual commencement ceremony in the quad with Satterlee Hall as the backdrop.

Recently, Potsdam introduced Marshall Park as a recreation area for the student body. The park includes a water feature, sand volleyball court, fire-pit and a barbecue grill area. This area has potential to be a successful outdoor place, but requires continued maintenance of the water feature.

The college has constructed several outdoor plazas at key pedestrian walkway intersections. These plazas provide opportunities for informal interactions between students, faculty and staff. Frequently, there is bench seating at these plazas, which promote outdoor place making.

Potsdam has two outdoor instruction locations. The first is located on the Academic Quadrangle adjacent to Satterlee Hall. This location has wooden bench seating, which is slightly worn. The second location is also on the Academic Quadrangle adjacent to Kellas Hall. This instruction area has been installed recently, and is in good condition.

Potsdam has one synthetic athletic field located near Maxcy Hall. The synthetic field was installed +/- 2001, and was anticipated to last for ten years. As such the field is expected to be replaced in 2010 or 2011. There has been minor maintenance to the synthetic surface. The infield of the softball field contains a dirt-mix surface. There has been a request from Athletics to install a synthetic surface onto the outfield portion of the softball field as well. The advantage of the synthetic surface is that it will extend the available use of the softball field earlier in the spring semester through the use of snow removal equipment. This extended use will allow the athletes more outdoor playing time, which will mitigate scheduling of indoor practice time in Maxcy Hall.

There are two recreational fields for intramural and community-use sports. These grass fields are in good shape, but are limited by the weather. There is an outdoor track surrounding a grass athletic field. Both are in good condition. Potsdam has (12) tennis courts all of which are in good condition. These tennis courts provide athletic and recreational use for both the institution and the community. Finally, there are (11)+/- asphalt surfaces that function as outdoor basketball courts or street hockey.

The campus utilizes trees canopies that provide a buffer along the campus edges. There are also tree canopies adjacent to a few parking lots. The most mature tree canopy occurs in front of Satterlee Hall.

A variety of shrubs are found along some building foundations, entrances, gathering spaces, and pathways, but do not occur with regularity in these spaces. Campus greens are dominated by large expanses of lawn. A number of greens are occupied by large specimens planted as shade trees throughout the green expanses, others include trees planted along the periphery of open space. Street trees line a number of the streets that create campus edges.

## PROBLEMS AND OPPORTUNITIES

- The synthetic athletic field requires replacement.
- The softball field should receive a synthetic outfield.
- Marshall Park should receive a general all-purpose upgrade, including refurbishment of the water feature, and vegetation edge along the east and west boundaries. Additional student recreational activities should be positioned in Marshall Park.
- Consider additional recreational fields for both student and community use.

## NATCO PARK

SUNY, acting on behalf of SUNY Potsdam, also has a 99-year lease that commenced on May 1, 1987, with Northern Advanced Technologies Corporation (NATCO) for 25 acres of land directly across Outer Main Street. The original lease documents state that this lease was established for NATCO to develop a technology research park that would provide employment and education opportunities for the community. NATCO Park is 24.75 acres.

## OPPORTUNITIES

- Relocated DayCare Center

## LEHMAN PARK

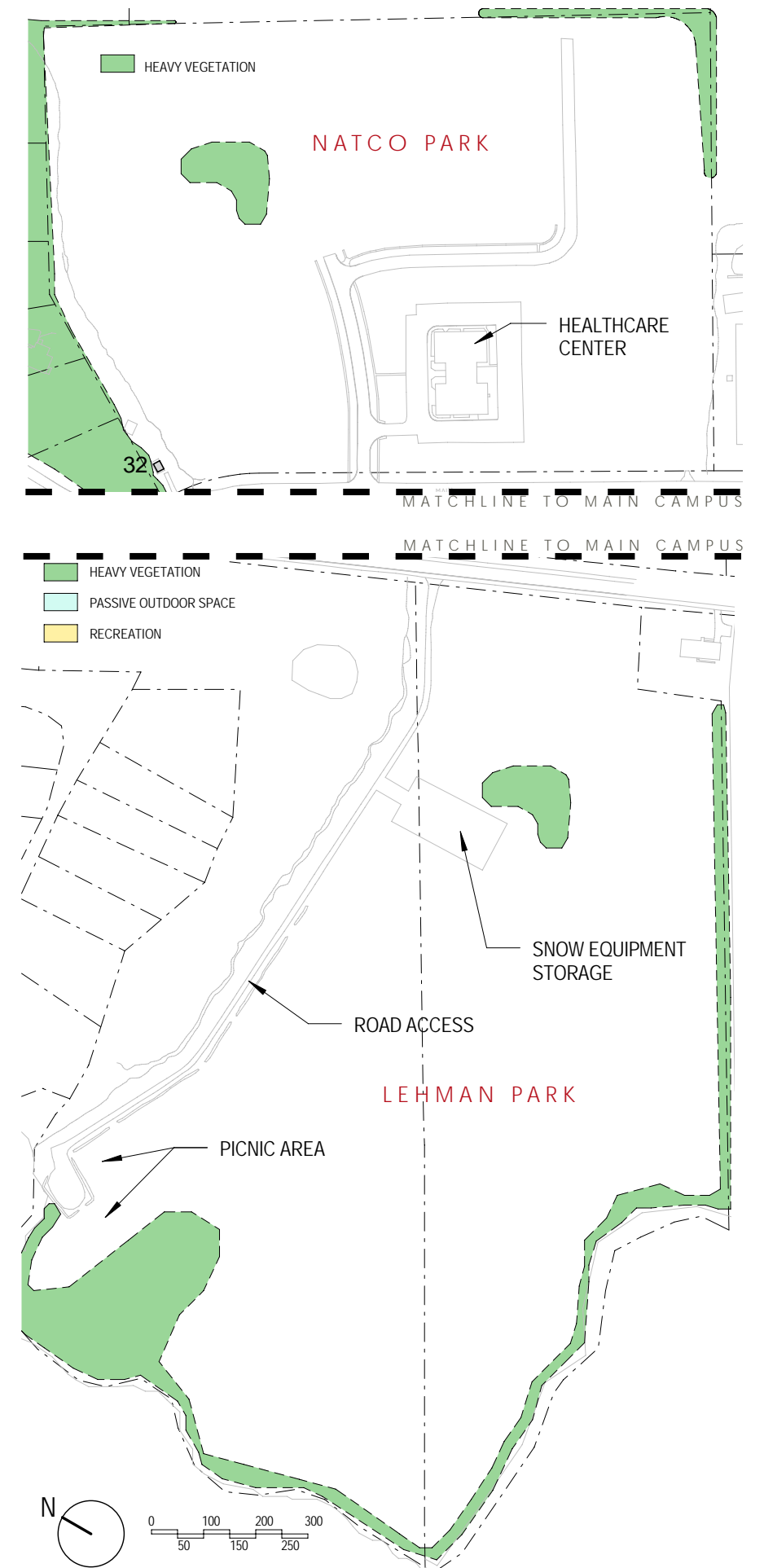
In 1969, The State University College at Potsdam acquired land between Pierrepont Avenue and Raquette River now known as Lehman Park. The 43.2 acre park has potential to be a strong asset to the college. Currently, the park is primarily utilized as a recreational opportunity for the college and the community of the Village of Potsdam. The college maintains a canoe shed for their wilderness program and a series of picnic tables and grilles for the public use. The college has also located an outdoor storage space for equipment such as snow plows and concrete storm piping.

Lehman Park contains a large gentle sloping grass land for potential recreational use. There is a vegetated tree canopy along the water's edge, and also along the northern and southern boundaries of the property. The land is bucolic, and ideal for recreational use.

The possibilities for development of the Park are virtually unlimited. There have been a wide variety of development opportunities discussed by senior administration. Phase IV will review the pros and cons of potential developmental strategies.

## OPPORTUNITIES

- Upper Class Student Apartment Housing.
- Convocation Center.
- Hotel with Special Guest Housing and Conference Center.

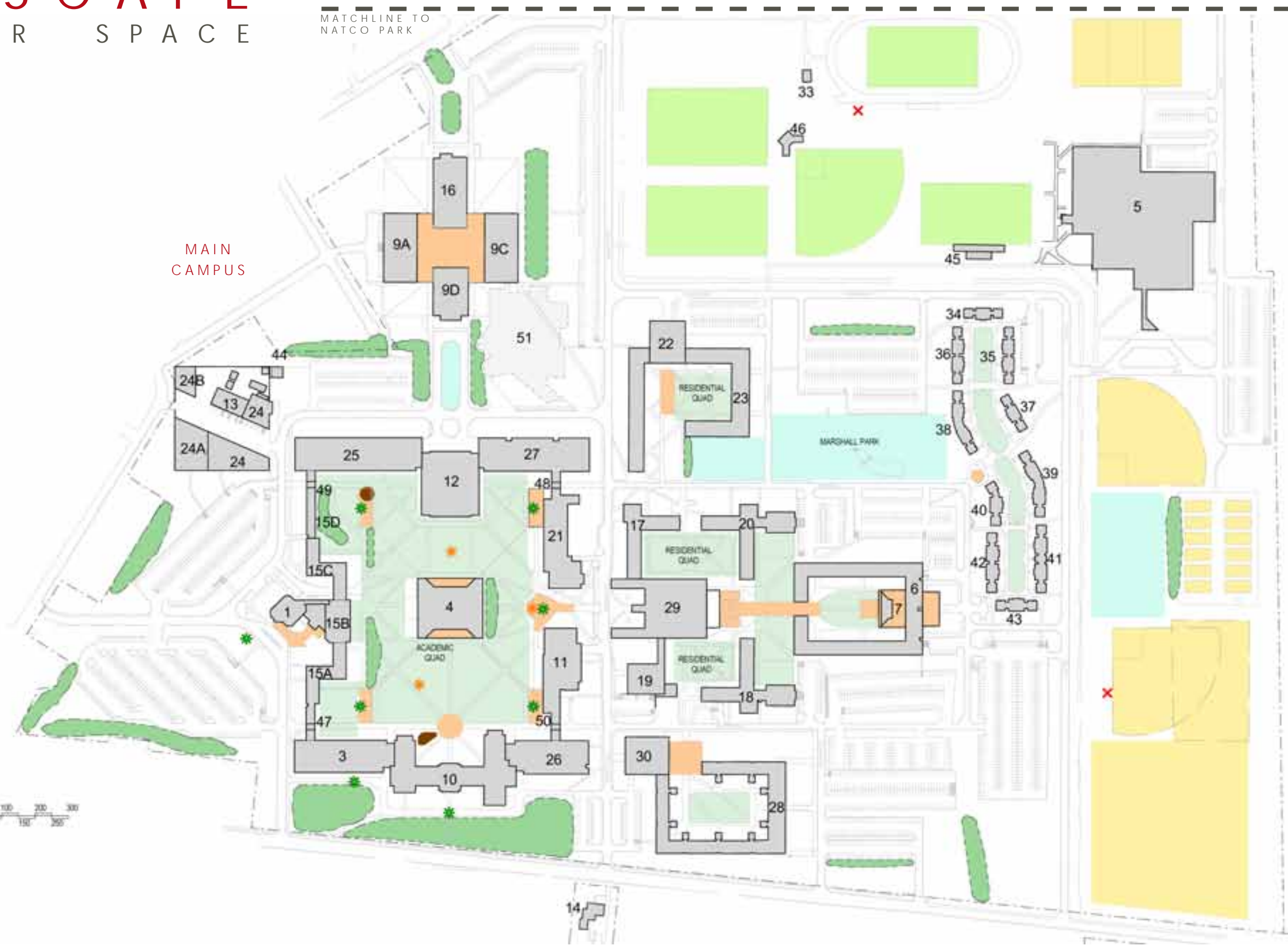




# LANDSCAPE

OUTDOOR SPACE

- PLAZA
- ACADEMIC QUAD
- ATHLETICS
- RECREATION
- HEAVY VEGETATION
- PASSIVE OUTDOOR SPACE
- OUTDOOR INSTRUCTION
- MEMORIAL PLANTING
- OUTDOOR SCULPTURE
- DRAINAGE ISSUES



MAIN CAMPUS

MATCHLINE TO NATCO PARK

MATCHLINE TO LEHMAN PARK

# G E O G R A P H Y

## N A R R A T I V E

Potsdam's Campus is situated in a valley near the Raquette River at elevation 430 feet. The soil is comprised of Recent Alluvium (clay). Soil type Till appears nearby on the ridges outside the Village of Potsdam. There are no wetlands on the campus; however, the low-lying campus is prone to flooding during major rain events. The college constructed a storm water causeway that runs from NATCO Park through the campus to the Raquette River. This causeway collects storm water and diverts it to the river. The causeway also acts as the dividing line between the athletics/recreation areas from the rest of campus. The 100 year floodplain extends along the Raquette River, and into Lehman Park. The Raquette River flows into the Saint Lawrence Seaway. Essentially, the campus topography is flat with very little sloped areas. The only significant sloped area is the man-made mounds located in the townhouse quadrangle. It has been noted that these mounds are difficult to maintain by the Grounds Department. Finally, SUNY Potsdam is located in earthquake seismic zone "D".

The campus is located in Plant Zone 4. Small leaf Linden and Red Maple Trees predominate the campus landscape. Generally, the plantings complement the campus buildings, especially along Pierrepont Avenue. Tree cover also complements the Raquette River View Corridor. The tree canopies also act as landscape buffers between the campus and adjoining residential properties.

### Climatology:

#### Temperature

Annual Average High	54 degrees F
Annual Average Low	33 degrees F

January Average High	26 degrees F
January Average Low	4 degrees F

July Average High	79 degrees F
July Average Low	58 degrees F

#### Precipitation

Annual Total	37.113 inches
Monthly Average	3.09 inches
Highest month (Sept.)	4.27 inches

Annual Snowfall	83 inches
Highest Month (Jan.)	21 inches

Postdam has 6,202 heating degree days	
Cloudy Days	50%
Sunny Days	50%

### PROBLEMS AND OPPORTUNITIES:

- Install trees in and around surface parking lots to provide buffer and to reduce parking lot heat island effect.
- Rehabilitate and increase the bridges that span the causeway.
- Lehman Park offers an ideal opportunity for campus development.



ACADEMIC QUAD



ACADEMIC QUAD



VIEW OF ACADEMIC QUAD FROM CRUMB LIBRARY



VIEW OF THE RAQUETTE RIVER FROM LEHMAN PARK



PICNIC AREA IN LEHMAN PARK



ACADEMIC QUAD



# G E O G R A P H Y

C A M P U S

- PROPERTY LINE
- EXTENT OF 100-YEAR FLOOD PLAN
- CURRENT WATER LINE
- ▶ SCENIC VIEWS



# PHYSICAL CONDITIONS

## SANITARY & STORM-WATER DRAINAGE

The campus has performed recent TV inspections of the sanitary sewers. Older lines are vitrified clay tile and newer lines are PVC. In general the condition of the sewer pipes is good and the capacity meets the campuses current needs. Many of the sewer manholes are brick mortared structures that are prone to leakage and potential collapse. These manholes are being replaced with new structures as part of the campus roadway improvement project.

The campus has performed recent TV inspections of the storm sewers. The storm sewers for pipes 12" in diameter and larger are typically concrete pipe with 4" diameter through 8" diameter vitrified clay tiles for roof, building storm connections and smaller. In general the condition of the storm sewer pipes is good and the capacity meets the campuses current needs. There are issues with the storm sewers plugging.

Most of the campus drains to the "canal" which is a stone lined open channel that traverses through the campus conveying stormwater from the closed storm sewer system across Pierrepont Avenue (NYS Route 56) to the Raquette River. The banks of the channel are planted with crown vetch and the general condition is good. The channel has reportedly had adequate capacity to handle runoff from large storm events. The flat reaches of the channel also allow debris and sediment to drop out so that it functions to help reduce storm water quality impacts to the Raquette River. These accumulated materials are periodically removed from the channel. This feature is consistent with current best management practices that require new projects to provide Stormwater Management Pollution Prevention Plans as a condition of discharging stormwater.

There is a small pond with a bridge, referred to as the Marshall Park water feature. This area was initially developed within a drainage course as a landscape amenity but has fallen into disuse.

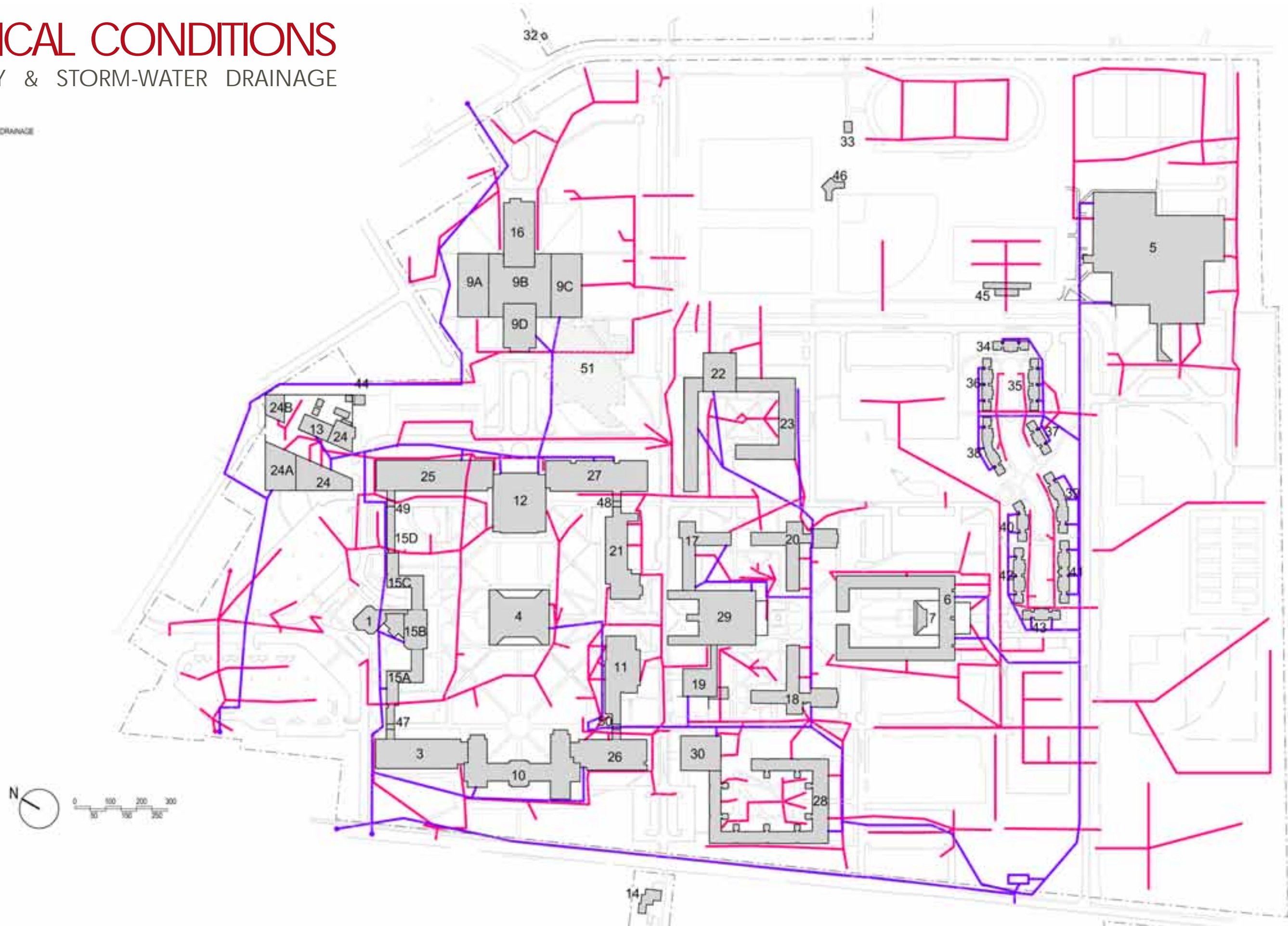
Most site areas are adequately drained. The only drainage problem of significance reported was flooding that occurs at the Bowman loading docks. There are several areas of high groundwater problems; including the Merritt Pool, Crumb Library and The Crane Complex.



# PHYSICAL CONDITIONS

## SANITARY & STORM-WATER DRAINAGE

— STORM WATER DRAINAGE  
— SANITARY



# PHYSICAL CONDITIONS

## GAS, STEAM, DOMESTIC & CHILLED WATER

Water lines within the Campus are owned by the College and are fed via one of five connections to the Village of Potsdam water system. Water lines within the campus consist of 8" diameter and 6" diameter mains and 4" diameter building feeds. Campus water lines are ductile iron pipe and reportedly in good condition. A section of water main that has had several breaks in front of Barrington Student Union is scheduled for replacement.

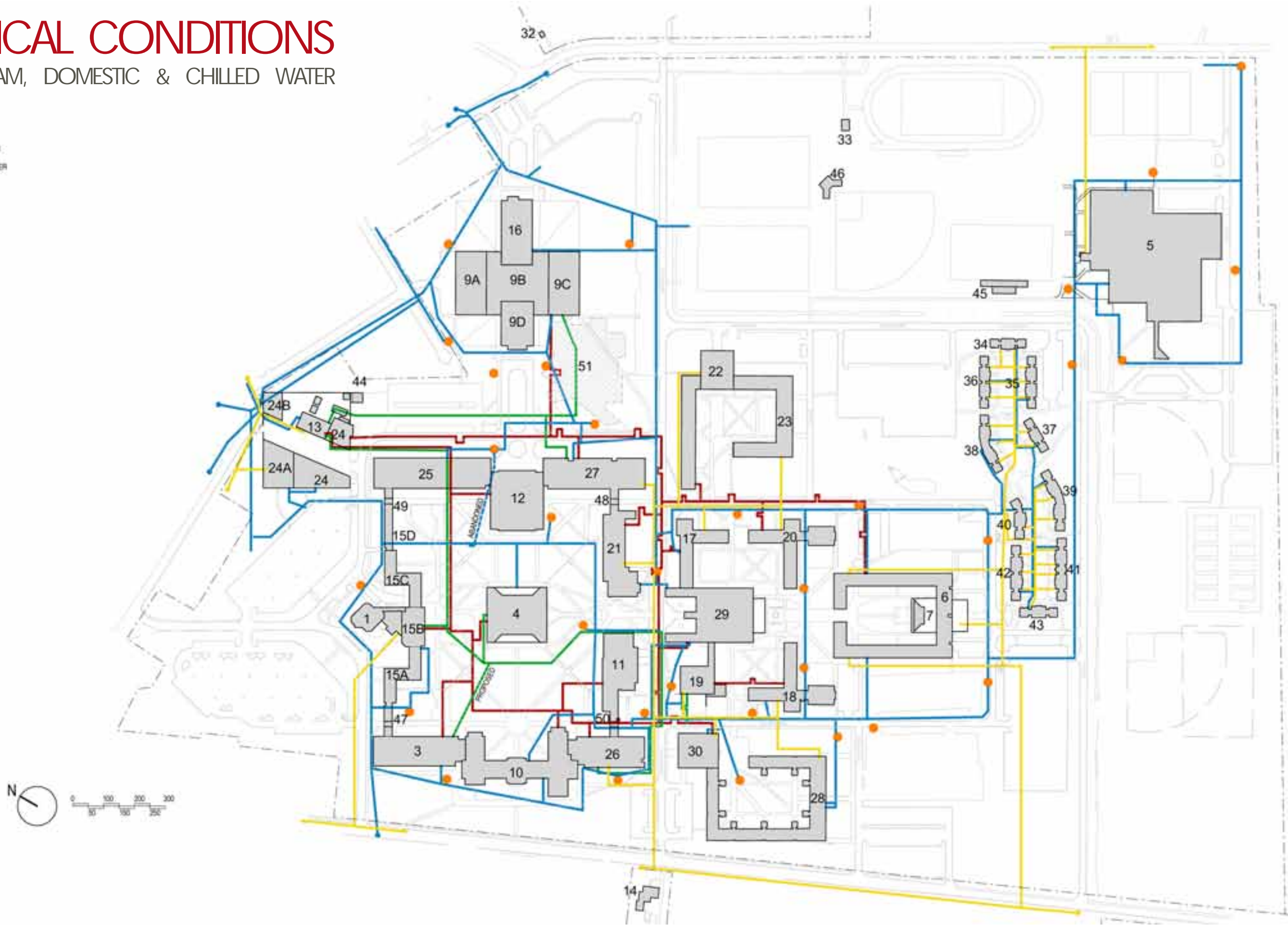
Water meters are provided at the buildings on campus. Backflow prevention devices are installed at the heating plant building, science building, and food service buildings. The primary maintenance issue has been the water system valves which have periodically required replacement. The campus is in the process of replacing all of the hydrants over the next two to three years. Pressures are generally adequate for domestic water service; however booster pumps are required for the high rise buildings. In general the system is fairly well "looped" providing multiple flow paths for water which reduces pressure losses and provides redundancy. Noted exceptions are a single 8" feed to Maxcy and the lack of a second connection to the Village system on Pierrepont Avenue at the south end of the campus.



# PHYSICAL CONDITIONS

GAS, STEAM, DOMESTIC & CHILLED WATER

- GAS
- CHILLED WATER
- DOMESTIC WATER
- STEAM
- FIRE HYDRANT



# LIFE SAFETY & SECURITY

## N A R R A T I V E

Emergency “Blue Light” phones are installed throughout the campus. They are prevalent and easily identifiable. It is recommended that Campus Security make periodic checks to ensure the phones continue to be operational.

Campus roadways, parking lots and pedestrian sidewalks all have received site lighting that permits night-time circulation and mitigates campus safety concerns. CONFIRM WITH ANA.

Potsdam University has enacted an Emergency Response Plan outlining procedures for managing major emergencies that may threaten the health and safety of the campus community. Potsdam has identified several “levels” of emergencies. Levels 1 and 2 relates to widespread emergencies impacting a large segment of the campus with long-term implications. Level 3 involves an emergency with an unpredictable duration with a multi-agency response. Level 4 includes an emergency with a predictable duration at a single location involving the college and a single outside agency such as the fire department. Finally, Level 5 covers a short-term internal “routine” emergency involving only campus facilities and employees. Limited outside agency involvement may be required.

Potsdam has identified the Primary Campus Emergency Operations Center (PCEOC). It is located at the University Police Headquarters in Van Housen Extension. There is also a Secondary Campus Emergency Operations Center (SCEOC). It is located in the Environmental Health and Safety Office in the Physical Plant.

In the event of a campus-wide power outage, ice storm or other catastrophic event, Maxcy Hall has been designated by the American Red Cross as the Village of Potsdam shelter location.

There is one known location of sensitive records storage on campus. The Financial Aid, Student Accounts, Payroll and Admissions Offices keep confidential and sensitive records in Raymond Hall. Some of the records are located within their respective office suites, while the majority of records are stored in the basement of the building. There is also a concern that adequate storage space has reached saturation.

### PROBLEMS AND OPPORTUNITIES:

- Install additional site lighting fixtures along Pierrepont Avenue
- Install a card swipe technology to the records storage rooms in Raymond Hall.
- Provide long-term archival storage.



EMERGENCY PHONE (BLUE LIGHT)



VAN HOUSEN HALL, LOCATION OF CAMPUS POLICE



SITE LIGHTING INSTALLATION NEAR TOWNHOUSES



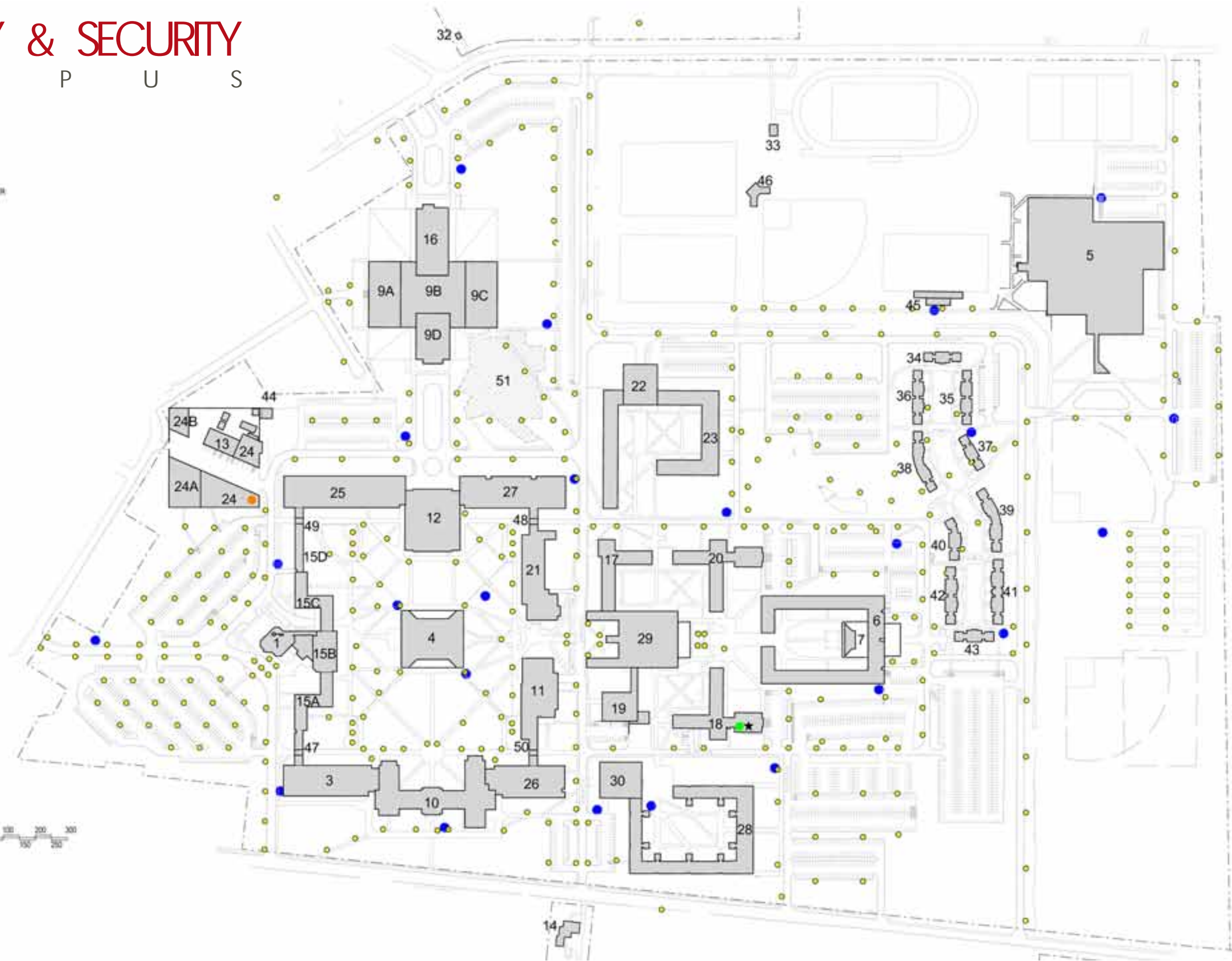
EMERGENCY PHONE (BLUE LIGHT)



# LIFE SAFETY & SECURITY

C A M P U S

-  SITE LIGHTING
-  SECURE STORAGE
-  PRIMARY EMERGENCY OPERATIONS CENTER
-  SECONDARY EMERGENCY OPERATIONS CENTER
-  UNIVERSITY POLICE STATION
-  EMERGENCY PHONE



ASSESSMENT OF CONDITIONS

# ACCESSIBILITY

## NARRATIVE

The physical nature of Potsdam's campus has advantages and disadvantages to enabling full handicapped compliance. The advantage is the extremely flat terrain that exists on campus. Virtually all of the sidewalks are situated on land with less than 3% slope. The significant negative attribute of the campus's accessibility are the buildings.

In general, there are handicapped parking spaces located throughout the campus. They are strategically located adjacent to buildings, and have the associated curb cuts along the sidewalks.

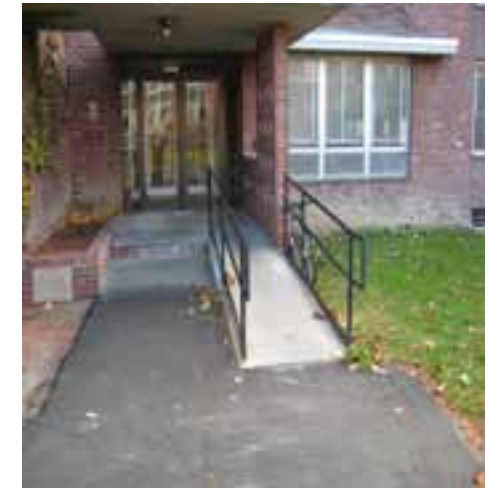
There are a number of sidewalk-to-roadway intersections that lack curb cuts. However, the ongoing roadway refurbishment project is installing curb cuts at non-compliant intersections. The Academic Quadrangle, which has been recently refurbished, is fully wheelchair-compliant. In addition, much of the north end of campus contains compliant sidewalks and roadway intersections. The north-south pedestrian spine that runs from Merritt Hall to the new townhouses is also completely compliant. The campus lacks curb cuts at the intersections on the west end of campus near Lehman Dining. But this is expected to be rectified during the next phase of roadway refurbishments.

Potsdam's building entrances have a greater difficulty in achieving ADA compliance. Many of the buildings were erected in the 1960's and 1970's when wheelchair accessibility was not required. As such, many of the buildings contain a stepped entrance or a sloped entrance that is too steep for current code compliance. Most of the stepped entrance buildings have received a ramp/handrail addition in an attempt to provide wheelchair access. However, some of these ramps are either too steep or lack compliant handrails. Specifically, the Crumb Library has two main entrances located on the west and east ends. The building's architectural ramped entry is too steep for wheelchair compliance. To accommodate wheelchair access, an ADA ramp was installed along the north end of the building. While this ramp provides access to the building, the access is to the staff workroom. This does not meet the spirit of the ADA Act, which requires wheelchair access to the building's main public entrance.

It is recommended that all of the main building entrances be made wheelchair-compliant. This effort should be completed in unison with the ongoing refurbishment of the campus sidewalks. Likewise, the associated ramp handrails and guardrails should follow a standardized design aesthetic so that all building entry ramps are of similar design.



RAMP OUTSIDE OF FLAGG HALL



RAMP OUTSIDE OF SISSON HALL



RAMP OUTSIDE OF SCHUETTE HALL



NO CURB CUTS AT SIDEWALK/ROAD INTERSECTION



EXTERIOR STAIR AT SNELL THEATER



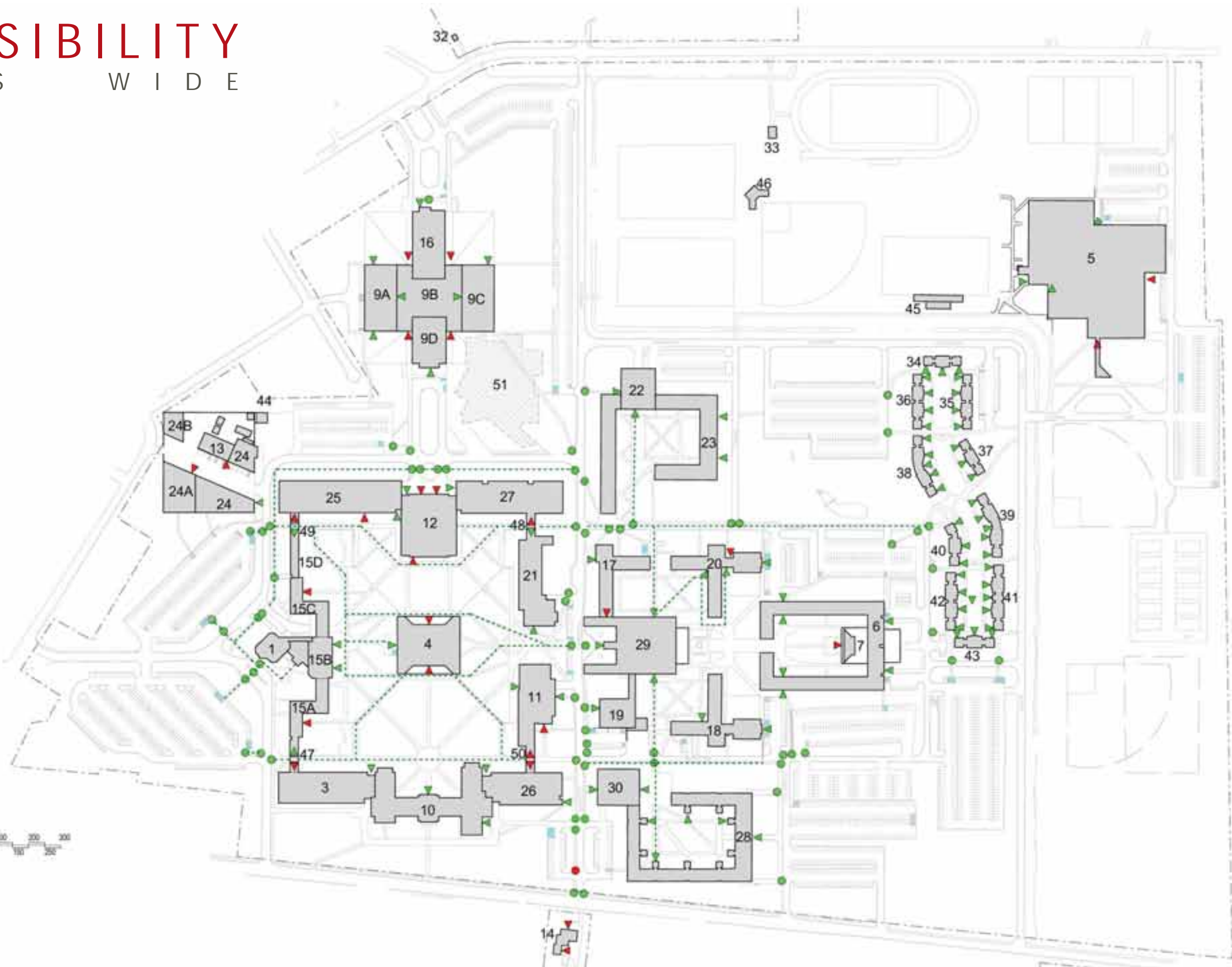
STEEP ROAD NEAR STOWELL LEADING TO ACADEMIC QUAD



# ACCESSIBILITY

CAMPUS WIDE

- ACCESSIBLE SIDEWALK CURB RAMP
- ▲ ACCESSIBLE BUILDING ENTRY
- ▭ HANDICAPPED PARKING
- - - ACCESSIBLE ROUTE
- NON-ACCESSIBLE SIDEWALK INTERSECTION
- ▲ NON-ACCESSIBLE BUILDING ENTRY





CHAIR LIFT IN VAN HOUSEN EX-  
TENSION



BOOK STACKS ARE TOO-NAR-  
ROW IN CRUMB LIBRARY



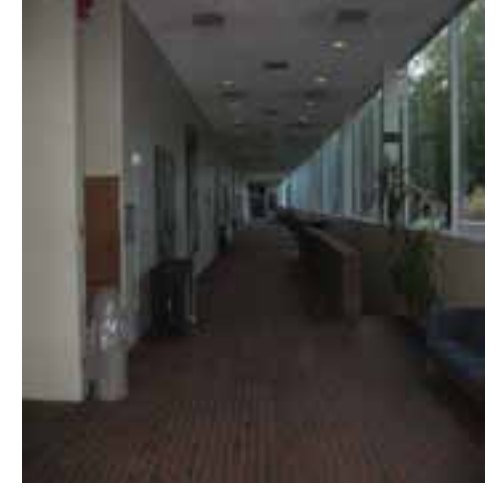
CHAIR LIFT IN SISSON HALL



NON-COMPLIANT RAMP IN MER-  
RITT HALL



TIMERMAN HALL CONCOURSE



FLAGG HALL CONCOURSE



MACVIVCAR HALL CORRIDOR



MERRITT HALL CORRIDOR





SATTERLEE HALL CORRIDOR



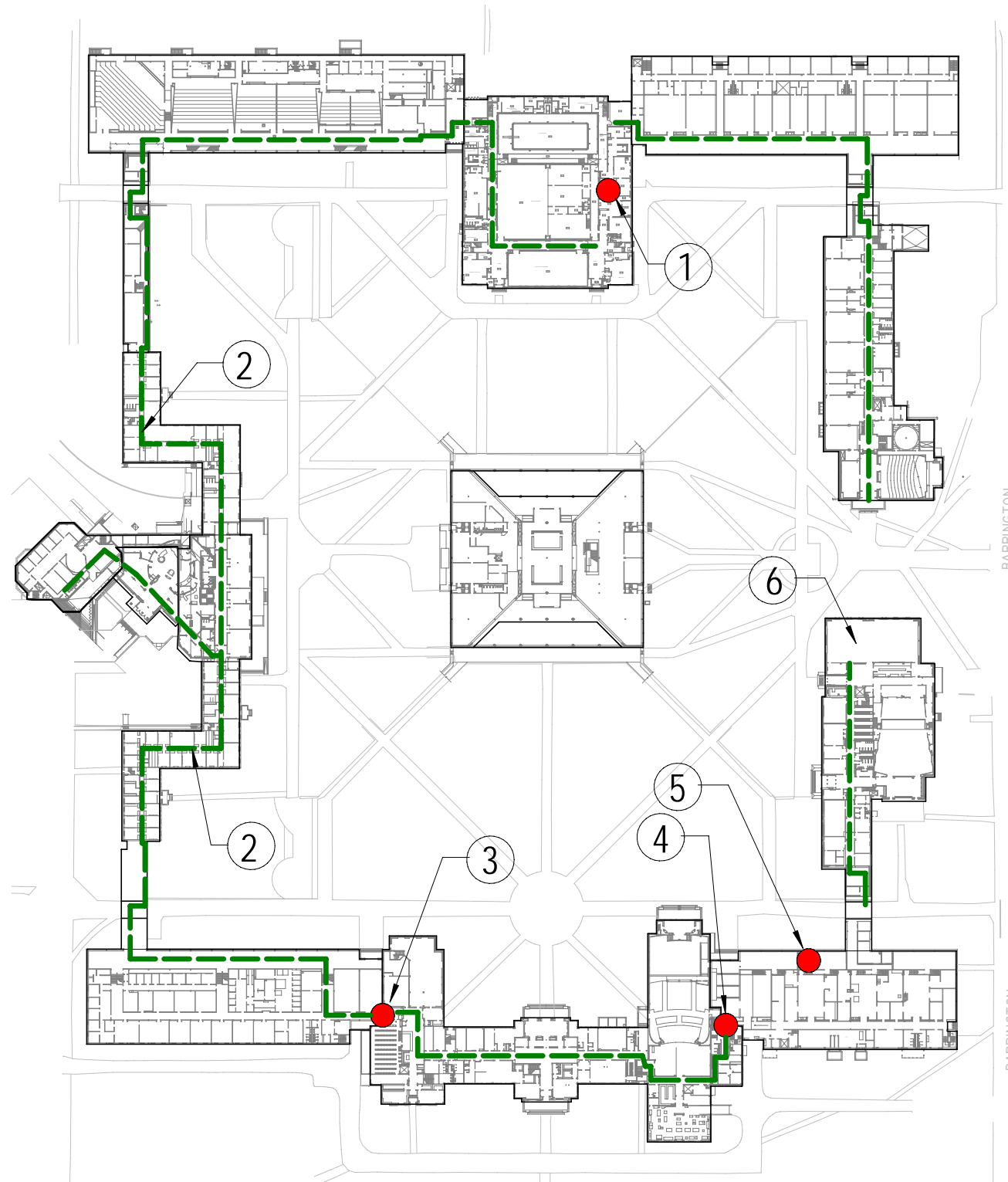
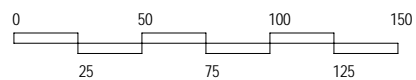
# ACCESSIBILITY

## ACADEMIC QUAD BUILDINGS

-  ACCESSIBLE PEDESTRIAN TRAFFIC
-  IMPEDIMENT TO PEDESTRIAN TRAFFIC

### ACCESSIBLE IMPEDIMENTS

- 1 THE EXISTING DAYCARE CENTER PREVENTS PUBLIC INDOOR ACCESS BETWEEN TIMERMAN AND MERRITT HALLS.
- 2 THE EXISTING CORRIDORS IN MOREY AND MACVICAR HALLS ARE TOO NARROW FOR ADA COMPLIANCE.
- 3 EXISTING STAIR AT THE FLAGG AND SATTERLEE HALL CONNECTION.
- 4 EXISTING FLOOR ELEVATION CHANGE AT THE REAR OF BRAINERD HALL.
- 5 BRAINERD HALL'S PUBLIC CONCOURSE HAS BEEN RE-PURPOSED TO ART STUDIOS.
- 6 EXISTING DANCE STUDIO PREVENTS ACCESS FROM STOWELL TO DUNN HALL.



# TECHNOLOGY

## NARRATIVE

Potsdam has invested in creating a strong electrical power and technology infrastructure. As such, every campus building is adequately powered and contains a fiber connection. Overall, most of the academic buildings have wireless access points, and the residential buildings have Road-Runner WiFi.

In 1965, Potsdam constructed an electrical substation, which acts as the connection point to the electric utility company. In 1993, SUNY Potsdam upgraded its phone system to Avaya. The Avaya System includes a central processor network located in Raymond Hall, and five expansion networks located in Raymond, Knowles, Barrington and Bowman. As this system is reaching the end of its useful life, Potsdam is considering changing to a Voice Over IP (VOIP) replacement system. This VOIP System replacement should be completed in conjunction with the replacement/upgrade of the campus' five Uninterruptable Power Supply (UPS) Systems. In order to insure the VOIP phone systems operate during power outages, the campus' 90+ IT wiring closets need to be connected to UPS or emergency generators.

In 1990, SUNY Potsdam installed multi-mode fiber optic cabling connecting all buildings on campus through two central receiving locations in Raymond and Stowell Halls. The College is currently reviewing a design to install an accompanying single-mode fiber optic network along-side the multi-mode. In 2005, SUNY Potsdam replaced all of the campus-wide buildings MDF and IDF systems with the exception of Kellas and Stillman Halls. In 2009, the College replaced the network cabling in Kellas and Stillman Halls. In addition to the MDF and IDF upgrades, most of the connector cabling is being upgraded to Cat-6, and should be complete in 2010.

Students and faculty have access to fifteen computer labs across campus, three of which are located in Satterlee Hall, two in Dunn Hall, one in Merritt Hall, one in the Crane Library and the remaining labs scattered through out the rest of campus. Most computer labs are equipped with projection-podiums. There was a recent overhaul of the campus network infrastructure and electronics. All academic and most administrative buildings had their network infrastructure replaced. The Wireless Network was installed in over sixty locations across campus.

SUNY Potsdam has an excellent fiber infrastructure in-place. The campus's wireless access systems is also in excellent condition. However, the amount of technology in the teaching classrooms and laboratories appears to be limiting. Approximately (35) lecture halls and teaching classrooms have projection technology, which represents approximately one-third of the College's teaching classrooms. Ideally, the percentage of projected classrooms would be at least 67%.

### PROBLEMS AND OPPORTUNITIES:

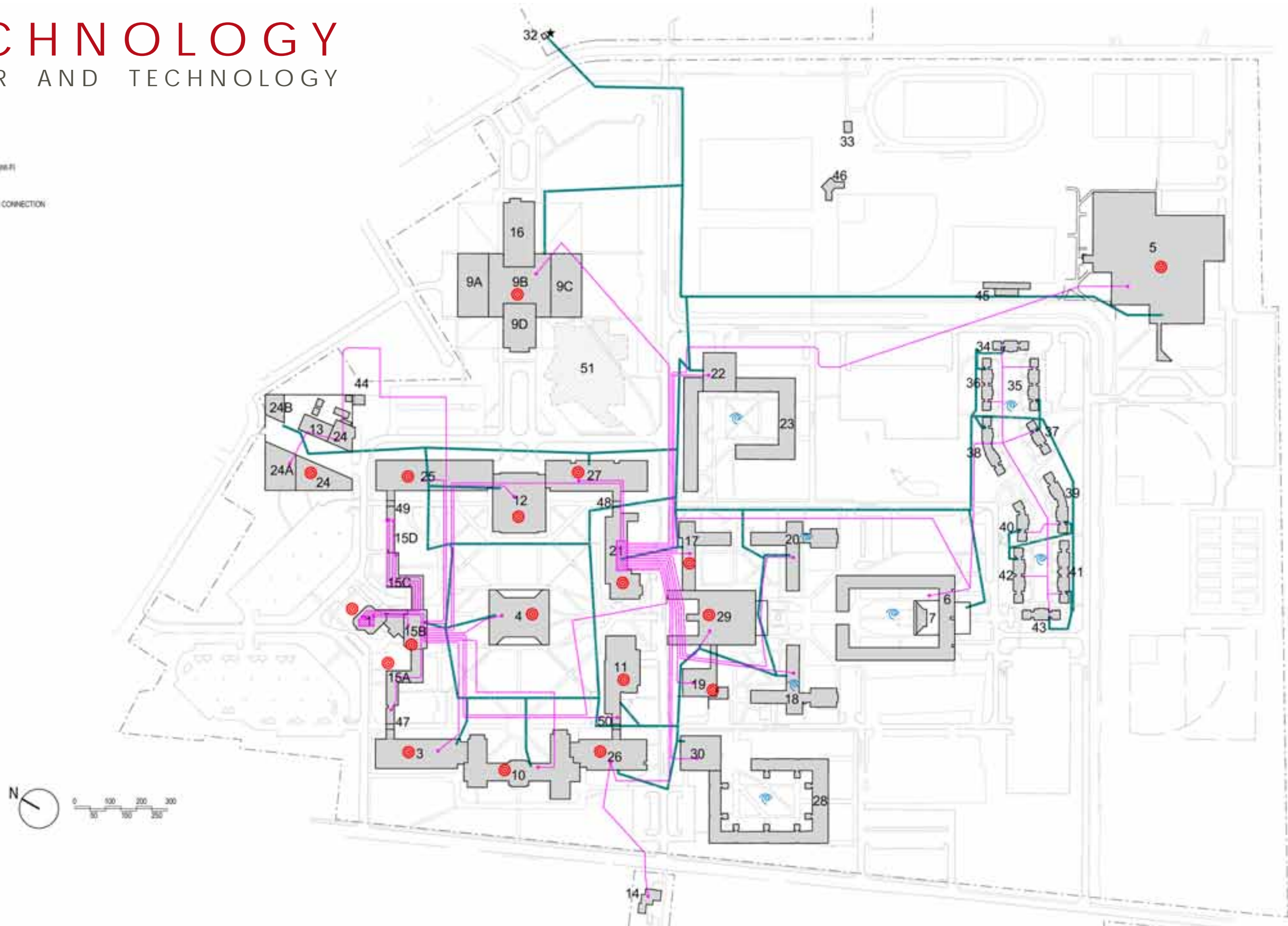
- Continue to upgrade classrooms with projection technology.
- Review Strategies to upgrade campus phone system to VOIP.
- Implement the single mode fiber optic network campus-wide system.



# TECHNOLOGY

POWER AND TECHNOLOGY

- POWER
- FIBER LINE
- ROAD RUNNER Wi-Fi
- WASP
- UTILITY POWER CONNECTION
- DATA CENTER





# RATING SYSTEM

## S U M M A R Y

### CALCULATIONS

The calculations are based on a weighted average system that takes the percentages from the SUNY (Poor, Fair, Good, Excellent) BCAS categories and multiplies them by importance factors. The importance factors are used to increase the impact of major categories while decreasing the influence of minor categories. The final category ratings are determined by taking the sum of total applicable points divided by the sum of the total applicable category importance factors. The final category ratings are on a 0 to 100 scale, where 100 is a perfect score. The overall building rating calculation uses the same logic as the category ratings, in which the final scores from each category are multiplied by another set of importance factors then divided by the total sum of applicable final category ratings. For this system, a rating of 75 is average and 69 to 0 is a failing score.

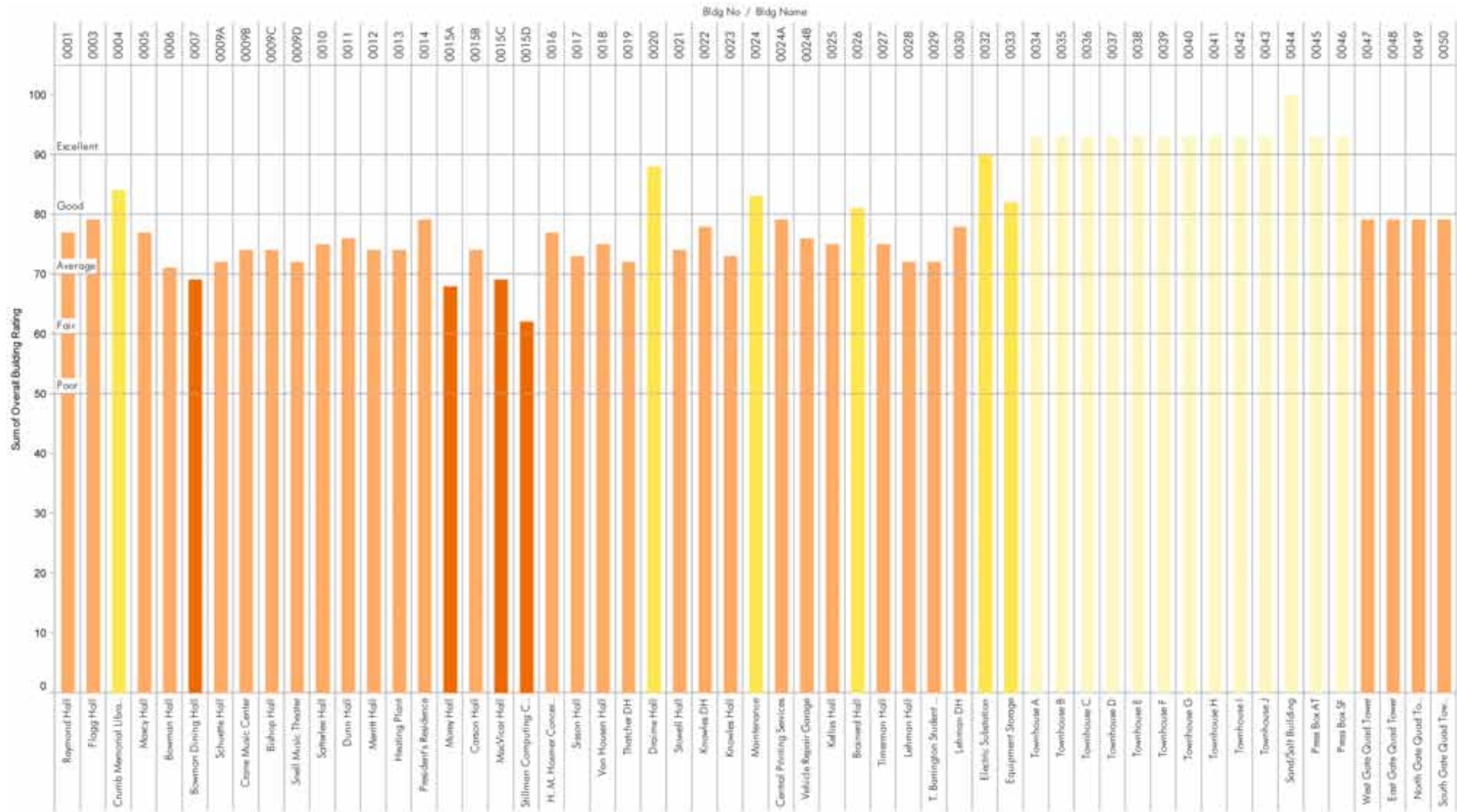
### BUILDING RATINGS

Bldg No	Bldg Name	Architectural Condition	M / E / P / FP Condition	Code Compliance	Technology	Accessibility	Adaptability	Suitability	Overall Building Rating
0001	Raymond Hall	82	71	71	96	71	79	85	77
0003	Flagg Hall	81	61	93	98	86	83	85	79
0004	Crumb Memorial Library	83	92	78	100	68	91	85	84
0005	Maxcy Hall	76	71	86	92	75	89	95	77
0006	Bowman Hall	78	63	0	0	0	0	90	71
0007	Bowman Dining Hall	75	63	74	0	59	75	80	69
0009A	Schuette Hall	76	67	77	84	68	70	85	72
0009B	Crane Music Center	81	70	77	84	68	70	85	74
0009C	Bishop Hall	82	68	77	84	68	77	85	74
0009D	Snell Music Theater	74	70	79	84	68	65	85	72
0010	Satterlee Hall	79	71	76	92	64	73	85	75
0011	Dunn Hall	79	61	83	92	80	81	85	76
0012	Merritt Hall	78	71	72	90	61	84	80	74
0013	Heating Plant	75	78	77	0	58	0	100	74
0014	President's Residence	87	85	80	0	51	75	100	79
0015A	Morey Hall	79	66	63	90	54	53	60	68
0015B	Carson Hall	81	66	74	86	69	72	85	74
0015C	MacVicar Hall	79	70	59	85	54	53	60	69
0015D	Stillman Computing Center	45	74	71	100	52	58	85	62
0016	H. M. Hosmer Concert Hall	83	70	81	85	75	76	85	77
0017	Sisson Hall	74	70	71	85	76	62	60	73
0018	Van Housen Hall	78	71	0	0	0	0	90	75
0019	Thatcher DH	75	70	77	0	67	67	85	72
0020	Draime Hall	78	98	0	0	0	0	85	88
0021	Stowell Hall	78	64	78	92	73	73	85	74
0022	Knowles DH	81	66	81	81	89	89	85	78
0023	Knowles Hall	77	69	0	0	0	0	90	73

Bldg No	Bldg Name	Architectural Condition	M / E / P / FP Condition	Code Compliance	Technology	Accessibility	Adaptability	Suitability	Overall Building Rating
0024	Maintenance	85	80	95	80	80	70	100	83
0024A	Central Printing Services	82	85	85	85	50	85	85	79
0024B	Vehicle Repair Garage	83	76	85	85	80	85	100	76
0025	Kellas Hall	82	72	74	100	75	71	90	75
0026	Brainerd Hall	81	87	78	82	70	89	90	81
0027	Timerman Hall	80	70	72	94	74	69	90	75
0028	Lehman Hall	70	74	0	0	0	0	90	72
0029	T. Barrington Student Union	69	70	77	85	67	77	85	72
0030	Lehman DH	83	76	82	85	62	79	85	78
0032	Electric Substation	90	0	0	0	0	0	100	90
0033	Equipment Storage	82	0	0	0	0	0	100	82
0034	Townhouse A	85	100	0	0	0	0	100	93
0035	Townhouse B	85	100	0	0	0	0	100	93
0036	Townhouse C	85	100	0	0	0	0	100	93
0037	Townhouse D	85	100	0	0	0	0	100	93
0038	Townhouse E	85	100	0	0	0	0	100	93
0039	Townhouse F	85	100	0	0	0	0	100	93
0040	Townhouse G	85	100	0	0	0	0	100	93
0041	Townhouse H	85	100	0	0	0	0	100	93
0042	Townhouse I	85	100	0	0	0	0	100	93
0043	Townhouse J	85	100	0	0	0	0	100	93
0044	Sand/Salt Building	100	0	0	0	0	0	100	100
0045	Press Box AT	90	100	0	0	0	0	100	93
0046	Press Box SF	90	100	0	0	0	0	100	93
0047	West Gate Quad Tower	79	0	0	0	0	0	100	79
0048	East Gate Quad Tower	79	0	0	0	0	0	100	79
0049	North Gate Quad Tower	79	0	0	0	0	0	100	79
0050	South Gate Quad Tower	79	0	0	0	0	0	100	79



OVERALL BUILDING RATINGS BAR CHART



CALCULATION TABLES

M/E/P/FP Condition Calculation					Category Weight Importance Factor	Category Rating	Adjusted Rating	Category Importance Factors
Poor	Fair	Good	Excellent					
Condition Weight Importance Factors								
0.5	0.75	0.85	1					
HVAC Distribution / Controls				100	2.00	100.00	200.00	2.00
AHU / Controls				100	2.00	100.00	200.00	2.00
Chiller / Controls				100	2.00	100.00	200.00	2.00
Boiler / Heat Exchanger / Controls				100	2.00	100.00	200.00	2.00
Pumps / Motors / Compressors				100	2.00	100.00	200.00	2.00
Fire Sprinkler / Standpipe Systems					1.00	0.00	0.00	0.00
Plumbing Systems / Fixtures	75			25	1.00	62.50	62.50	1.00
Specialty Systems					1.00	0.00	0.00	0.00
Fire Alarm System		50	50		1.00	80.00	80.00	1.00
Emergency Power / Lighting Sys.					1.00	0.00	0.00	0.00
Lighting Sys (inc brach wiring)		75	25		1.00	77.50	77.50	1.00
Electrical Distribution (wiring sys.)	25	50	25		1.00	71.25	71.25	1.00
Power Wiring			100		0.75	85.00	63.75	0.75
Telecom / Data Sys. (cabling only)				100	0.50	100.00	50.00	0.50
Specialty Systems(clock, PA, Sec)					0.50	0.00	0.00	0.00
							1405.00	15.25
								1405/15.25=92.13

Technology Calculation					Category Weight Importance Factor	Category Rating	Adjusted Rating
Poor	Fair	Good	Excellent				
Condition Weight Importance Factors							
0.5	0.75	0.85	1				
Wireless Access				100	0.75	100.00	75.00
Connection to Backbone				100	1.00	100.00	100.00
Smart Teaching Equipment				100	1.00	100.00	100.00
Security				100	0.75	100.00	75.00
							350.00
							350/3.5=100

Accessibility Calculation					Category Weight Importance Factor	Category Rating	Adjusted Rating	Category Importance Factors
Poor	Fair	Good	Excellent					
Condition Weight Importance Factors								
0.5	0.75	0.85	1					
Building Blocks	25	75			1.00	68.75	68.75	1.00
Accessible Routes	75		25		1.00	58.75	58.75	1.00
Building Access	50	50			1.00	62.50	62.50	1.00
Toilets	50	10		40	1.00	72.50	72.50	1.00
Communication Elements / Features	50		50		0.50	67.50	33.75	0.50
Special Rooms and Spaces		50	50		0.75	80.00	60.00	0.75
Built-In Furnishings / Equipment		50	50		0.50	80.00	40.00	0.50
							396.25	5.75
							396.26/5.75=68.91	

Adaptability Calculation					Category Weight Importance Factor	Category Rating	Adjusted Rating	Category Importance Factors
Poor	Fair	Good	Excellent					
Condition Weight Importance Factors								
0.5	0.75	0.85	1					
Building Layout				100	1.00	100.00	100.00	1.00
Building Materials				100	0.75	100.00	75.00	0.75
Building Systems			100		0.75	85.00	63.75	0.75
Space Adjacencies					0.75	0.00	0.00	0.00
Flexibility				100	1.00	100.00	100.00	1.00
Expandability		100			1.00	75.00	75.00	1.00
Floor To Floor Height		50	50		1.00	80.00	80.00	1.00
Openness of Structural Bays				100	1.00	100.00	100.00	1.00
							593.75	6.50
							593.75/6.5=91.35	

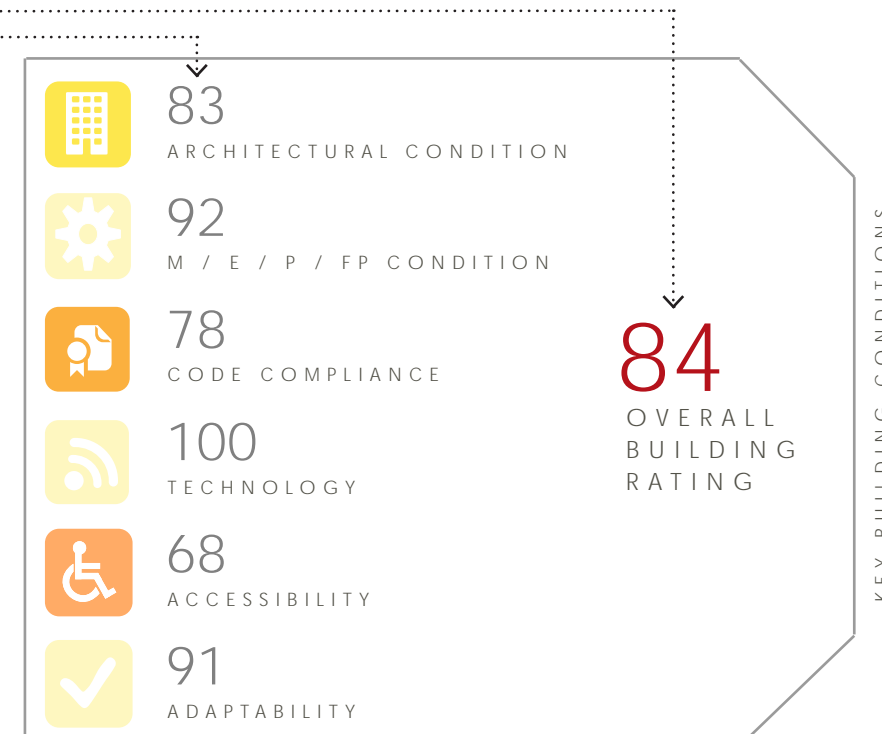
Code Compliance Calculation					Category Weight Importance Factor	Category Rating	Adjusted Rating	Category Importance Factors
Poor	Fair	Good	Excellent					
Condition Weight Importance Factors								
0.5	0.75	0.85	1					
Use and Occupancy			100		1.00	85.00	85.00	1.00
Number of Exits / Continuity		50	50		1.00	80.00	80.00	1.00
Exit Doors/ Frames / Hardware		100			1.00	75.00	75.00	1.00
Corridors					0.75	0.00	0.00	0.00
Exit Stairs	50	50			1.00	62.50	62.50	1.00
Fire Protection Systems	50		50		1.00	67.50	67.50	1.00
Building Separation				100	1.00	100.00	100.00	1.00
							470.00	6.00
							470/6=78.33	

CALCULATION TABLES

Overall Building Calculation				
Categories	Importance Factor	Category Rating	Adjusted Rating	Category Importance Factors
Architectural Condition	2	83	166	2
M / E / P / FP Condition	2	92	184	2
Code Compliance	1	78	78	1
Technology	0.5	100	50	0.5
Accessibility	1	68	68	1
Adaptability	0.5	91	46	0.5
			592	7
			592 / 7 = 84	

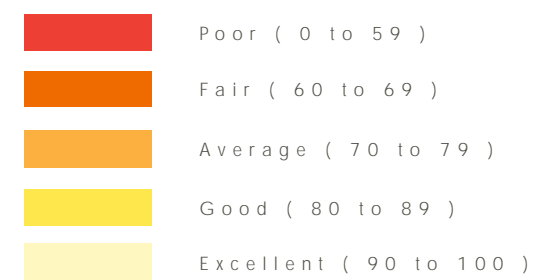
Architectural Condition Calculation					Category Weight Importance Factor	Category Rating	Adjusted Rating	Category Importance Factors
Building Category	Poor	Fair	Good	Excellent				
	Condition Weight Importance Factors							
	0.5	0.75	0.85	1				
Building Framing					0.75	0.00	0.00	0.00
Doors / Frames / Hardware		25	75		1.00	82.50	82.50	1.00
Exterior Walls	5	15	80		1.00	81.75	81.75	1.00
Foundations	15		85		0.75	79.75	59.81	0.75
Roof	15	50	35		1.00	74.75	74.75	1.00
Windows / Louvers			10	90	1.00	98.50	98.50	1.00
Built In Furnishings		10	90		0.50	84.00	42.00	0.50
Ceilings	25	25	50		0.50	73.75	36.88	0.50
INT - Doors/Frames and Hardware		20	80		1.00	83.00	83.00	1.00
Elevators / Escalators			100		1.00	85.00	85.00	1.00
Floors	10	10	80		0.75	80.50	60.38	0.75
Specialty Systems					0.75	0.00	0.00	0.00
Stairs	5		95		1.00	83.25	83.25	1.00
Interior Walls		10	90		0.75	84.00	63.00	0.75
						850.81	10.25	
						850.81/10.25=83		

COLOR RATING SYSTEM



COLOR RATING SCALE

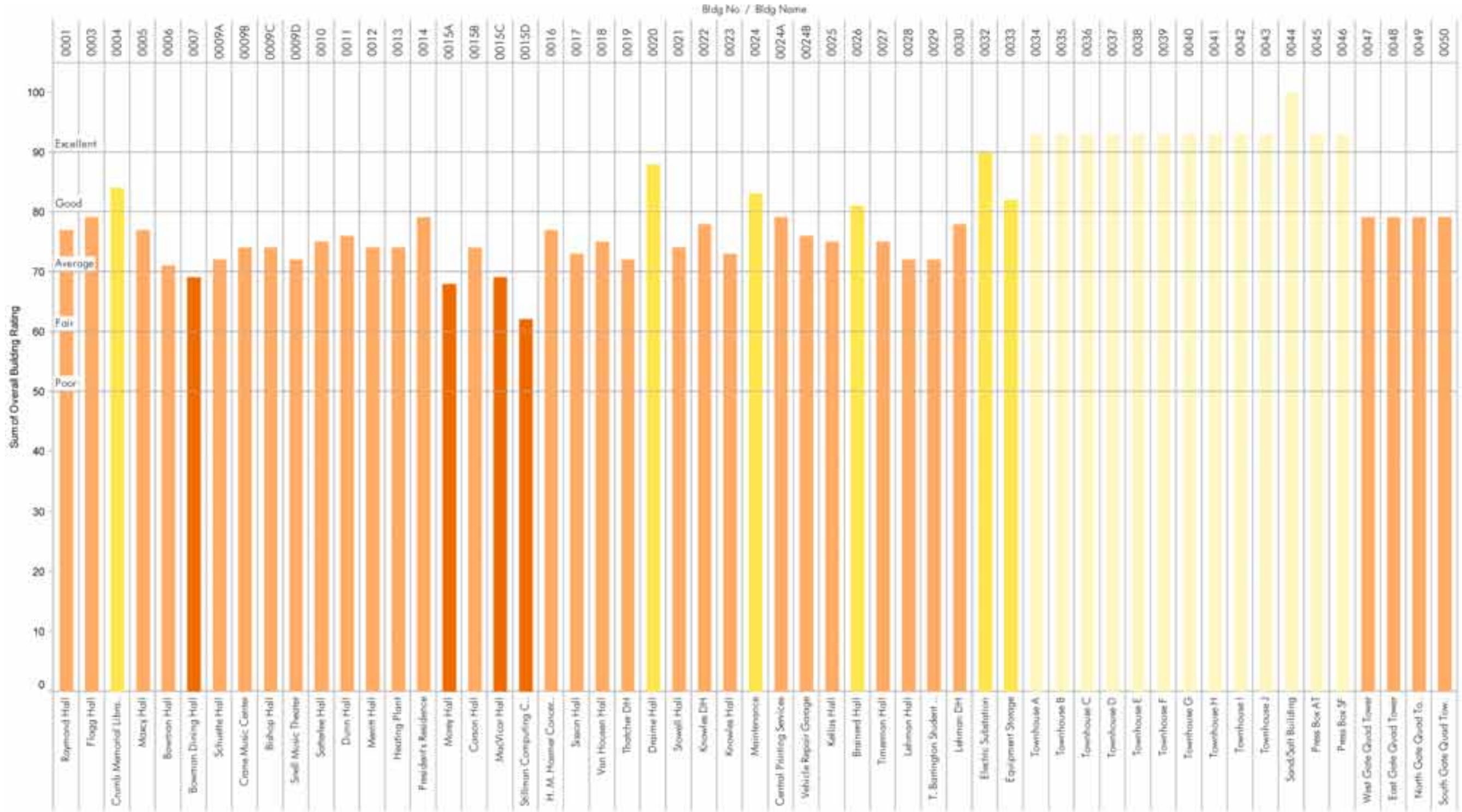
Throughout this document, a five point color rating scale was used to denote various conditions of the building elements / characteristics. The Key Building Conditions graphic (shown above) uses this scale on the category icons which also ties in with the corresponding site plans.



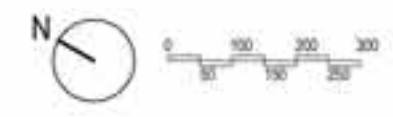


# O V E R A L L R A T I N G

OVERALL BUILDING RATING BAR CHART

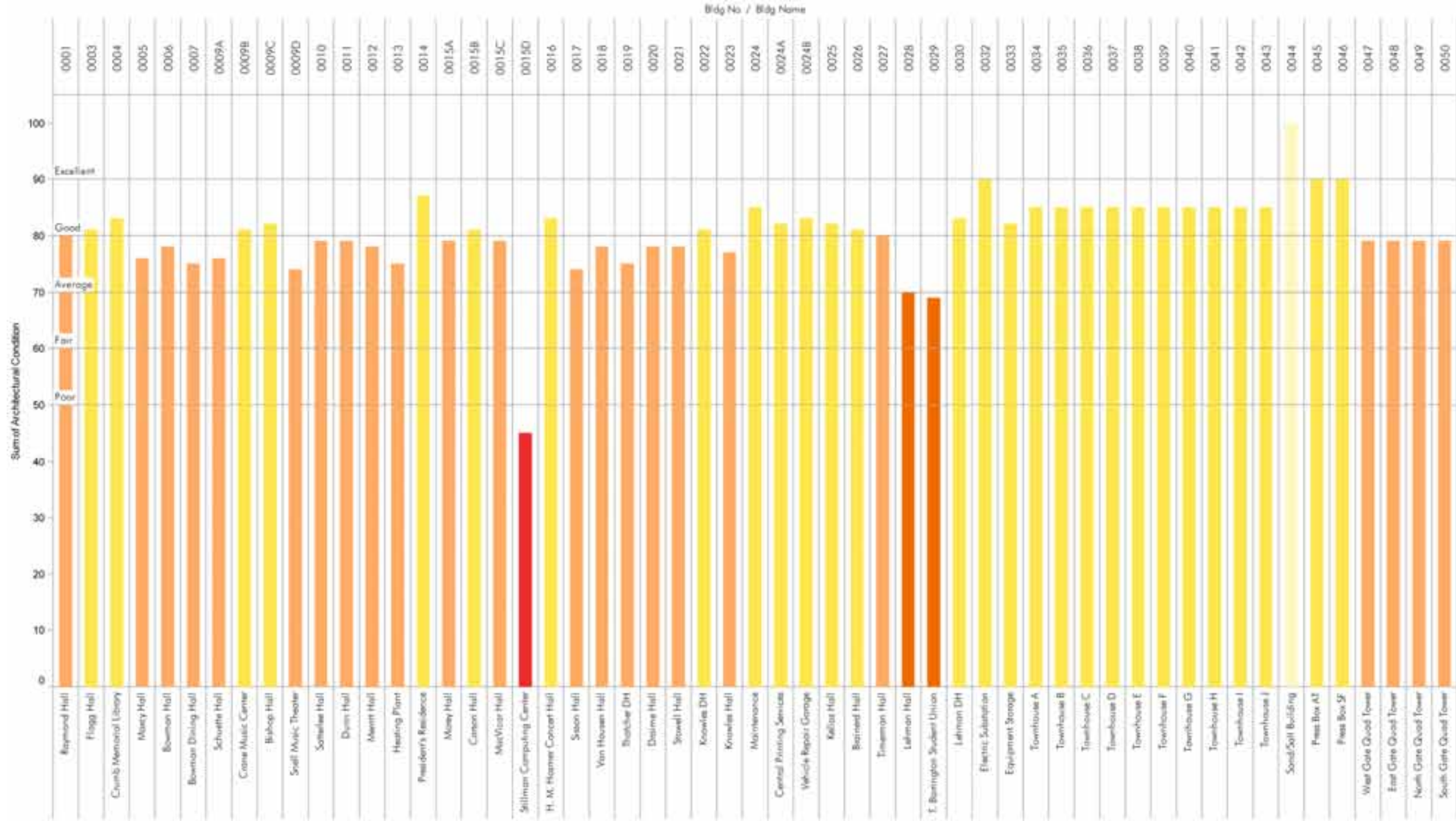


# OVERALL BUILDING RATING SITE PLAN



# ARCHITECTURAL RATING

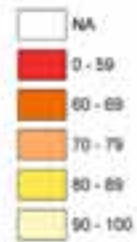
ARCHITECTURAL RATING BAR CHART





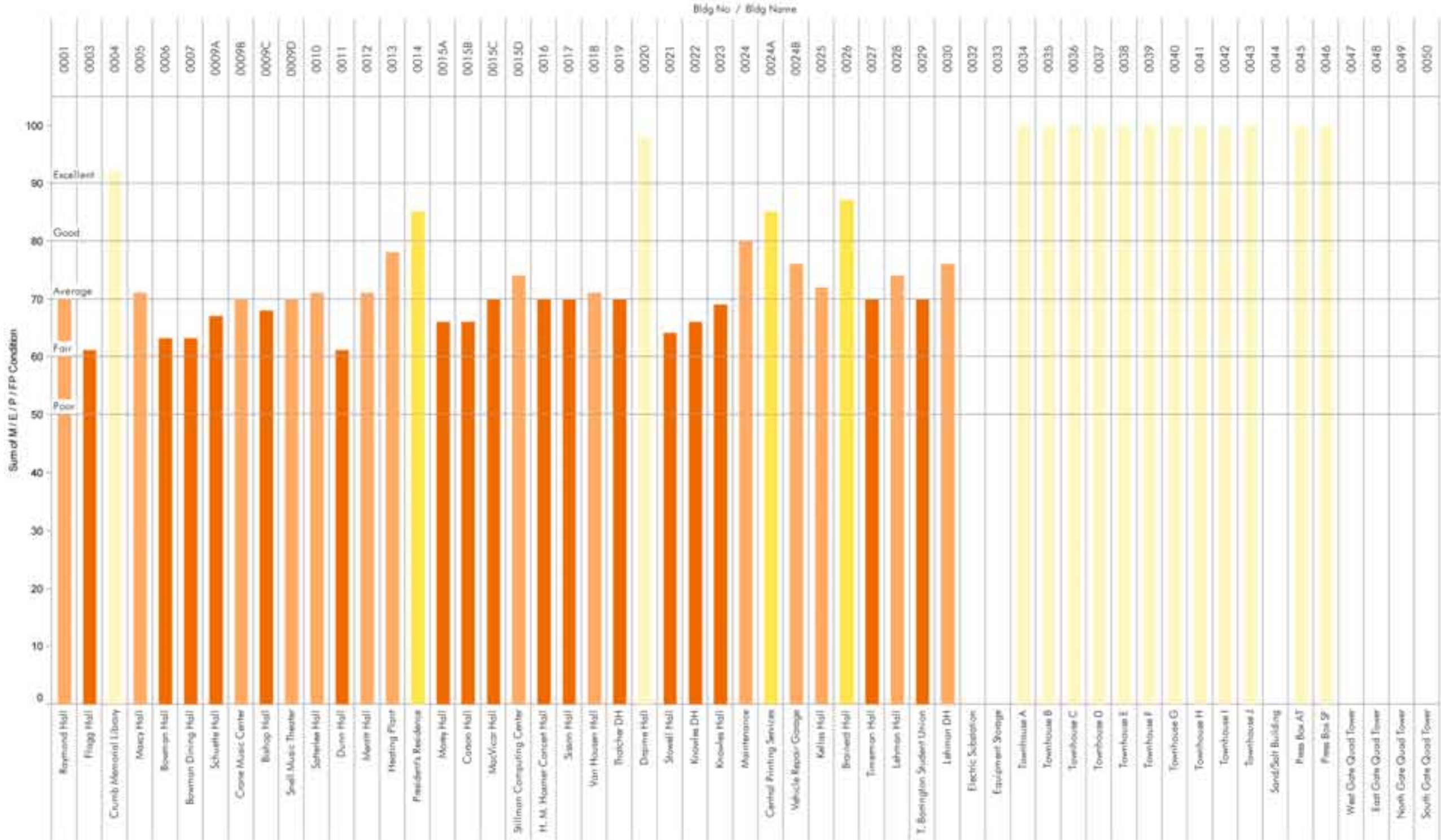
# ARCHITECTURAL RATING SITE PLAN

## COLOR LEGEND



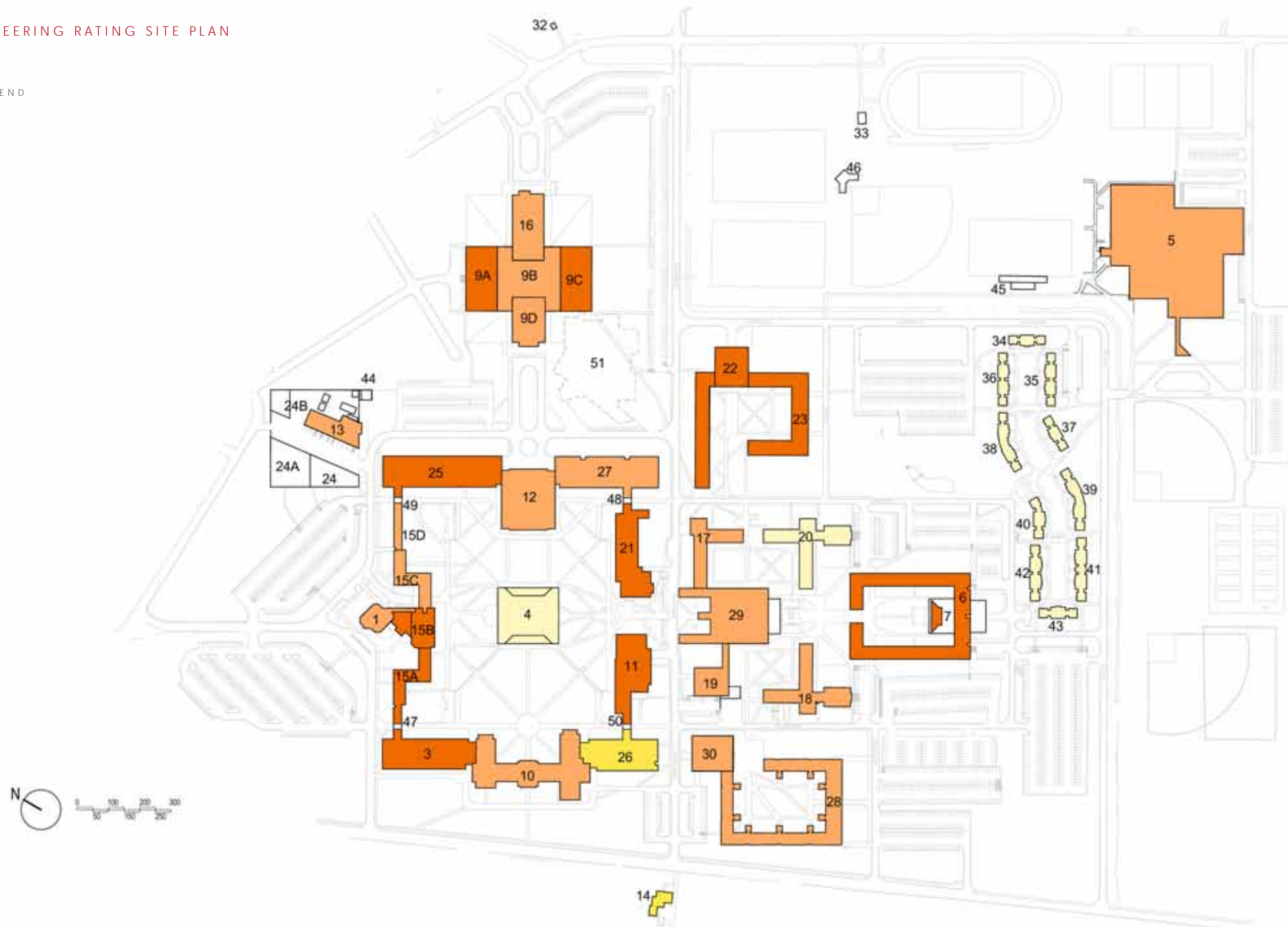
# MEP - ENGINEERING

## R A T I N G



# MEP-ENGINEERING RATING SITE PLAN

## COLOR LEGEND





# BUILDING AGE

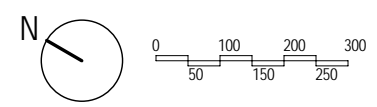
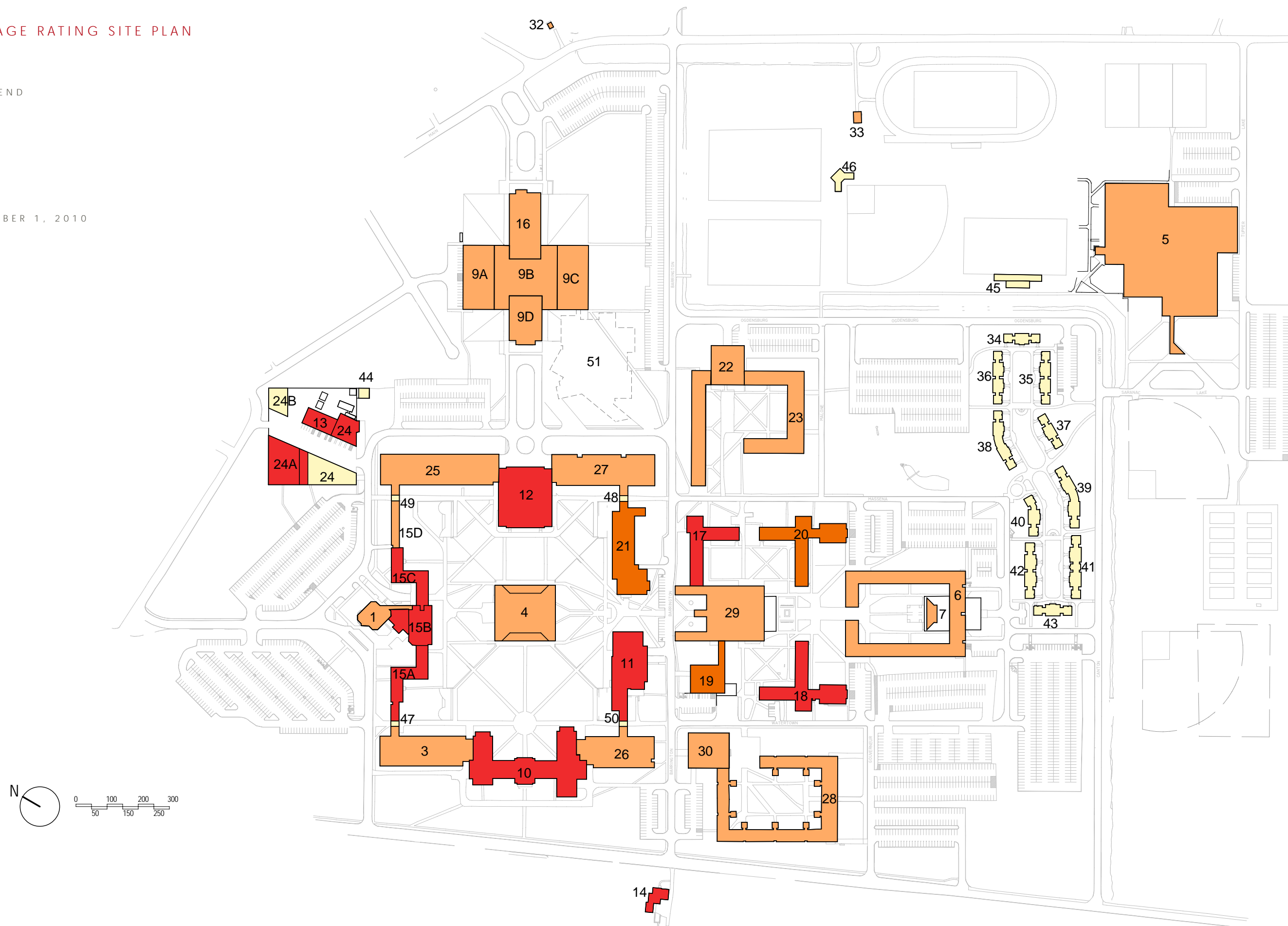
R A T I N G

# BUILDING AGE RATING SITE PLAN

## COLOR LEGEND

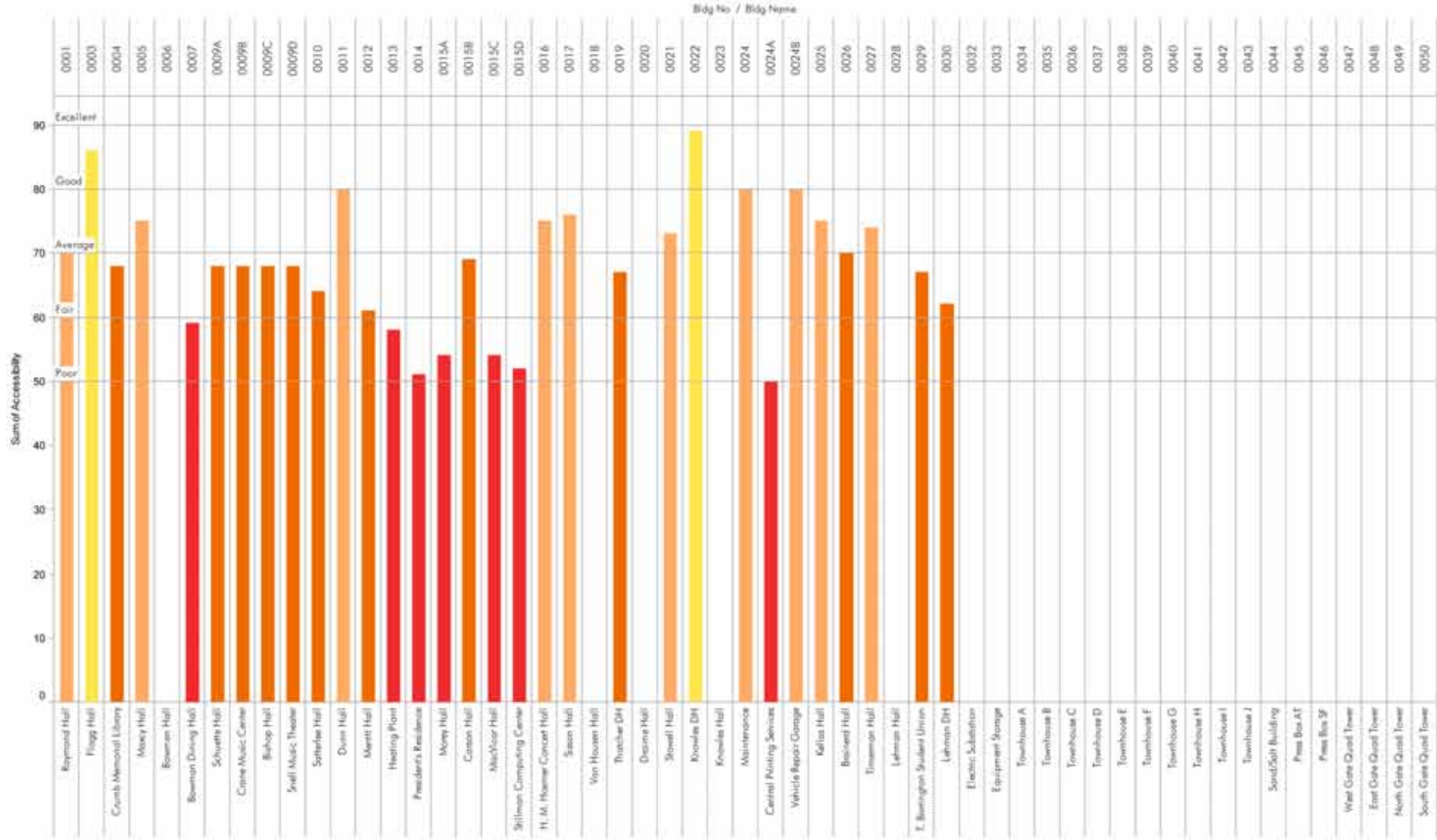
- < 25 YRS
- 25 - 34 YRS
- 35 - 44 YRS
- 45 - 49 YRS
- 50 > YRS

AS OF SEPTEMBER 1, 2010



# ACCESSIBILITY

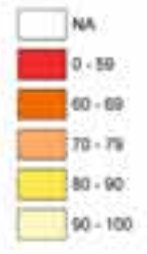
## R A T I N G





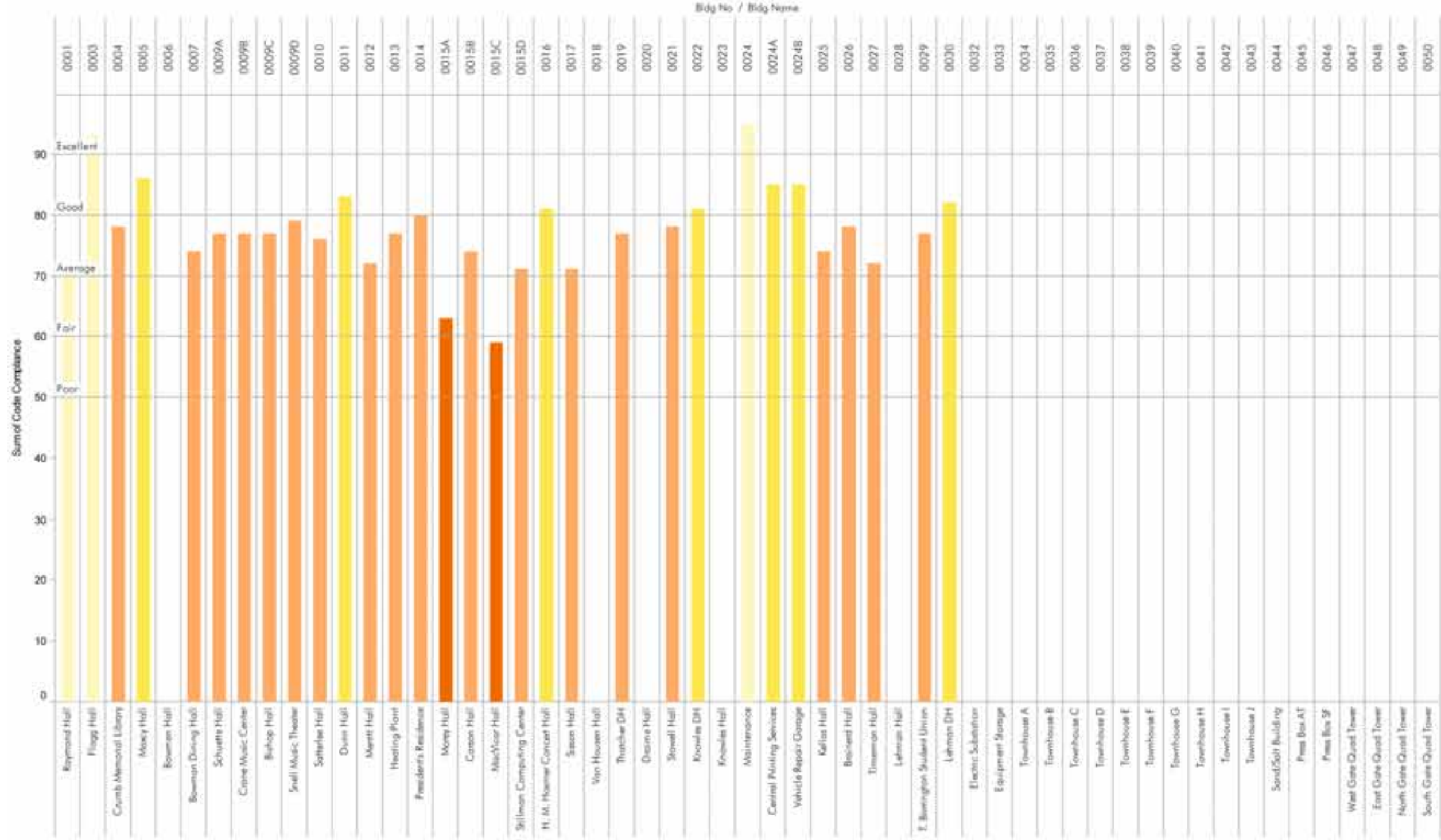
ACCESSIBILITY RATING SITE PLAN

COLOR LEGEND



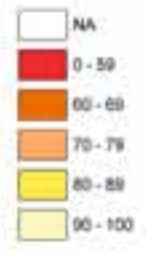
# CODE COMPLIANCE

R A T I N G



# CODE COMPLIANCE RATING SITE PLAN

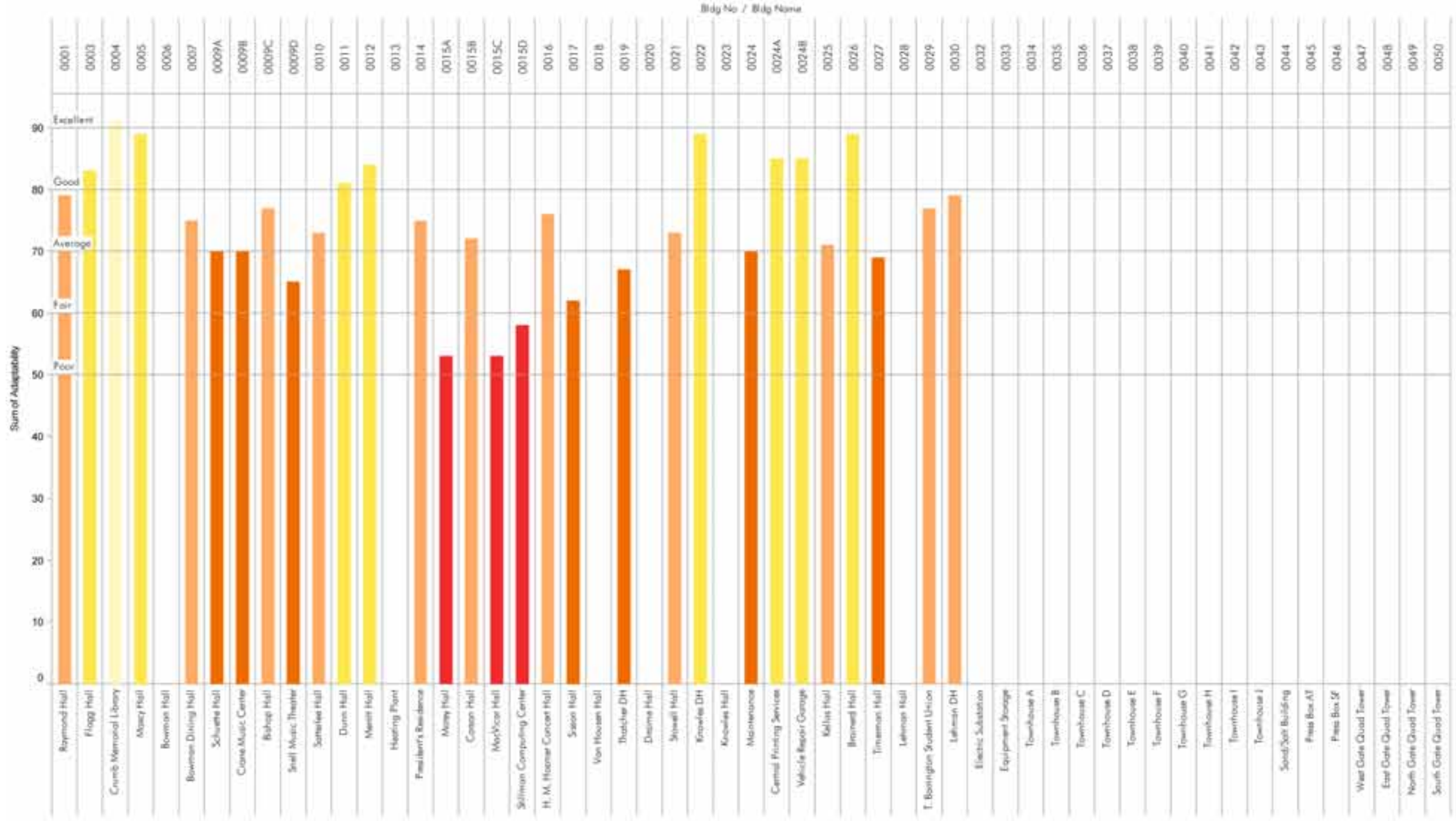
## COLOR LEGEND





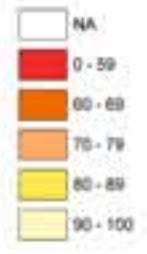
# ADAPTABILITY

R A T I N G

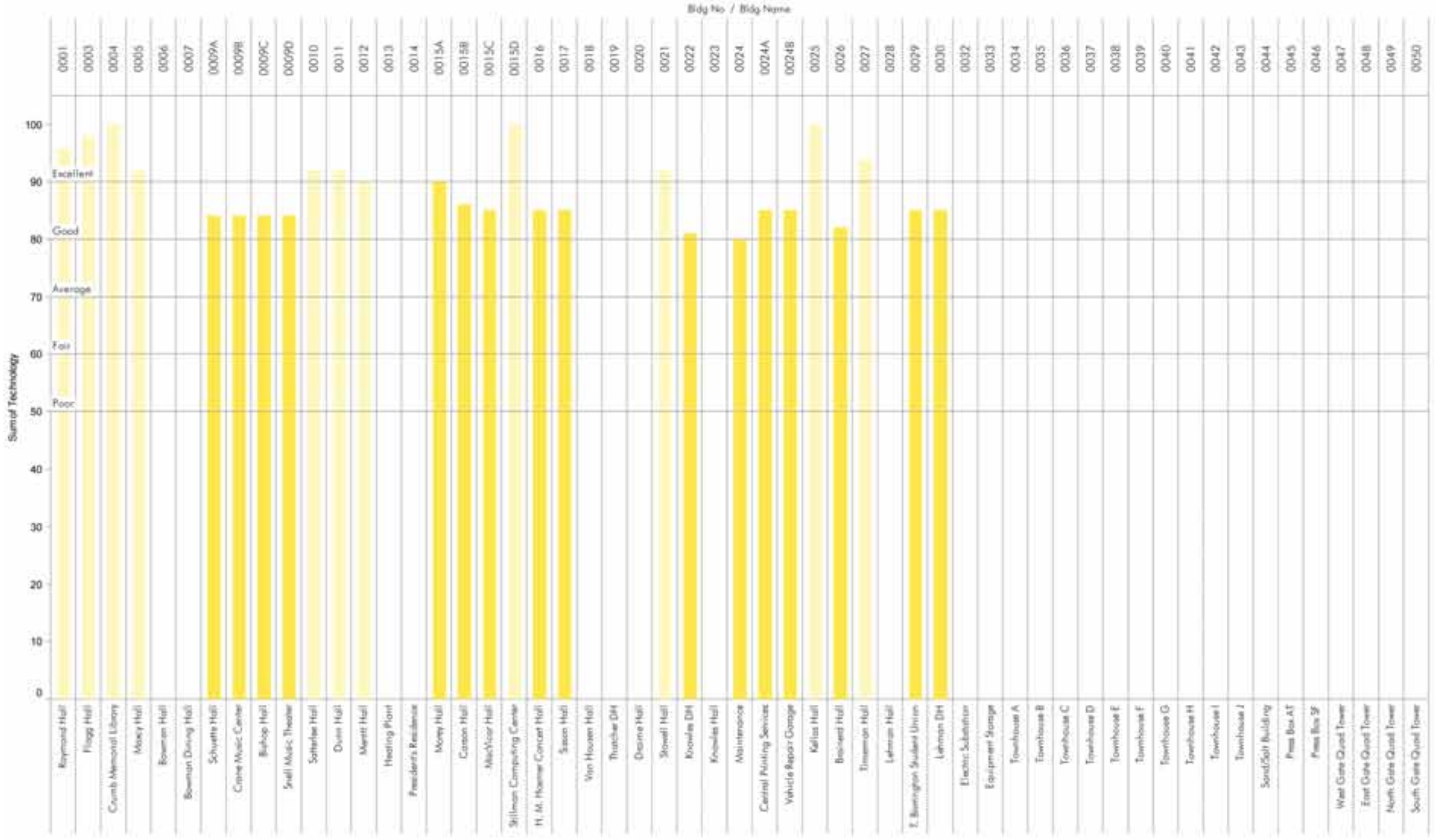


ADAPTABILITY RATING SITE PLAN

COLOR LEGEND



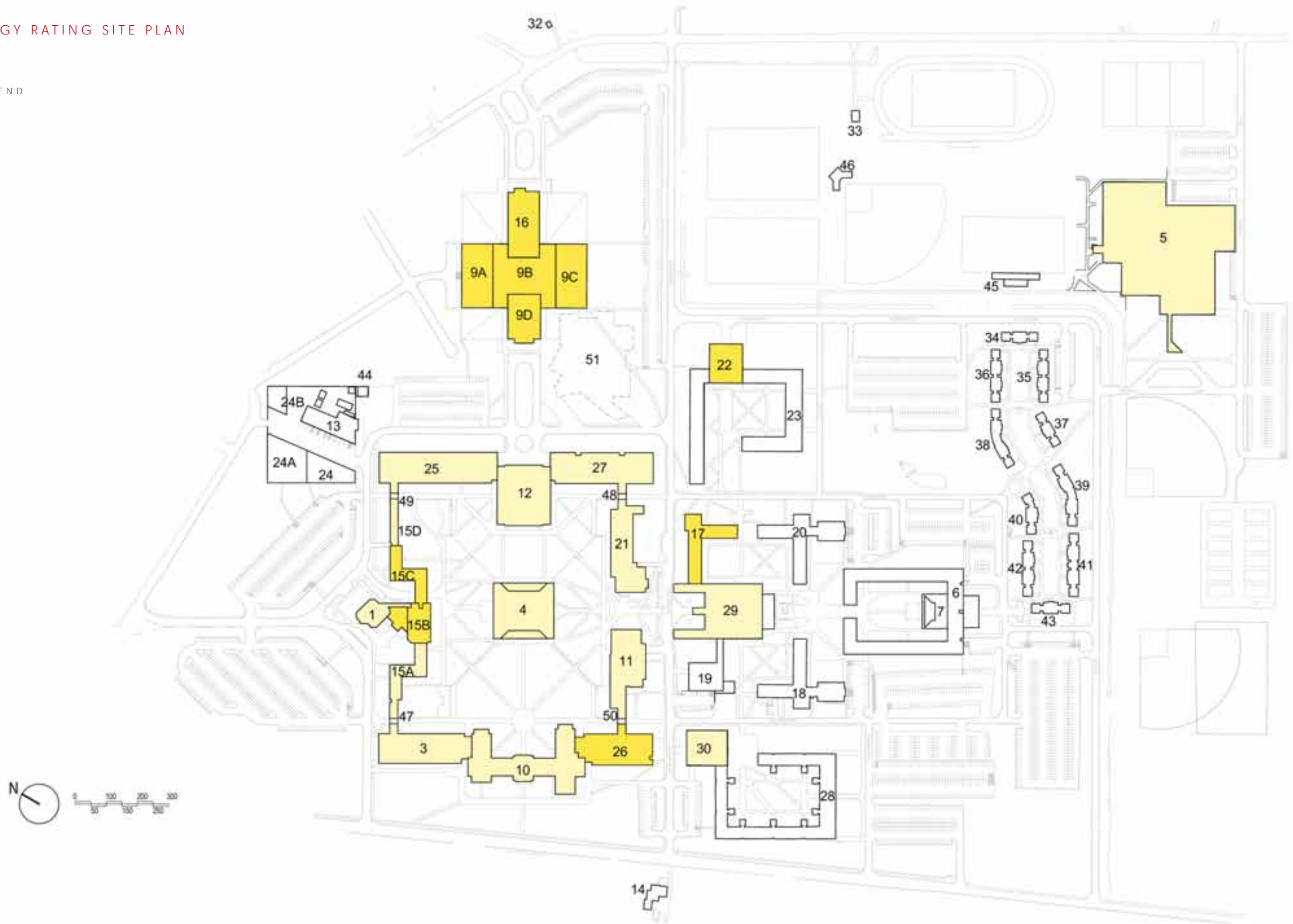
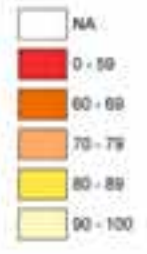
# TECHNOLOGY R A T I N G





# TECHNOLOGY RATING SITE PLAN

## COLOR LEGEND



FACILITIES MASTER PLAN  
**BUILDING**  
**CONDITION**  
BUILDING SHEETS

PAGE NUMBER	BUILDING NAME	BUILDING CONDITION NARRATIVE	CAPTION DESCRIBES PHOTOS	PAGE NUMBER
11	<b>SATTERLEE HALL</b> <small>FAST FACTS</small> CONSTRUCTION YEAR / MAJOR RENOVATION YEAR 2004 / 2014 OFFICE SQUARE FEET / 10,000 NET GROSS SQ FT / 100,000 BUILDING HEIGHT / 40 FT <small>DEPARTMENTS</small> TEACHER EDUCATION, DEPARTMENT OF SPECIAL EDUCATION, DEPARTMENT OF EARLY CHILDHOOD EDUCATION, DEPARTMENT OF EDUCATIONAL AND PROFESSIONAL STUDIES, DEPARTMENT OF EDUCATIONAL PSYCHOLOGY, DEPARTMENT OF EDUCATIONAL LEADERSHIP AND ADMINISTRATION	<p><b>ARCHITECTURE</b> The exterior is generally in good condition. There is staining in parking lot walls in some areas that indicate water infiltration from the road. The windows are generally in good condition. There is some staining on the roof in some areas. The roof is generally in good condition. There is some staining on the roof in some areas. The roof is generally in good condition.</p> <p>The building has 2 three-story wings and is located in the center of the campus. The building is generally in good to fair condition. The exterior wall in the Southwest corner shows some staining and horizontal cracks in many locations. Staining from a past water leak is visible on the exterior wall in the Southwest corner. The exterior wall in the Southwest corner shows some staining and horizontal cracks in many locations. Staining from a past water leak is visible on the exterior wall in the Southwest corner.</p> <p>The roof has 3 parts - the central gabled stone roof and is fully tiled with EPDM membrane roof that has 2 areas over the 2 wings. The stone is in good condition. It was installed in 1999 and is scheduled for replacement in 2025. The EPDM roof over the main building was installed in 1999 and is scheduled for replacement in 2025. It is generally in fair condition. The EPDM roof on the wings was installed in 2007 and is in good condition. The seams on the exterior roof are in fair condition. The exterior wall in the Southwest corner shows some staining and horizontal cracks in many locations. Staining from a past water leak is visible on the exterior wall in the Southwest corner.</p> <p><b>MECHANICAL</b> The exterior mechanical units are in fair condition. The unit cabinets are in good to fair condition. The unit cabinets are in good to fair condition. The unit cabinets are in good to fair condition.</p> <p>The air handling units are in fair condition. The air handling units are in fair condition. The air handling units are in fair condition. The air handling units are in fair condition.</p> <p>The building is not air conditioned. Cooling is provided in classrooms with 22.5-gal units. The outdoor air is in fair condition. The outdoor air is in fair condition. The outdoor air is in fair condition.</p> <p>The building is served by the campus high pressure steam system. The 180 service entrance is 2". The pressure-reducing station is in good condition. The pressure-reducing station is in good condition. The pressure-reducing station is in good condition.</p> <p><b>PLUMBING</b> The drains and floor drains are in good to fair condition. The drains and floor drains are in good to fair condition. The drains and floor drains are in good to fair condition.</p> <p>The drains to the water treatment are in good to fair condition. The drains to the water treatment are in good to fair condition. The drains to the water treatment are in good to fair condition.</p> <p>The storage tanks garage are in good to fair condition. The storage tanks garage are in good to fair condition. The storage tanks garage are in good to fire protection.</p> <p><b>FIRE PROTECTION</b> The building is not sprinklered except for the auditorium.</p>	<p>The photos illustrate building features and deficiencies. The first row shows exterior views of the building, including the stone roof and brick walls. The second row shows interior views of classrooms and a laboratory. The third row shows mechanical equipment, including HVAC units and electrical panels.</p>	11

TAB DESIGNATES THE PHASE OF THE REPORT I-IV

PHOTOS ILLUSTRATE BUILDING FEATURES AND DEFICIENCIES

BUILDING PHOTOS

BUILDING CONDITION SUMMARY

BUILDING CONDITION SCORE

ASSESSMENT OF CONDITIONS



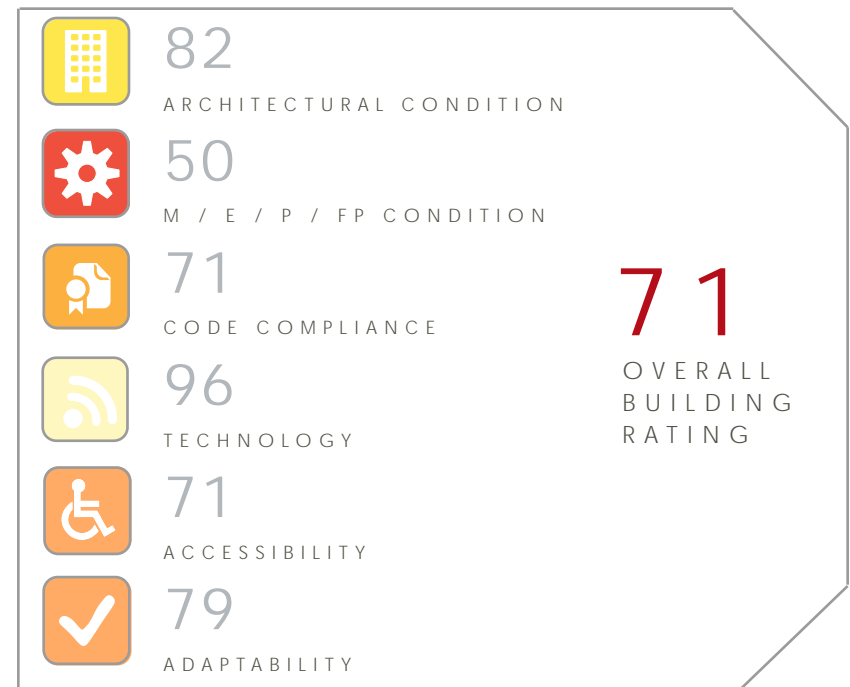


# RAYMOND HALL

## FAST FACTS:

CONSTRUCTED 1971  
 GROSS SQUARE FOOTAGE: 56,020  
 NET ASSIGNABLE SQUARE FEET: 46,899  
 NET TO GROSS RATIO: 84%  
 BUILDING NUMBER: 001

**DEPARTMENTS:** ACADEMIC TRANSFER SERVICES, ADMISSIONS, ADVANCEMENT, ALUMNI RELATIONS, BUSINESS AFFAIRS, DEVELOPMENT, ENROLLMENT MANAGEMENT, EXTENDED EDUCATION, FINANCIAL AID, GENERAL EDUCATION PROGRAM, HUMAN RESOURCES, INSTITUTIONAL EFFECTIVENESS, PHYSICAL PLANT, PRESIDENT'S OFFICE, PROVOST & ACADEMIC AFFAIRS, PURCHASING & PAYABLES, REGISTRAR, RESEARCH & SPONSORED PROGRAMS, RETENTION PROGRAMS, STUDENT ACCOUNTS



**BUILDING SUMMARY** Constructed in 1971 and originally intended to function as an administrative building, Raymond Hall serves as the main entry to campus for most visitors and houses some, but not all, student services. Raymond's relatively small floor plate prohibits the facility from becoming a classroom facility.

**ARCHITECTURE** Overall the interiors are in good condition. The gaskets and seals at the windows have failed and are visibly deteriorated. The carpets and vinyl tile in some of the offices are dated and worn out. Upgrading some/all of these items could enhance the aesthetic.

The building has eight floors above ground. The reinforced concrete frame has spalling and cracks in numerous exterior locations, at times exposing the steel reinforcement, creating possible life safety hazard from loose concrete aggregate falling down, and require immediate attention. An urgent remedy is required. The single pane window system is generally in poor condition with failing gaskets and seals, compromising the air tightness of the envelope; replacement should be considered. Window leaks are accelerating masonry deterioration, particularly on the south and west facades.

The roof has two levels. The fully adhered EPDM membrane was last replaced in 2007 and is in good condition. The lower roof has asphalt pavers throughout.

The paved access stair and landings have cracks due to water penetration and the use of melting salt and need to be repaired or sealed.

**HVAC** The air handling units are original to the building and are in poor condition. The Honeywell DDC controls, however, are in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is three inches. The pressure reducing station is original to the building and is poor condition. The steam and condensate piping is insulated with ACM. The building is conditioned from the central plant chiller. The induction units are original to the building and in poor condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition. The fixtures and flush valves are not water conservation compliant. The steam to hot water converters are original to the building and in poor condition. The hot water tank is new and in excellent condition. The sewage ejector pumps are new and in excellent condition. The water service is four inches. The water service does not have RPZ protection.

The distribution pumps are original to the building, in fair condition, and at constant volume. The air compressor is new and in excellent condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The building has stand pipes with a fire pump and a six inch main. The fire pump is original to the building and in fair condition.

**ELECTRIC** Electrical panels appear to be original to the building and in poor condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring with some cloth covered wiring. Distribution wiring is in poor to fair condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building contains some cloth covered wiring, and is in poor condition. The motor control center appears original to building and is in poor condition

Building emergency power is fed from Carson Hall. Refer to Carson Building Sheets for emergency power



The fire alarm system is original by Simplex and in fair condition. The system upgrade to a Siemens fully addressable system is in the process of being installed.

Lighting fixtures in this building appear to have been updated and are in fair condition. Most fixtures are not energy efficient. Branch lighting panels appear original to the building and in poor condition. Wiring appears original and is mostly thermoplastic covered. The lighting system is in poor condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

This building does not contain any specialty systems.

**CODE COMPLIANCE** The building is not sprinklered but appears to have compliant fire alarm system and exit signage. There are two egress stairwells that serve the building. The stairwells are too narrow, and are missing guardrails and pickets. On some floors, access to the second egress stairwell may be inaccessible when the office suite entries are locked.

**ACCESSIBILITY** Raymond Hall's main entrance is made wheelchair accessible by the use of the exterior entry ramp to Becky's Place. The building's elevator does not have the required wheelchair turning radius. The public restrooms on the first floor are located on a corridor that is too narrow for wheelchair access, and all of the building's public toilet rooms are accessed through a door that is too narrow for wheelchairs. The toilet rooms themselves are non-compliant. The building's electric water coolers are non-compliant. Most of the entry doors contain knob-style hardware.

**TECHNOLOGY** Raymond contains three multiple occupancy spaces. The Boardroom is located on the seventh floor, and contains projected technology. One of the two conference rooms located on the eighth floor has projector technology.

**ADAPTABILITY** Raymond's relatively small floor plate prohibits the facility from becoming a classroom facility. The building's open structural system of concrete columns and waffle slab are conducive, however, to interior office fit-out revisions. While the building could be modified into a residence hall, the small footprint would make the renovation cost-prohibitive.

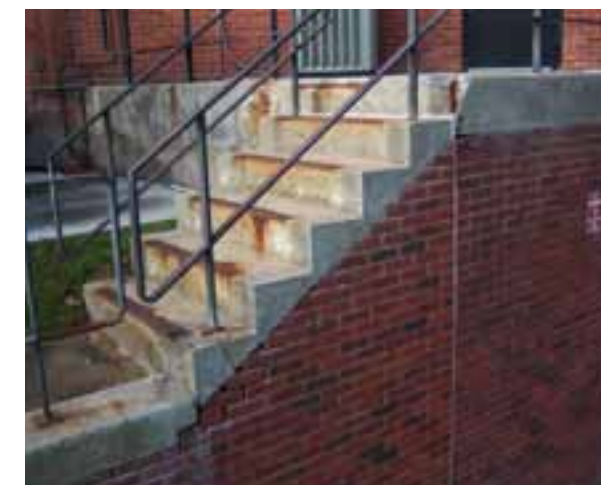
**SUITABILITY** This is the main campus administration center. It is generally well suited for this purpose.



CRACKS IN EXTERIOR BRICK WALL



OVERALL THE INTERIORS ARE IN GOOD CONDITION.



THE PAVED ACCESS STAIR AND LANDINGS HAVE CRACKS DUE TO WATER PENETRATION AND THE USE OF MELTING SALT.



VIEW OF FIRE PUMP



VIEW OF CONDENSATE TANK AND PUMPS



BUILDING AIR HANDLING UNIT



PUBLIC RESTROOM DOORS ARE TOO NARROW FOR WHEELCHAIRS.



EIGHTH FLOOR CONFERENCE ROOM



THE STAIRWELLS ARE TOO NARROW AND ARE MISSING GUARDRAILS AND PICKETS.



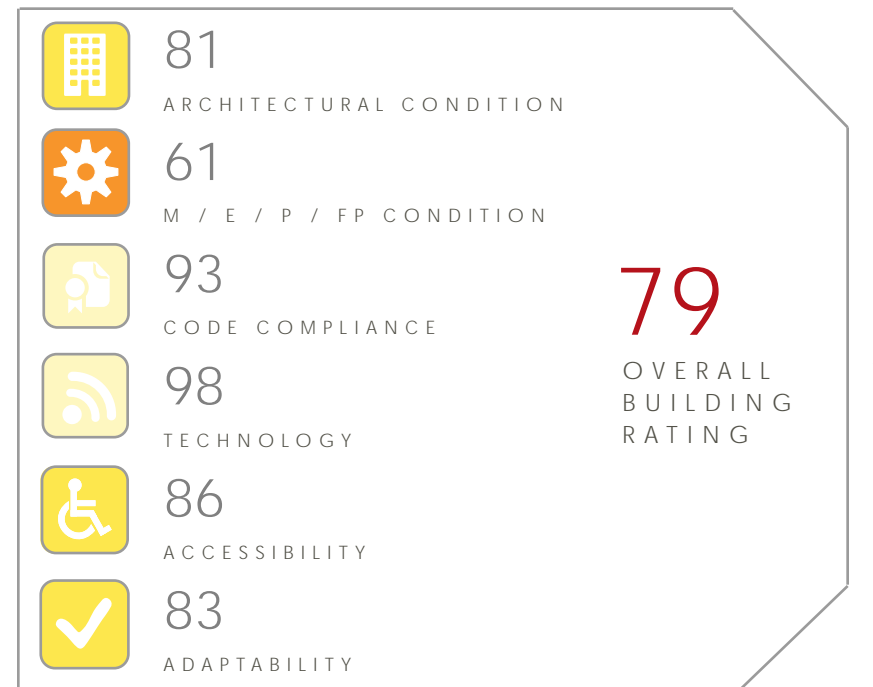


# FLAGG HALL

## FAST FACTS:

- CONSTRUCTED 1967
- GROSS SQUARE FOOTAGE: 57,018
- NET ASSIGNABLE SQUARE FEET: 54,616
- NET TO GROSS RATIO: 96%
- BUILDING NUMBER: 003

**DEPARTMENTS:** ADIRONDACK AUDIOLOGY, PSYCHOLOGY



**BUILDING SUMMARY:** Flagg Hall was constructed in 1967. The building currently serves as a workhorse classroom building for the campus. Similar to Brainerd Hall, Flagg Hall is organized with a one-third/two-thirds double-loaded corridor layout. Faculty offices are located along the narrow zones, while large classrooms are situated along the wide bands. A small corridor located along the upper floor wide band contains small, specialized research laboratories and an audiology center. The building's steel structural system allows for interior retro-fit.

**ARCHITECTURE** The building is generally in good condition with the exception of some dated and worn out finishes especially carpet. There is some evidence of water infiltration at the skylights. The deterioration of the wall enclosure at the skylights compromise water tightness; repairs will be needed as soon as feasible.

The building has 2 floors above grade and a basement. The exterior masonry has deteriorated sections, primarily on the West side, resulting in window leakage and discoloration. Excessive vine growth may compromise water tightness of the fascia and coping. The masonry is cracked in several locations on the East side, primarily at building corners.

The roof was installed in 1992 and is scheduled for replacement in 2012. Many seams have delaminated. The seal between fascia sections is deteriorated or missing. The insulation has expanded in several places. Some gaskets in the skylights are loose. The roof and drains need cleaning for general maintenance and upkeep.

**HVAC** The air handling units are original to the building and are in poor condition. Honeywell DDC controls are in poor condition. The building is served by the campus high pressure steam system. The HPS service entrance is four inches. The pressure reducing station is original to the building and is in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The building is not cooled from the central plant. AHU S-3 has DX cooling but is disconnected, and DDC controls are in poor condition. The unit ventilators are original to the building and are in poor condition. The steam radiators are original to the building and are in poor condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition. The fixtures and flush valves are not water conservation compliant. The steam to hot water converters and hot water storage tank are original to the building and in poor condition. The hot water tank and piping is insulated with ACM. The sewage ejector pumps are new and in excellent condition. The water service is three inches. The water service does not have RPZ protection. The air compressor is original to the building and in poor condition.

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** Electrical panels have been replaced and are in excellent condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring with some cloth covered wiring. Distribution wiring is in poor to fair condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building, contains some cloth covered wiring, and is in poor condition. The building's motor control center appears original to building and is in poor condition. Lighting fixtures in classrooms and hallways in this building have been updated to T-8 lamps and are in good condition. Branch lighting panels appear original to the building and in poor condition. Wiring appears original and is mostly thermoplastic covered. Lighting system is in fair condition.

This building currently does not contain an emergency power system.

The fire alarm system is original by Simplex and is in fair condition. The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.



**CODE COMPLIANCE** The building is not sprinklered, but appears to have code-compliant fire alarm system and exit signage. At each end of the linear building, there is a code-compliant communicating stairwell. There are also two egress stairwells, each code-compliant except for the lack of handrail extensions.

**ACCESSIBILITY** There is a compliant ADA ramp at the building's main entrance. The building has two elevators. One is wheelchair accessible. The public toilet rooms are wheelchair accessible. The electric water coolers are not ADA-compliant. All of the rooms contain knob-style door hardware, however, the doorways have adequate wheelchair clearance. Flagg Hall's lower floor corridor terminates at a stairwell linking the side entrance of Satterlee Hall. There is change in elevation of approximately five feet between each building.

**TECHNOLOGY** Flagg contains one open computer laboratory with 24 stations. The building also contains eight projected classrooms with podium technology. Two of these rooms contains seating for at least 40 students. Flagg appears to be one of the two major campus facilities with appropriate computer technology.

**ADAPTABILITY** Flagg Hall is currently a workhorse classroom building for the campus. Flagg is organized similarly to Brainerd Hall with a one-third/two-thirds double-loaded corridor layout. Faculty offices are located along the narrow zones, while large classrooms are situated along the wide bands. There is a small corridor located along the upper floor wide band that contains small specialized research laboratories and an audiology center. The building's steel structural system allows for interior retro-fit.

**SUITABILITY** This is an academic building located in the central quadrangle. Flagg accommodates classrooms and other instruction spaces, faculty rooms, and miscellaneous support spaces.



IVY GROWTH ON EXTERIOR WALL AND GLAZING



VEGETATION ON ROOF



WINDOW FRAME IN POOR CONDITION



VIEW OF WATER METER



UN-INSULATED HIGH PRESSURE STEAM ENTRANCE AND PRESSURE REDUCING STATION



BUILDING HOT WATER CONVECTOR



PUBLIC CORRIDOR WITH ART DISPLAY



PROJECTOR CLASSROOMS WITH PODIUM TECHNOLOGY. CLASSROOM CONTAINS SEATING FOR AT LEAST (40) STUDENTS.



COMPLIANT ADA RAMP AT THE BUILDING'S MAIN ENTRANCE.



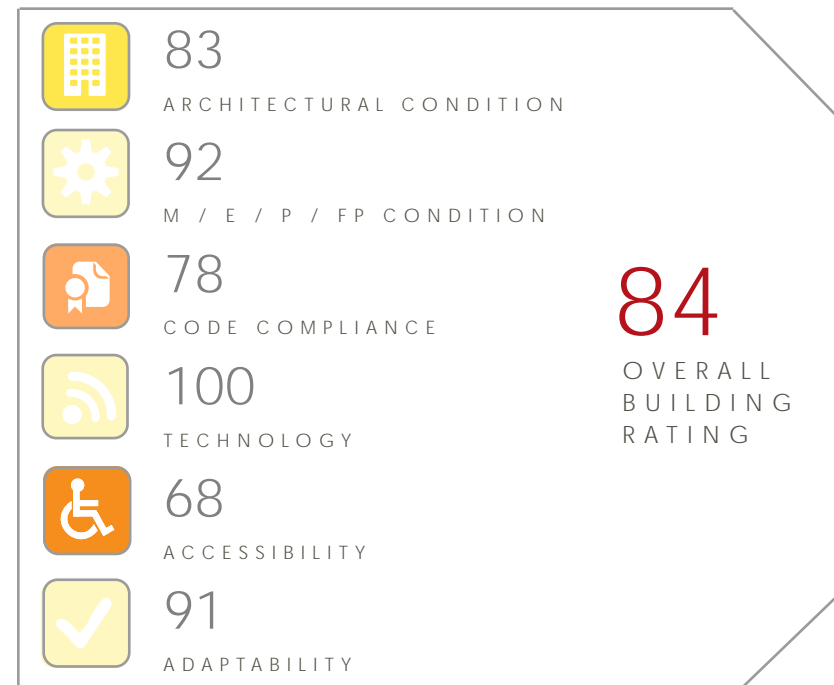


# CRUMB LIBRARY

**FAST FACTS:**

CONSTRUCTED: 1967  
 GROSS SQUARE FOOTAGE: 73,100  
 NET ASSIGNABLE SQUARE FEET: 60,159  
 NET TO GROSS RATIO: 82%  
 BUILDING NUMBER: 004

**DEPARTMENTS:** LTEC, LIBRARIES



**BUILDING SUMMARY** Crumb Library, constructed in 1967, is the focal point of the academic quad. This important location is justified by Crumb's programmatic use as a library. Overall, the building is in good condition.

**ARCHITECTURE** The building has a partial basement and two levels above ground. The interior reflects the original aesthetic intent of the design and appears dated with many of the finishes (flooring, furniture) beyond their normal useful life. Lenses of light fixtures over the central bay (second floor) are falling down; many sections of the ceiling are in poor condition and may pose a life safety hazard. Abundant natural light could be utilized to reduce energy consumption. Control of direct glare from high windows (mostly on west side) needs to be explored.

The central structural bay on the second floor was not designed to house stacks, limiting this zone to reading and/or office functions.

The exterior appears to be in good condition. The exterior face brick has been repaired recently throughout. The large windows are currently being replaced with insulated glass windows on all four sides.

The roof is comprised of two lower sections that were last replaced in 1995 and one section that was replaced in 2005. The lower roof sections are scheduled for replacement in 2015; however, repair work needs to be scheduled immediately. The upper roof is scheduled for replacement in 2025 and is overall in very good condition.

The paving at the entry level has heaved and shifted in multiple locations, creating a tripping hazard. The exterior stairs on the north end are in very poor condition. The exterior ceiling and lights over the sloped entry are dirty and very unsightly.

**HVAC** The air handling units are all new and are in excellent condition. Honeywell DDC control are in excellent condition. The building is served by the campus high pressure steam system. The HPS service entrance is four inches. The pressure reducing station is new. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The building is conditioned from the central plant chiller. The controls are Honeywell DDC and are in excellent condition. Crumb contains all new HVAC distribution and controls. The distribution pumps are new and variable volume. The air compressor is new and in excellent condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition. The fixtures and flush valves are not water conservation compliant. The steam to hot water converters are original to the building and are in poor condition. The summer water heaters are electric and in poor condition. The sewage ejector pumps are new and in excellent condition. The water service is two inches and does not have RPZ protection.

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** Electrical panels appear to be original to the building and are in poor condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring with some cloth covered wiring. Distribution wiring is in fair condition. Wiring in the mechanical room has been updated along with motor controls and is in excellent condition. The building's main switch board has been updated in the past 20 years and is in good condition. Branch panels appears original to the building and are in poor condition along with wiring.

Lighting fixtures in this building appear to have been updated and are in fair condition. Most fixtures are not energy efficient. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic covered. The lighting system is in fair condition.



The fire alarm system is original by Simplex and in fair condition. The system upgrade to a Siemens fully addressable system is in process. The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

This building currently does not have an emergency power system.

This building does not contain any specialty systems.

**CODE COMPLIANCE** The building is not sprinklered. The egress stairwells do not have guardrails, balusters, or handrail extensions. The main communicating stair does not have a handrail, but relies on the low wall partition. There is an opening between the first and second floors at the communicating stair. A smoke barrier is required around the opening along the first floor ceiling. The building appears to contain compliant exit signage and a fire alarm system, but is not sprinklered.

**ACCESSIBILITY** While the interior of the building is minimally accessible, an elevation shift of the barrier free ramp's upper end currently renders the building inaccessible. Additionally, the small elevator and the door knobs primarily used as hardware (instead of the levers as required) reduces accessibility and do not comply with barrier-free requirements. The basement is wheelchair accessible. The ramped main entrances are too steep for wheelchair access. There is an ADA-compliant ramp that leads from the north academic quadrangle to the staff service entrance. The first floor public toilets are 90 percent ADA-compliant. The latched door is missing the required push/pull clearance, and the under lavatory piping is missing thermal wrap. The second floor public toilets are non-compliant. The electric water coolers do not meet ADA guidelines. The aisle space between the library stacks on the basement level and second floor are too narrow for wheelchair access, while the first floor stacks have adequate clearance.

**TECHNOLOGY** Crumb contains one open computer laboratory with 25 computers. The facility has one projected classroom with podium technology. This room also has visualizer camera technology. Finally, Crumb has six web-only computer kiosks.

**ADAPTABILITY** Crumb has the unique position of being located in the center of the academic quadrangle. This important location is justified by Crumb's programmatic use as a library. Crumb has an open floor plan allotted by the steel framing. The open plan is conducive to interior retro-fits. However, the central quadrangle location creates difficulties with potential building additions.

**SUITABILITY** This is the main library on campus. In addition to the typical library spaces, the building accommodates conference rooms, classrooms, and faculty offices. The central location on campus is ideal for the academic function the building serves. Library functions are sufficiently accommodated and appropriate for the building.



THE RAMPED MAIN ENTRANCES ARE TOO STEEP FOR WHEELCHAIR ACCESS.



THE LOWER ROOFS REQUIRE ATTENTION IN SOME AREAS.



WATER LEAK AT SKYLIGHT.



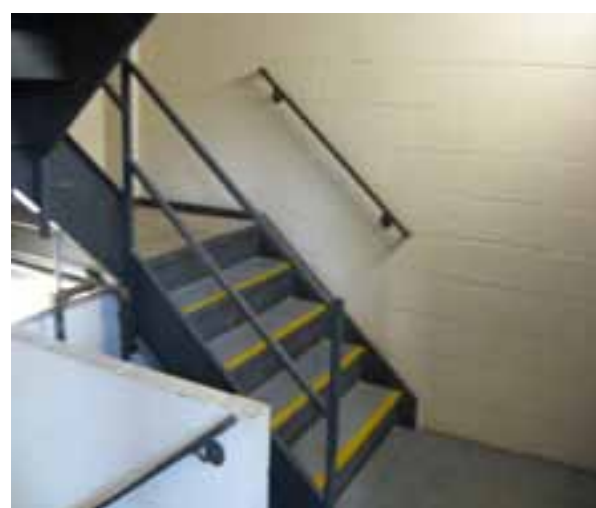
HIGH PRESSURE STEAM ENTRANCE AND PRESSURE REDUCING STATION



MINA ELECTRIC SERVICE ENTRANCE



NEW AIR HANDLING UNIT



THE EGRESS STAIRWELLS DO NOT HAVE CODE-COMPLIANT RAILINGS.



CRUMB HAS AN OPEN FLOOR PLAN ALLOTTED BY THE STEEL FRAMING.



THE MAIN COMMUNICATING STAIR DOES NOT HAVE HANDRAILS.





# MAXCY HALL

**FAST FACTS:**

- CONSTRUCTED: 1972
- GROSS SQUARE FOOTAGE: 212,889
- NET ASSIGNABLE SQUARE FEET: 194,614
- NET TO GROSS RATIO: 91%
- BUILDING NUMBER: 005

**DEPARTMENTS:** ATHLETICS AND PHYSICAL EDUCATION

The exterior of the building appears to be generally original to the building's construction. There is a widespread problem with the brick facing that includes spalling, inadequate water penetration control, joint deterioration and poor performance of the masonry window sills. Additionally, many of the exterior doors need repair because the absence of door sills could result in subsequent water penetration.

The roof condition is of a mixed nature. The upper roof, installed in 1989, is mostly in fair condition; there are some delaminating seams, expanding insulation, and likely roof leaks that have been reported. This is scheduled for replacement in 2009. The lower roof, installed in 2007, generally appears to be in good condition. However, membrane termination details appear inadequate and may result in premature roof failure. Generally there are no pavers or walking surface to protect the roof membrane. The skylights appear to leak.

While the building may technically be minimally accessible, the ramp at the main entry on the west side does not comply with barrier free requirements as it is too long with no intermediate landing. This shortfall, at a minimum, may create an impression that the building is inaccessible and unwelcoming to the physically disabled users. It is recommended that remedial options be researched.

The paving adjacent to the building and under the colonnade is in poor condition in numerous locations, due to heaving, water penetration, freeze-thaw action, and possible foundation movement. It is recommended that remedial action be taken as it presents a tripping hazard.

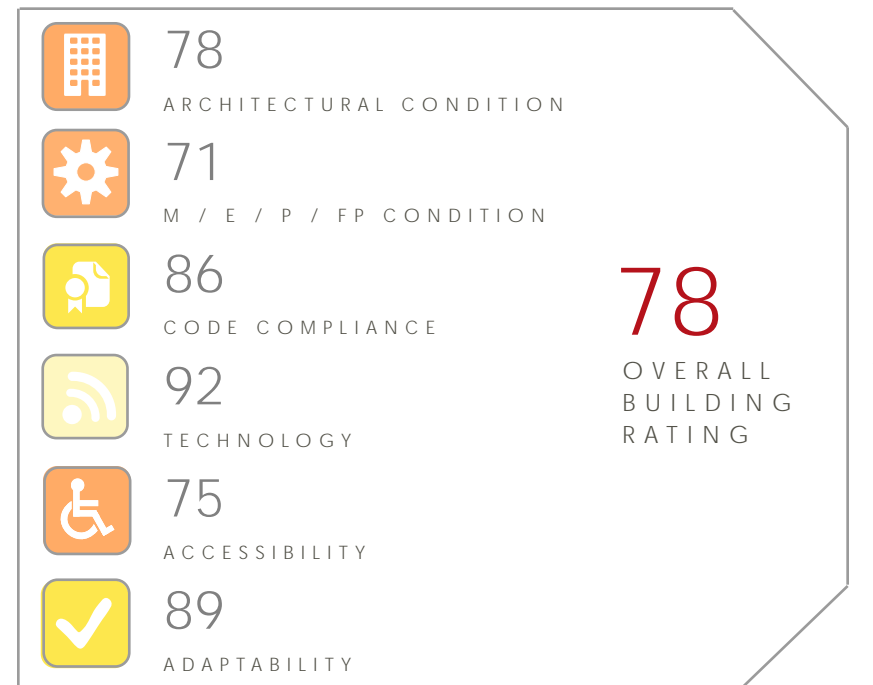
The specialty flooring systems are in various conditions. The gymnasium and squash court wood flooring and the natatorium ceramic tile flooring are in good condition, while the synthetic flooring in the fieldhouse and the rubber flooring adjacent to the ice rink are in poor condition.

**HVAC** The air handling units are original to the building and are in poor condition. The controls are Honeywell DDC and are in fair condition. Cast iron sectional boilers original to the building and are in fair condition. The controls are Honeywell DDC and are in good condition. The building is not air conditioned. The chiller serves the ice rink and is in good condition. The condensing unit is a cooling tower and is in good condition. The brine tanks and pumps are original and in fair condition. The controls are Honeywell DDC and are in good condition. The distribution pumps are original to the building, in fair condition, and constant volume. The air compressor is new and in excellent condition. The unit ventilators and radiators are original to the building and are in poor condition.

**PLUMBING** The fixtures and flush valves are original to the building and are in good condition. New flush valves have been installed in some locker rooms. The fixtures and flush valves are not water conservation compliant. The steam to hot water converters are original to the building and are in poor condition. The hot water storage tanks are original to the building and in poor condition. The hot water tanks are insulated with ACM. The natural gas piping is in good condition. The sewage ejector pumps are new and in excellent condition. The water service does not have RPZ protection

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** Electrical panels appear to be original to the building and in poor condition. Wiring appears to be original to the building and contains mostly thermoplastic covered. Distribution wiring is in fair condition. The building's main switch board has been updated in the past 20 years and is in good condition.



**BUILDING SUMMARY** Maxcy Hall was constructed in 1972 as the campus' athletic facility. The facility consists of large, open-span spaces for athletic functions. The athletic facility has some exterior envelope issues and is in need of some interior maintenance repairs. The air systems serving many spaces in the facility need to be addressed. The current use of the building is appropriate; and is not conducive to any other use.

**ARCHITECTURE** The building has three levels above grade. Overall the interior appears to be in good condition, although the carpet, where used, generally appears to be in poor condition. However, cracks in the interior masonry walls in multiple locations (several rather large) require investigation by a structural engineer to verify cause and remedy. The hard ceiling finish in the swimming pool is cracked; refinishing is required.



Wiring to branch panels appears to be in process of being replaced some old and some new. The power wiring in fair/good condition.

Many lighting fixtures in this building appear to have been updated and are in fair condition; the remaining fixtures appear original. Most lighting fixtures are not energy efficient. Branch lighting panels appear to be in process of being replaced, half new and in excellent condition, the other half old and in poor condition. Wiring appears original and is mostly thermoplastic covered. The Lighting system is in fair to good condition.

The fire alarm system is original by Simplex and is in fair condition. The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains cat 6 distribution cabling with a fiber optic backbone.

This building currently has installed an ONAN 30kW emergency generation system. The emergency power system appears to be original to the building and in poor condition.

**SPECIALTY SYSTEMS** The building's electronic scoreboard display panels in the gymnasium appear to be in good condition. The ice rink chiller system varies in condition; the recently replaced chiller is in excellent condition, but the pumps are in average condition. The ice rink dasher boards are in average condition.

**CODE COMPLIANCE** The building is not sprinklered, but appears to have a compliant fire alarm system and exit signage. The egress stairwells do not have guardrails, handrail extensions, or balusters. The entry doors to the stairwells were in the open position, but did not contain magnetic hold-opens connected to the building's fire alarm system. However, there are rated fire doors on magnetic hold-open located throughout the building's corridors. There are two main communicating stairways are compliant except for handrail extensions. There are also two secondary stairwells that lead from the squash/racquetball courts. These stairwells are too narrow to act as egress stairs. Each sport venue appears to have adequate egress for assembly occupancy. The bleacher seating was not reviewed.

**ACCESSIBILITY** The north entry is wheelchair accessible. Each athletic venue is accessible via the wheelchair, however, there is limited accessibility to specific venue locations, such as the ice arena coaches' box, or the scorekeeper's station at the swimming pool. The recently renovated fitness center is wheelchair accessible. There was an attempt to make the public toilet room ADA-compliant, but every condition has a few anomalies preventing full compliance. The electric water coolers are non-compliant. Most of the door hardware is knob-style.

**TECHNOLOGY** Maxcy contains one recently refurbished projected classroom with podium technology seating 50 students. This room also appears to be reserved for athletic team meetings. The building contains one web-only kiosk for student use.

**ADAPTABILITY** Maxcy was constructed as the campus' athletic facility. The facility consists of large open-span spaces for athletic functions. The building is being utilized for the proper function, and is not conducive to any other use.

**SUITABILITY** This is a sports and athletics facility. It accommodates an indoor swimming pool, ice arena, various ball sport facilities, a field sports facility, miscellaneous support spaces, and faculty offices. The building appears well suited for this purpose.



CRACKS IN EXTERIOR MASONRY.



THE PAVING ADJACENT TO THE BUILDING IS IN POOR CONDITION.



THE INTERIOR OF THE BUILDING APPEARS TO BE IN GOOD CONDITION.



VIEW OF HOCKEY RINK



NEW POOL FILTRATION SYSTEM



BUILDING AIR HANDLING UNIT



THIRD FLOOR FITNESS CENTER.



PROJECTOR CLASSROOM WITH PODIUM TECHNOLOGY SEATING (50) STUDENTS.



FIRST FLOOR FIELDHOUSE.





# BOWMAN HALL

**FAST FACTS:**

CONSTRUCTED: 1972  
 GROSS SQUARE FOOTAGE: 195,700  
 NET ASSIGNABLE SQUARE FEET: 164,337  
 NET TO GROSS RATIO: 84%  
 BUILDING NUMBER: 006

**DEPARTMENTS:** RESIDENTIAL HALL

	78	ARCHITECTURAL CONDITION
	63	M / E / P / FP CONDITION
	NA	CODE COMPLIANCE
	NA	TECHNOLOGY
	NA	ACCESSIBILITY
	NA	ADAPTABILITY
<b>71</b>		OVERALL BUILDING RATING

KEY BUILDING CONDITIONS

**BUILDING SUMMARY** Bowman Hall is a residential hall, constructed in 1972, along with the Bowman Dining Hall. The building is located south of the Barrington Student Union. The facility includes a seven-story high-rise portion at the south end of the complex with two three-story buildings connected to complete the U-shaped Bowman Residential Quad.

**ARCHITECTURE** The interiors are generally in good to fair condition. All windows are currently being replaced. There is extensive renovation in progress in the west wing. Some of the floor finishes appear dated. Deficient finishes of some of the interior elements depreciates the overall aesthetics.

The building is shaped like a closed U in plan with high rise and low rise wings. The high-rise section on the south has seven floors above grade; the mid-rise section on the North has four floors above grade; the low-rise sections on the east and west have three floors above grade. The building is overall in fair condition. Deteriorating masonry joints are likely to impact water tightness of the envelope. Joint sealant at the inner corners of the masonry is also deteriorating at many locations.

The roof has three levels – high-rise, mid-rise, and low-rise. The roof was last installed in 1995 and is scheduled for replacement in 2015. Overall the roof is in fair condition. The roof on the high rise is highly patched and there is some ponding in areas with water bubbles at the roof drain sump. The insulation at the skylight is poor.

**HVAC** The unit ventilators, radiators, and air handling units are original to the building and in poor condition. The controls are Honeywell DDC and are in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is six inches. The pressure reducing station is new. The steam and condensate piping is insulated with ACM. West, south and east mechanical rooms are in similar condition. The condensate tank and pumps are new and in excellent condition. The distribution pumps are original to the building and in poor condition. The pumps are constant volume. The air compressor is new and in excellent condition. The heating water piping is insulated with ACM.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition. The fixtures and flush valves are not water conservation compliant. The steam to hot water converters and the hot water storage tank is original to the building and in poor condition. The hot water tank and piping is insulated with ACM. The pressure booster pumps are new. The summer water heaters are gas fired and in good condition. The natural gas piping is in good condition. The sewage ejector pumps are original and fair condition. The water service is four inches. The water service does not have RPZ protection.

**FIRE PROTECTION** The building is not sprinklered and is protected with standpipes only. The fire pump is original to the building and in poor condition.



**ELECTRIC** The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building and is in fair condition. Electrical panels appear to be original to the building and in poor condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring with some cloth covered wiring. Distribution wiring is in fair condition.

Lighting fixtures in this building appear to have been updated and are in fair condition. Fixtures are not energy efficient. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic covered. The lighting system is in poor condition.

The fire alarm system is currently a digital addressable manufactured by Siemens. The system appears to have been updated within the past 20 years, is in poor condition, and does not meet current code.

The telecom system appears to have been updated in the past few years in is in good to excellent condition. The data system contains Cat-5e distribution cabling with a fiber optic backbone. This building originally contained a PA system that no longer functions. Card access is in fair condition

This building currently has installed an ONAN emergency generation system. The emergency power system appears to be original to the building and in poor condition.



DETERIORATING MASONRY JOINTS.



HIGH ROOF HAS MANY PATCHES AND THERE IS SOME PONDING IN AREAS



EXTERIOR ENVELOPE MASONRY STAINING.



CONDENSATE TANK AND PUMPS



HOT WATER TANK



HEATING HOT WATER PUMPS



EXTERIOR STAIRS TO PLAZA AT RESIDENTIAL HALL ENTRY DOES NOT HAVE



THE EXTERIOR RAMP IS MISSING HANDRAIL EXTENSIONS.



EXTERIOR ENVELOPE MASONRY STAINING.





# BOWMAN DINING HALL

**FAST FACTS:**

- CONSTRUCTED: 1972
- GROSS SQUARE FOOTAGE: 23,866
- NET ASSIGNABLE SQUARE FEET: 20,971
- NET TO GROSS RATIO: 88%
- BUILDING NUMBER: 007

**DEPARTMENTS:** DINING FACILITY

	75	ARCHITECTURAL CONDITION
	63	M / E / P / FP CONDITION
	74	CODE COMPLIANCE
	NA	TECHNOLOGY
	59	ACCESSIBILITY
	75	ADAPTABILITY
<b>69</b>		OVERALL BUILDING RATING

KEY BUILDING CONDITIONS

**BUILDING SUMMARY** The building, constructed in 1972, is a dining hall attached to the residential hall. The facility is currently under construction. When the space is operational, it serves as one of the main kitchens serving the campus. The facility currently provides food services across campus, which is not ideal, is efficient for dining services provided on campus. The dining hall's mechanical systems are in poor condition, and there are some exterior and interior issues.

**ARCHITECTURE** The interiors are generally in fair condition. There is minor damage to ceiling tiles in some areas, indicating water infiltration from the roof. There are some areas of deteriorating floor and wall finishes that depreciate the overall aesthetics of the interiors.

The building has one floor above grade and a basement. The building is generally in fair condition. Inadequate detailing for moisture control at the openings could impact the water tightness of the building envelope.

The roof has two levels. The roof was installed in 1992 and is scheduled for replacement in 2012. The upper roof is metal with standing seams. The lower roof forms a plaza for Bowman Hall; it is finished with concrete pavers. Some of the roof drains on the plaza are blocked, resulting in water infiltration in the basement.

There are trees growing too close to the building that might need to be cut back to protect the masonry and foundation. Bowman is located in an area of campus that is prone to flooding. The sloped "bowl" of the central courtyard encourages storm water towards the building. Severe flood damage has occurred during this study.

**HVAC** The air handling units are original to the building and in poor condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is six inches. The pressure reducing station is new. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. West, south, and east mechanical rooms have similar conditions. The Dining Hall is air conditioned. The chiller is in poor condition. The condensing unit is a cooling tower and in poor condition. The controls are Honeywell DDC and in fair condition. The unit ventilators and radiators are original to the building and in poor condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition. The fixtures and flush valves are not water conservation compliant. The steam to hot water converters and the hot water storage tank are original to the building and is in poor condition. The hot water tank and piping are insulated with ACM. The pressure booster pumps are new. The summer water heaters are gas fired and in good condition. The natural gas piping is in good condition. The sewage ejector pumps are original and fair condition. The water service is four inches and does not have RPZ protection.

The distribution pumps are original to the building and in poor condition. The pumps are constant volume. The air compressor is new and in excellent condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The building is not sprinklered and is protected with standpipes only. The fire pump is original to the building and in poor condition.



**ELECTRIC** Electrical panels appear to be original to the building and in poor condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring with some cloth covered wiring. Distribution wiring is in fair condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building fair condition.

Lighting fixtures in this building appear to have been updated and are in fair condition, but are not energy efficient. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic covered. The lighting system is in poor condition.

The fire alarm system is currently a digital addressable manufactured by Siemens. The system appears to have been updated within the past 20 years and is in fair condition. This building originally contained a public address system that no longer functions. The card access system is in fair condition. The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

This building currently has installed an ONAN emergency generation system. The emergency power system appears to be original to the building and in poor condition.

**CODE COMPLIANCE** The building contains knob-style hardware throughout.

**ACCESSIBILITY** The courtyard entrance is not accessible as a result of the exterior ramp being too steep for wheelchairs. The entrances on the south side of the building are accessible. The toilets on the lower floor are not ADA-compliant.

**TECHNOLOGY** There was no technology inside the building. The courtyard has wireless access. There are cable TV receptacles in the lounge.

**ADAPTABILITY** The open structural arrangement of the lounge area allows for greater flexibility. The kitchen area is less flexible due to the density of plumbing systems and is bisected by the two communicating stairwells.

**SUITABILITY** This is a dining hall that is attached to a residential hall. The kitchen is still active and utilized as salad prep and bakery. The seating dining area is currently utilized as the ethnic lounge of unity.



SUBSTANTIAL WATER DAMAGE TO INTERIOR WALLS.



LOWER ROOF FORMS A PLAZA FOR BOWMAN HALL; IT IS FINISHED WITH PAVERS.



THE UPPER ROOF IS METAL WITH STANDING SEAMS.



NATURAL GAS-FIRED HOT WATER HEATERS



DUCTWORK IN PENTHOUSE



FIRE ALARM PANELS PENTHOUSE



DINING HALL SURVERY AREA.



DINING HALL KITCHEN.



THE EXTERIOR RAMP TO FACILITY IS NOT ADA COMPLIANT.



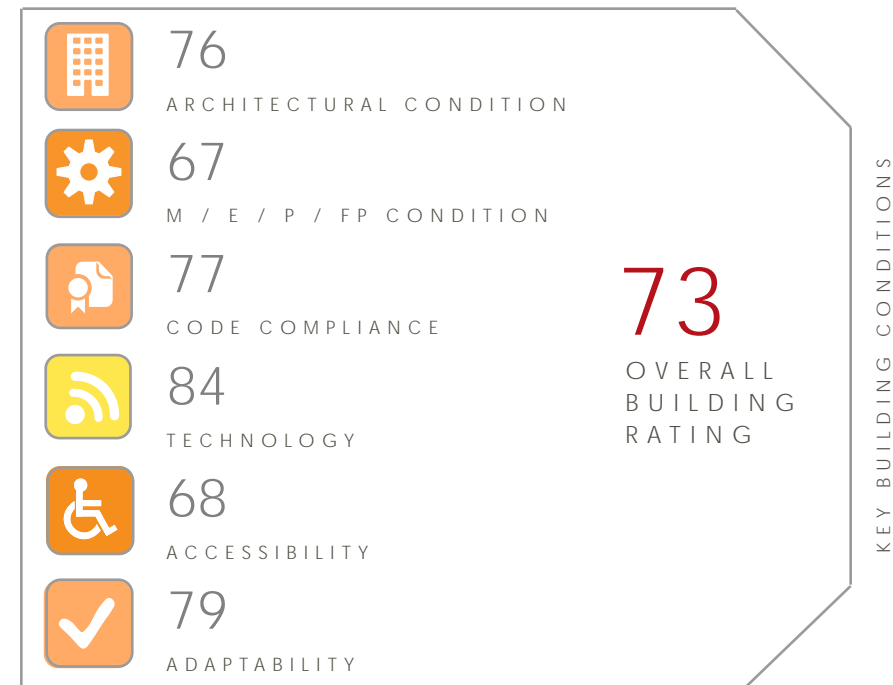


# SCHUETTE HALL

**FAST FACTS:**

- CONSTRUCTED 1973
- GROSS SQUARE FOOTAGE: 53,000
- NET ASSIGNABLE SQUARE FEET: 44,771
- NET TO GROSS RATIO: 84%
- BUILDING NUMBER: 009A

**DEPARTMENTS:** MUSIC LIBRARY



**BUILDING SUMMARY** Schuette Hall is an academic building dedicated to music education. The building is part of the larger Crane Complex. The facility effectively accommodates its academic functions. However, issues exist for both the building exterior and interior, particularly the mechanical system that need to be immediately addressed.

**ARCHITECTURE** The building mostly reflects the original aesthetic design intent. The library is currently being renovated. The interior finishes are generally in good condition. Extreme weather exposure in winter seems to have damaged the floor finish at the entrance vestibule. There are areas with poor moisture control and inadequate detailing to accommodate masonry movement.

The building has three levels above grade and no basement. Overall the building is in fair to good condition with the exception of North elevation and some retaining walls. Structural evaluation of the North elevation is highly recommended due to numerous fractures of the masonry veneer. Testing should be performed to determine the causes of masonry failures so that appropriate remedial actions can be designed.

The roof is in two levels and is generally in good condition. It was installed in 1997 and is scheduled for replacement in 2017.

**HVAC** The air handling units are original to the building and are in poor condition. The AHU drain pans are flooded. There is standing ground water in underground supply ducts. The controls are Honeywell DDC and are in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is six inches. The pressure reducing station is original to the building and is in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The building is conditioned from the central plant chiller, with eight inch CHWS & R piping. The controls are Honeywell DDC and in fair condition. The unit ventilators are original to the building and are in poor condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but they are not water conservation compliant. The electric hot water heaters are in good condition.

The distribution pumps are original to the building, in poor condition, and constant volume. The air compressor is new and in excellent condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** Electrical panels appear to be original to the building and in poor condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring. Distribution wiring is in fair condition. The motor control center in the mechanical room is original and in poor condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original and in fair condition.

Many lighting fixtures in this building appear to have been updated and are in fair

condition. The lighting system is in good condition. Branch lighting panels appear original to the building and in poor condition. Wiring appears original and is mostly thermoplastic covered.

The fire alarm system is original by Honeywell and in fair condition. The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

This building currently has installed an General Electric 100kW emergency generation system. The emergency power system appears to be original to the building and in poor condition. Automatic transfer switch appear original and in poor condition.

**CODE COMPLIANCE** The egress stairwells are missing guardrails, pickets and there are no handrail extensions. Fire alarm, exit signage, and egress capacity appear to be compliant

**ACCESSIBILITY** The building is minimally accessible. Accessible toilets are designated. Entrance ramps are provided.

**TECHNOLOGY** There is a recently refurbished computer laboratory located in the library that contains 20 computers.

**ADAPTABILITY** The academic facility's steel frame construction will allow for modification of the partitions inside the building. The building is conducive to future adaptation.

**SUITABILITY** This is an academic building for music education. The building accommodates classrooms, music practice rooms, library, faculty and administrative offices, and building maintenance spaces.



NUMEROUS FRACTURES OF THE MASONRY VENEER.



EXTERIOR RAMP DOES NOT HAVE HAND-RAIL EXTENSIONS.



ROOF IS GENERALLY IN GOOD CONDITION.



EGRESS STAIRWELLS WITH MISSING HANDRAIL EXTENSIONS.



RECENTLY REFURBISHED COMPUTER LAB LOCATED IN THE MUSIC LIBRARY



PRACTICE ROOMS ARE INSUFFICIENTLY ASOUSTICALLY ISOLATED.





# CRANE MUSIC CENTER

**FAST FACTS:**

CONSTRUCTED 1973  
 GROSS SQUARE FOOTAGE: 53,300  
 NET ASSIGNABLE SQUARE FEET: 87%  
 NET TO GROSS RATIO:  
 BUILDING NUMBER: 009B

**DEPARTMENTS:** CRANE SCHOOL OF MUSIC



**BUILDING SUMMARY** The Crane Complex is comprised of four separate buildings connected at the lower level and separated on the upper level by an outdoor plaza. The Crane Music Center occupies the area under the outdoor plaza and is surrounded by the other four facilities. While the layout of the five buildings creates a “campus-like” organization for the Department of Music, the rooftop paver system is a potential maintenance issue.

The single-story building is primarily comprised of music practice rooms, music instrument storage, a costume shop, and a student lounge. The building also acts as the back-stage access to the complex’s two main theaters.

**ARCHITECTURE** The interiors reflect the original aesthetic design intent with finishes in fair to good condition. The floor finishes in some areas, like the practice rooms, are dated and worn out. Possible water infiltration is exemplified by damaged and peeling wall coverings in some areas. Acoustic ceiling tiles are buckling and delaminating in many areas.

The complex is comprised of five total buildings. The lower level of the complex has two levels, including a basement level completely below grade and first floor level above grade. The roof of the first floor is the plaza. The brick masonry around the plaza shows evidence of efflorescence and bowing, especially between Bishop Hall and Snell Music Theatre.

The roof above the central area forms the plaza. It is paved with square asphalt pavers that were installed in 2005. It is scheduled for replacement in 2025. There is evidence of inadequate moisture control at the three skylights located above the student commons. The paver joints are poor. Vegetation growth is accelerating the deterioration of these joints and has a potential for further water penetration.

**HVAC** The air handling units are original to the building and are in poor condition. The AHU drain pans are flooded. There is standing ground water in underground supply ducts. The controls are Honeywell DDC and are in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is six inch. The pressure reducing station is original to the building and is poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The building is conditioned from the central plant chiller with eight inch CHWS & R piping. The controls are Honeywell DDC and in fair condition.

**PLUMBING** The fixtures and flush valves are original to the building and are in good condition. The fixtures and flush valves are not water conservation compliant. The electric hot water heaters are in good condition. The sewage ejector pumps are new and in excellent condition. The water service is four inch. The water service does not have RPZ protection.

The distribution pumps are original to the building, in poor condition, and constant volume. The air compressor is new and in excellent condition. The heating water piping is insulated with ACM

**FIRE PROTECTION** The building is sprinklered. There is a new diesel fire pump, but with freezing problem.

**ELECTRIC** Electrical panels appear to be original to the building and are in poor condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring. Distribution wiring is in fair condition. The motor control center in mechanical room is original and in poor condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original and are in fair condition.

Many lighting fixtures in this building appear to have been updated and are in fair condition. The lighting system is in good condition. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic covered.

The fire alarm system is original by Honeywell and in fair condition. The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

This building currently has installed a General Electric 100kW emergency generation system. The emergency power system appears to be original to the building and in poor condition. Automatic transfer switch appear original and in poor condition.

**CODE COMPLIANCE** The buildings are inter-connected along the lower level, but the fire-rated doors are on hold-open. The egress stairwells are missing guardrails, balusters, and handrail extensions. The fire alarm, exit signage, and egress capacity appear to be compliant.

**ACCESSIBILITY** The music center's lower floor public toilet rooms are ADA-compliant. The vast majority of doors are a minimum of 32 inches clear width; however, they have non-compliant knob hardware.

**TECHNOLOGY** While the Crane facilities have wireless technology, it is not available throughout the complex.

**ADAPTABILITY** The raised central plaza offers the option of adding an infill addition in between the four buildings. It is likely the structural system below will need to be modified to accept the proposed live and dead loads of such an addition. The steel frame construction will allow for modification of the partitions inside the building. Also, building additions along the north and south sides of the complex would be complementary to the existing facility. The Crane Complex is conducive to future adaptation.

**SUITABILITY** This is an academic building for music education. The building accommodates classrooms, music practice rooms, faculty and administrative offices, and building service and spaces.



DAMAGE AT SKYLIGHT IN STUDENT COMMONS DUE TO LEAKS.



MASONRY AROUND THE PLAZA SHOWS EVIDENCE OF EFFLORESCENCE.



THE ROOF IS THE PLAZA. IT IS PAVED WITH SQUARE ASPHALT PAVERS.



CRANE COMPLEX: NEW ELECTRICAL SWITCHGEAR



CRANE COMPLEX: UNDERGROUND DUCTWORK FROM AIR HANDLING UNITS



CRANE COMPLEX: MOTOR CONTROL CENTER



EXTERIOR ACCESS TO THE PLAZA IS VIA RAMPS. THE RAMPS ARE SLOPED GREATER THAN 1:12.



THE BUILDINGS ARE INTER-CONNECTED ALONG THE LOWER LEVEL.



PUBLIC TOILET ROOMS AT LOWER FLOOR ARE ADA-COMPLIANT.



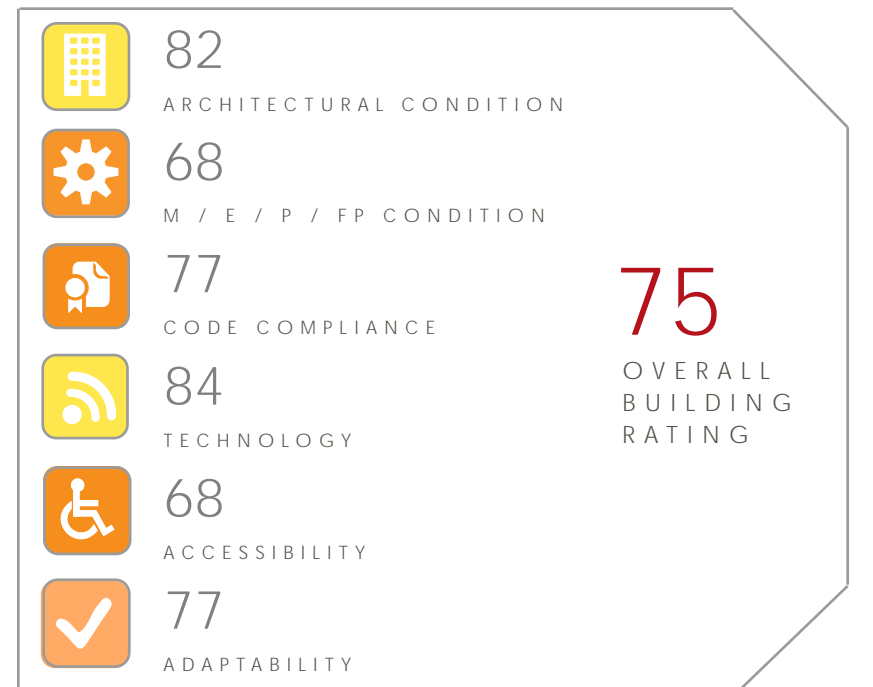


# BISHOP HALL

## FAST FACTS:

- CONSTRUCTED 1973
- GROSS SQUARE FOOTAGE: 53,800
- NET ASSIGNABLE SQUARE FEET: 34,929
- NET TO GROSS RATIO: 65%
- BUILDING NUMBER: 009C

**DEPARTMENTS:** CRANE INSTITUTE FOR MUSIC BUSINESS, CRANE SCHOOL OF MUSIC



**BUILDING SUMMARY** Bishop Hall is an academic building dedicated to music education. The building is part of the larger Crane Complex. The facility effectively accommodates its academic functions. However, issues exist for both the building exterior and interior, particularly the mechanical system, that need to be immediately addressed.

**ARCHITECTURE** The interiors reflect the original aesthetic design intent. The rehearsal rooms are currently undergoing renovation. The interior finishes are generally in good condition. However, the carpet is dated and worn out. There are instances of delaminating and worn out ceiling tiles, as well as damaged vinyl asbestos tile.

The building has three floors above grade and no basement. Overall the building is in good condition. Generally, the brick masonry is in good condition with the exception of few mortar joints needing re-pointing. Inadequate detailing to accommodate masonry movement and expansion seems to have caused cracks in many locations. There is also some evidence of water infiltration at the soffits in the niches along the north and south elevations. There is vine growth on the south elevation.

The roof is in two levels and is generally in good condition. It was installed in 1997 and is scheduled for replacement in 2017. It would be beneficial to develop a schedule for general roof maintenance.

**HVAC** The air handling units are original to the building are in poor condition. The AHU drain pans are flooded. There is standing ground water in underground supply ducts. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is 6 inch. The pressure reducing station is original to the building and is poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The building is conditioned from the central plant chiller with eight inch CHWS & R piping. The controls are Honeywell DDC and are in fair condition. The unit ventilators are original to the building and are in poor condition.

**PLUMBING** The fixtures and flush valves are original to the building, in good condition; however, they are not water conservation compliant.

The distribution pumps are original to the building, in poor condition, and constant volume. The air compressor is new and in excellent condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** Electrical panels appear to be original to the building and in poor condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring. Distribution wiring is in fair condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original and is in fair condition.

Many lighting fixtures in this building appear to have been updated since built and are in fair condition. The lighting system is in good condition. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic covered.

The fire alarm system is original by Honeywell and is in fair condition. The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

This building currently has installed an General Electric 100kW emergency generation system. The emergency power system appears to be original to the building and in poor condition. The automatic transfer switch appear original and in poor condition.

**CODE COMPLIANCE** The egress stairwells are missing guardrails, balusters, and handrail extensions. Wakefield Hall seating is lacking adequate aisles. Fire alarm, exit signage, and egress capacity appear to be compliant.

**ACCESSIBILITY** There are two entrances on either side of the lower level. One of these entries is compliant, while the other contains a ramp exceeding 1:12. Both exterior ramps are missing handrails. The building contains a passenger elevator that meets ADA requirements.

**TECHNOLOGY** There are nine projected classrooms, including two with computerized podium technology.

**ADAPTABILITY** This is an academic building for music education. The building accommodates classrooms, music practice rooms, rehearsal rooms, faculty and administrative offices, and building maintenance spaces.

**SUITABILITY** This is an academic building for music education. The building accommodates classrooms, music practice rooms, rehearsal rooms, faculty and administrative offices, and building maintenance spaces.



THE ROOF IS IN TWO LEVELS AND IS GENERALLY IN GOOD CONDITION.



THE BRICK MASONRY IS IN GOOD CONDITION.



EXTERIOR RAMP'S SLOPE IS GREATER THAN 1:12 AND ONLY ONE HANDRAIL.



EXISTING GATHERING SPACE IS INSUFFICIENT FOR FACULTY AND STUDENTS.



WAKEFIELD THEATER I



PROJECTOR CLASSROOMS WITH COMPUTERIZED PODIUM TECHNOLOGY.





# SNELL MUSIC THEATER

**FAST FACTS:**

- CONSTRUCTED 1973
- GROSS SQUARE FOOTAGE: 28,100
- NET ASSIGNABLE SQUARE FEET: 22,272
- NET TO GROSS RATIO: 79%
- BUILDING NUMBER: 009D

**DEPARTMENTS:** COMMUNITY PERFORMANCE SERIES



**BUILDING SUMMARY** Snell Music Theater serves as one of the main musical theater spaces on campus, seating 452 and accommodating student performances year round. The building is part of the larger Crane Complex and is sufficient for its current function. There are some exterior and interior issues, as well as major concerns with the mechanical system serving building and entire complex that need to be addressed immediately.

**ARCHITECTURE** This is a music theatre and includes some building maintenance spaces.

The interiors reflect the original aesthetic design intent and are generally in good condition. Some of the carpet is dated and the finishes need to be upgraded for overall space enhancement.

The building has two floors above grade and a basement. Overall the building is in good condition, with the exception of minor damage caused by inadequate moisture control. There is also evidence of inadequate construction detail to accommodate masonry movement, exemplified by the masonry slightly bulging at the shelf angle and cracks at shelf angles and wall corners.

The roof is in multiple levels and generally in fair condition with no apparent leaks. It was installed in 1997 and is scheduled for replacement in 2017. The EPDM is poor on one of the lower roofs on the north side of the building. There are some areas where the fasteners are revealed through the membrane. There is some insulation delamination. Development of roof maintenance schedule is highly recommended.

**HVAC** The air handling units are original to the building and in poor condition. The AHU drain pans are flooded. There is standing ground water in underground supply ducts. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is six-inch. The pressure reducing station is original to the building and is poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The building is conditioned from the central plant chiller with eight-inch CHWS & R piping. The controls are Honeywell DDC and in fair condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but not water conservation compliant. The distribution pumps are original to the building, in poor condition, and constant volume. The air compressor is new and in excellent condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The Snell Music Theater is sprinklered.

**ELECTRIC** Electrical panels appear to be original to the building and in poor condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring. Distribution wiring is in fair condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original and in fair condition. Many lighting fixtures in this building appear to have been updated since built and are in fair condition. The lighting system is in good condition. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic covered.

This building currently has installed an General Electric 100kW emergency generation system. The emergency power system appears to be original to the building and in poor condition. Automatic transfer switch appear original and in poor condition.

The fire alarm system is original by Honeywell and is in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**SPECIALTY SYSTEMS** The Snell Music Theater contains a lighting dimming system, which is in poor condition. The stage contains antiquated rigging that is in need of replacement.

**CODE COMPLIANCE** The egress stairwells are missing guardrails, pickets, and no handrail extensions. The Snell Music Theater seating is lacking adequate aisles. Fire alarm, exit signage, and egress capacity appear to be compliant.

**ACCESSIBILITY** The building entrance is accessible. Accessible toilets are designated. Entrance ramps are provided. The theater itself is not accessible.

**TECHNOLOGY** The Snell Theater contains audio recording capability.

**ADAPTABILITY** The building is well suited for its current use and would not easily be adapted to accommodate a different function.

**SUITABILITY** This is a music theatre and includes some building maintenance spaces. The building is suitable for its current function as a performance space.



THE EPDM IS POOR ON ONE OF THE NORTH LOWER ROOFS OF THE BUILDING.



WATER LEAK AT INTERIOR STAIRWELL



NOSING ON EXISTING STAIR NEEDS REPAIR.



EXTERIOR ENTRY STAIR IS CODE COMPLAINT.



EXTERIOR ENTRY RAMP DOES NOT HAVE HANDRAILS.



THE SNELL THEATER SEATING IS LACKING ADEQUATE AISLES.



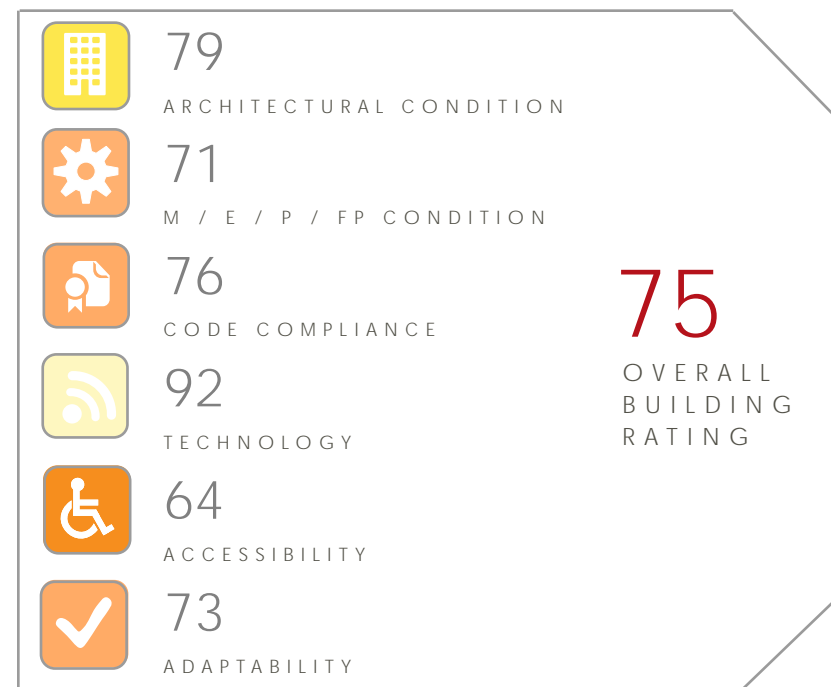


# SATTERLEE HALL

## FAST FACTS:

CONSTRUCTED 1954 / PARTIAL RENOVATION 1997  
 GROSS SQUARE FOOTAGE: 98,840  
 NET ASSIGNABLE SQUARE FEET: 88,584  
 NET TO GROSS RATIO: 90%  
 BUILDING NUMBER: 0010

**DEPARTMENTS:** TEACHER CERTIFICATION, GRADUATE STUDIES, HISTORY, POLITICS, REBECCA V. SHEARD LITERACY CENTER, SCHOOL OF EDUCATION AND PROFESSIONAL STUDIES, SECONDARY EDUCATION, SOCIOLOGY, SPECIAL EDUCATION, UNDERGRADUATE ADVISING OFFICE



**BUILDING SUMMARY:** Satterlee Hall was originally constructed in 1954 to serve as the main classroom building for the new teachers' college. The building originally housed the academic classrooms, faculty offices, and college administration suite. Today, Satterlee is home to the School of Education and The Literacy Center, among other departments. The building acts as the front door to the adjoining Village of Potsdam and has a major face on the main academic quadrangle. Additionally, the building's iconic steeple has become the campus' most visible feature. Together, these elements support Satterlee's important role on campus. The building's double-loaded corridor configuration, masonry and steel structure, and floor-to-floor height indicate the building has "good bones". While the exterior architectural finishes, mechanical systems, wiring and accessibility are generally in poor condition, these deferred maintenance items can be upgraded without compromising the historic nature of the facility. Satterlee should receive a full renovation so that it can serve SUNY Potsdam for many decades to come.

**ARCHITECTURE** The interiors are generally in good condition. There is damage to ceilings and walls in some areas that indicate water infiltration from the roof. The terrazzo is generally in good condition. There are telegraphing cracks at many locations across the corridors, which seems natural given the age and size of the building.

The building has four floors above grade (including a partial fourth floor) and a partial basement. The building is generally in fair to good condition. However, the concrete wall in the southeast is poor. Parapets have vertical and horizontal cracks at many locations. Masonry joints in some areas require re-pointing. Detailing of the limestone coping on the south wing seems inappropriate. All the windows have been replaced with vinyl-clad wood windows; however, the louvers are poor and will need replacement in the near future.

The roof has three parts – the central gabled slate roof and a fully adhered EPDM membrane roof that has two levels over the two wings. The slate is in good condition; it was installed in 1999 and is scheduled for replacement in 2049. The EPDM roof over the main building was installed in 1999 and is scheduled for replacement in 2019; it is generally in fair condition. The EPDM roof on the wings was installed in 2007 and is in good condition. The seams on the copper snow slides are in poor condition as the soldered seams do not allow expansion. A portion of the ridge flashing has become detached from the gabled roof and needs to be repaired. There is vegetation and significant ponding on the north wing.

**HVAC** The air handling units are original to the building and are in poor condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is six-inch. The pressure reducing station is original to the building and is poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The building is not air conditioned. Cooling is limited to the Literacy Center DX unit ventilators. The controls are Honeywell DDC and in fair condition. The unit ventilators are and steam radiators are original to the building and in poor condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but not water conservation compliant. The steam to hot water converters are original to the building and are in poor condition. The hot water tank and piping is insulated with ACM. The summer water heaters are electric and are in excellent condition. The sewage ejector pumps are new and in excellent condition. The water service is four-inch and does not have RPZ protection.

The air compressor is new and in excellent condition.

**FIRE PROTECTION** The building is not sprinklered, except for the auditorium.



**ELECTRIC** Electrical panels have been replaced and are in excellent condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring with some cloth covered wiring. Distribution wiring is in poor condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building, containing some cloth covered wiring, and is in poor condition. Lighting fixtures in this building appear to have been updated and are in fair condition. Fixtures are not energy efficient. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic covered with some cloth covered wiring. The lighting system is in poor condition.

This building does not contain an emergency power system.

The fire alarm system is original by Simplex and in fair condition. The system upgrade to a Siemens fully addressable system is in process.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** The egress stairwells are 90 percent compliant. There is a guardrail and pickets; however, there are no handrail extensions. While the corridors are wide, there is a dead-end corridor on the third floor. The building is not sprinklered, but contains a compliant fire alarm system.

**ACCESSIBILITY** The main entrance contains a compliant ramp. The public toilet rooms are not compliant. There are a few offices that have raised floors (step-up) from the adjoining corridor. The theater stage is wheelchair accessible from the rear, but there is no wheelchair seating. Doors contain greater than 32-inch clearance; however, the knob hardware is non-compliant.

**TECHNOLOGY** Satterlee has wireless technology throughout the building. There are three computer laboratories within the building. There are also five rooms with projection capability, including two rooms with smart board technology. The building does not have any card swipe or closed circuit camera security technology, but the nature of the building use does not require security.

**ADAPTABILITY** Satterlee Hall has a mix of positive attributes and limitations that make the facility moderately flexible for other functions. The building's age and use of construction materials limits the ability for modification of the interior partitions, and likely cannot be modified from the double-loaded corridor layout. While the building can be expanded, it is unlikely due to the iconic nature of the facility. The building has a high floor-to-floor height, which will enable the building to accept HVAC upgrades.

**SUITABILITY** This is an academic building that accommodates classrooms, laboratories, an auditorium, and administrative offices. The building and the academic program it houses, the School of Education, are both iconic attributes to the campus that particularly compliment each other.



VEGETATION ON LOWER ROOF



IVY GROWTH ON EXTERIOR WALL



CRACKING OF EXTERIOR MASONRY.



VIEW OF WATER METER



VIEW OF AIR COMPRESSOR



TELE-DATA SYSTEM



INTERIOR CORRIDOR



AN INTERACTIVE CAMPUS MAP AT THE BUILDING MAIN ENTRANCE



THERE ARE ALSO (5) ROOMS WITH PROJECTION CAPABILITY.





# DUNN HALL

## FAST FACTS:

CONSTRUCTED: 1957

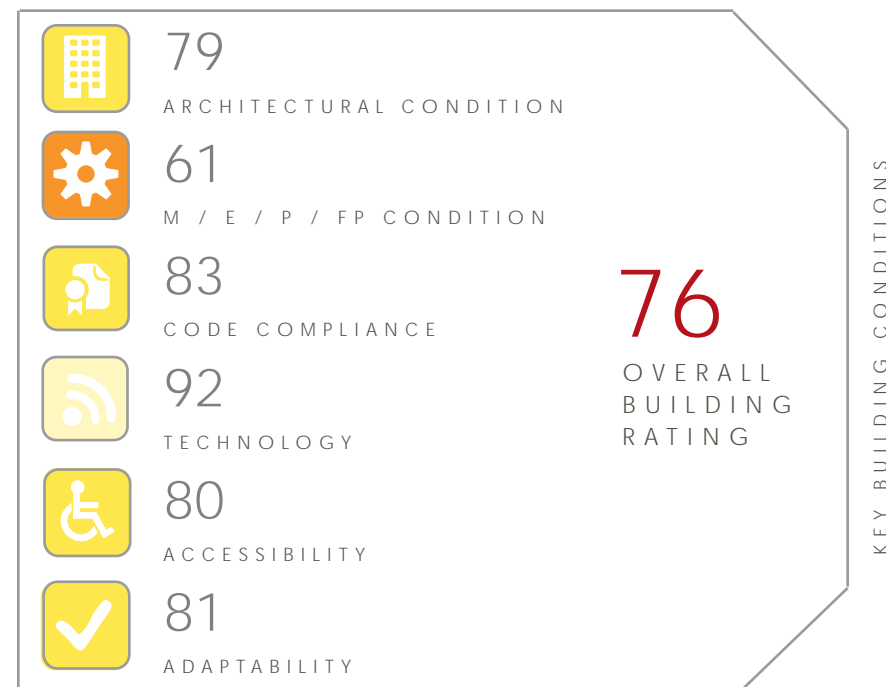
GROSS SQUARE FOOTAGE: 53,147

NET ASSIGNABLE SQUARE FEET: 45,490

NET TO GROSS RATIO: 86%

BUILDING NUMBER: 0011

**DEPARTMENTS:** BUSINESS ADMINISTRATION, COMMUNITY HEALTH, COMPUTER SCIENCE, ECONOMICS AND EMPLOYMENT RELATIONS, HONORS PROGRAM, INFORMATION AND COMMUNICATION TECHNOLOGY, SCHOOL OF ARTS & SCIENCES, WILDERNESS EDUCATION



**BUILDING SUMMARY** Dunn Hall is an academic building located in the central quadrangle on campus. The building accommodates classrooms, faculty rooms, instruction spaces for performing arts, and an auditorium. A double-loaded corridor classroom building, Dunn's layout is ideal for academic use. The facility has reasonable floor-to-floor heights, which will allow for future air delivery upgrades. Interior retro-fit modifications might be costly, as the partitions are masonry. The theater offers an open structural layout that can be retro-fitted for other programs.

**ARCHITECTURE** The interiors are generally in fair to good condition. The carpet and perforated ceilings are dated and seem to compromise the overall aesthetic quality of the interiors. The terrazzo floor is in excellent condition in the stair rooms.

The building has three floors above grade and a partial basement. The exterior walls are generally in good condition, though there are some cracks at the corner of masonry on southwest side and excessive vine growth in some areas. Original single pane windows compromise envelope thermal insulation and are in poor condition in many places; it is recommended that the windows be replaced.

The roof was last replaced in 2005 and is generally in excellent condition. However, there is much debris and the drains require cleaning. Trees growing too close on south side contribute to the debris.

There is broken paving in front of the main entry.

**HVAC** The air handling units are original to the building and in poor condition except for a new AHU for auditorium. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is four-inch. The pressure reducing station is original to the building and is in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank is original to the building and the pumps are new. Both are in fair condition. The building is not air conditioned. The controls are Honeywell DDC and in fair condition. The unit ventilators and steam radiators are original to the building and in poor condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but not water conservation compliant. The steam to hot water converters are original to the building and are in poor condition. The hot water piping is insulated with ACM. The summer water heaters are electric and in good condition. The sewage ejector pumps are in fair condition. The water service is three-inch and does not have RPZ protection.

The air compressor is in poor condition.

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** Electrical panels appear to be original to the building and in poor condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring with some cloth covered wiring. Distribution wiring is in poor condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building, containing some cloth covered wiring, and is in poor condition. Lighting fixtures in this building appear to have been updated since built and are in fair condition; however, they are not energy efficient. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic covered but contains some cloth covered wiring. The lighting system is in poor / fair condition.



This building currently does not have an emergency power system. Lighting is adequate for building.

The fire alarm system is original by Simplex and is in fair condition. The system upgrade to a Siemens fully addressable system is in process.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** The building has two egress stairwells. The stairs are missing guardrails and handrail extensions. The building is not sprinklered, but appears to contain a compliant fire alarm system and exit signage. There is a dead-end corridor along the east end of the building on the second floor. There are fire-rated corridor doors on hold open.

**ACCESSIBILITY** The building is minimally accessible. The building entrance ramp at the southwest quadrangle arch is non-compliant. However, the building's north entrance from the quadrangle is ADA-compliant. The exterior theater entrance along Barrington Drive is not wheelchair accessible. The theater stage is accessible from the rear, but there is no wheelchair access from the seating area. The theater aisles are ramped. The public toilet rooms on the second floor are ADA-compliant; however, the first floor toilet rooms are 90 percent compliant. The electric water coolers are wheelchair accessible. The room entry doors have adequate width, however, most of the door hardware is knob-style.

**TECHNOLOGY** There are two departmental computer mini laboratories with an average of nine computers in each room. There is also one open computer laboratory with 33 stations. Dunn Hall has five projector-ready classrooms each with podium technology. There are approximately 30 seats in each classroom.

**ADAPTABILITY** Dunn Hall is a double-loaded corridor classroom building and ideal for academic use. The facility has reasonable floor-to-floor heights, which will allow for future air delivery upgrades. Interior retro-fit modifications might be costly, as the partitions are masonry. The theater offers an open structural layout that can be retro-fitted for other programs.

**SUITABILITY** This is an academic building located in the central quadrangle on campus. It accommodates classrooms, faculty rooms, instruction spaces for performing arts, and an auditorium.



DENSE GROWTH OF IVY ON EXTERIOR WALLS.



WINDOW AND GLAZING MAINTANENCE.



EXTERIOR WALL MASONRY CRACKS.



ELECTRICAL PANEL BOARDS



BUILDING AIR HANDLING UNIT



ELECTRICAL SWITCHGEAR



REFURBISHED THEATER



THE FIRST FLOOR TOILET ROOMS ARE 90% COMPLIANT



TYPICAL STAIRWELL





# MERRITT HALL

## FAST FACTS:

- CONSTRUCTED: 1951
- GROSS SQUARE FOOTAGE: 77,829
- NET ASSIGNABLE SQUARE FEET: 72,291
- NET TO GROSS RATIO: 93%
- BUILDING NUMBER: 0012

**DEPARTMENTS:** ASSOCIATED COLLEGES, NORTH COUNTRY ADOLESCENT OUTREACH, POTSDAM AUXILIARY COLLEGE EDUCATIONAL SERVICES, SUNY POTSDAM CHILD CARE CENTER



**BUILDING SUMMARY** Merritt Hall was originally constructed as the campus' athletics and recreation building. With the advent of Maxcy Hall, Merritt was relinquished to being a community recreational building, as well as also housing miscellaneous administrative offices. Merritt has a combination of masonry bearing walls and steel framing. The large-span areas over the swimming pool and gymnasium afford greater flexibility for alternative academic programs. Merritt's high floor-to-floor height will allow for improved air delivery space requirements.

**ARCHITECTURE** The interiors are generally in fair condition; some areas have poor finishes and interior components. The basement floor has some major cracks and is heaving; inadequate detailing for building movement could be the cause. The ceilings in the stairwells have visible water damage. ACT in the swimming pool is getting detached and could likely pose a life safety concern. Rooms on the third floor are in poor condition; there seems to be some improvements desired for these spaces in the future.

The building has three floors above grade and a basement. The masonry in many locations is in poor condition and requires attention. The four corners of the parapet have been pushed out, probably due to inadequate expansion joints. Masonry around the higher roof has much efflorescence and deteriorated joints. The wall finish at the two west entries is in poor condition.

The roof is comprised of a gabled slate section and fully adhered membrane on the other sections. The membrane roof was replaced in 2007 and is generally in excellent condition. The slate roof was installed in 1998 and is generally in good condition, though some slates are broken and several others have fallen off the roof.

Exterior stair enclosures are in very poor condition, with both masonry and foundation in urgent need of repairs. The exterior stair entry at the north side, in the middle of the building, has no guardrails as required per code.

The gymnasium flooring is in average condition. The dance studio contains a raised plywood flooring with sheet rubber anti-fatigue mats taped to the plywood. This flooring is in poor condition.

**HVAC** The air handling units are original to the building and are in poor condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is six-inch. The pressure reducing station is original to the building and in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The building is not air conditioned; however, the Levitt Computer Center is air conditioned. The controls are Honeywell DDC and are in fair condition. The steam radiators are original to the building and are in poor condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but not water conservation compliant. The steam to hot water converters are original to the building and in poor condition. The hot water storage tank is new and in excellent condition. The summer water heaters are electric and in good condition. The sewage ejector pumps are new and in excellent condition. The water service is four-inch and does not have RPZ protection.

The air compressor is in fair condition.

**FIRE PROTECTION** The building is not sprinklered and is protected with standpipes only.

**ELECTRIC** Electrical panels have been upgraded and are in excellent condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring with some cloth covered wiring. Distribution wiring is in fair condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building, containing some cloth covered wiring, and is in poor condition. Lighting fixtures in this building appear to have been updated and are in fair condition;



however, they are not energy efficient. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic covered. Lighting wiring contains some cloth covered wiring. The lighting system is in poor / fair condition.

This building currently does not have an emergency power system. Lighting is adequate for the building.

The fire alarm system is original by Simplex and in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**SPECIALTY SYSTEMS** The pool filtration system is new and in excellent condition.

**CODE COMPLIANCE** The building appears to contain a code-compliant fire alarm system and exit signage; however, there is no sprinkler system. There appears to be adequate occupant egress from the building. The egress stairwells are enclosed in a shaft on the lower floor; however, the upper floor stairwells open directly on to the corridors. The stairs contain compliant guardrails and pickets, but do not contain handrail extensions. The stair components are probably the most compliant of all of the campus' buildings.

**ACCESSIBILITY** The academic quadrangle entrance to Merritt Hall is ADA accessible. The rear entrance to the building contains a ramp; however, there are no railings along the ramp. The public toilet rooms are not compliant. While the majority of the room entrances are wide enough for wheelchair access, there is knob-style door hardware. In addition, the dance classrooms located on the third floor have raised wooden floors, which prohibit wheelchair access. The pool has wheelchair access through the use of a fulcrum device. The daycare accessibility entrance is non-compliant.

**TECHNOLOGY** Merritt contains the campus' largest open computer laboratory. The Levitt Center contains 65 computers for student use. This room has extended hours of operation and security when not in use. This is the only room in Merritt Hall with technology.

**ADAPTABILITY** Merritt was originally constructed as the campus's athletics and recreation building. With the advent of Maxcy Hall, Merritt was relinquished to being a community recreational building, and also housing miscellaneous administrative offices. Merritt has a combination of masonry bearing walls and steel framing. The large span areas over the swimming pool and gymnasium afford greater flexibility for alternative academic programs. Merritt's high floor-to-floor height will allow for improved air delivery space requirements.

**SUITABILITY** This is a mixed-use building located in the central quadrangle of the campus. It accommodates a gymnasium, an indoor swimming pool, computer laboratory, and also a daycare center.



LEAK IN BASEMENT ACCESS ACCESS SPACE BELOW SWIMMING POOL.



TYPICAL CORRIDOR



GYMNASIUM CEILING



ROOF DRAINS AND EXHAUST FANS



MAIN ELECTRICAL SWITCHGEAR



CIVIL DEFENSE TOILET IN AIR-RAID SHELTER



THE LEVITT CENTER CONTAINS (65) COMPUTERS



MECHANICAL UNIT LOCATED IN THE CAMPUS' CENTRAL COMPUTER ROOM.



TYPICAL STAIRWELL





# HEATING PLANT

**FAST FACTS:**

- CONSTRUCTED: 1955
- GROSS SQUARE FOOTAGE: 10,886
- NET ASSIGNABLE SQUARE FEET: 10,010
- NET TO GROSS RATIO: 92%
- BUILDING NUMBER: 0013

**DEPARTMENTS:** PHYSICAL PLANT/HEATING PLANT

	75	ARCHITECTURAL CONDITION
	78	M / E / P / FP CONDITION
	77	CODE COMPLIANCE
	NA	TECHNOLOGY
	58	ACCESSIBILITY
	NA	ADAPTABILITY
<b>76</b>		OVERALL BUILDING RATING

KEY BUILDING CONDITIONS

**BUILDING SUMMARY** The Heating Plant was constructed in 1955 to house the central heating equipment on campus. Located at the northernmost end of campus, the building is a two-story brick structure that is generally in fair condition with few concerns requiring immediate attention. The function in the building appears to be well suited for the structure.

**ARCHITECTURE** The building has two levels above grade. The interior is generally in fair condition but has several issues that are causes for immediate concern. The concrete protecting the steel beams above the multi-story central space is highly deteriorated and in danger of disintegrating. It is imperative that a structural engineer reviews the condition and proposes remedies. The tall windows are single pane and in poor condition, leaking and allowing significant heat gain and loss. The west wall appears to leak extensively into the interior, as evidenced by the efflorescence on the interior.

The exterior masonry walls of the heating plant itself are generally in good condition, with the exception of the water penetration through the west wall. Several of the man doors are in poor condition. The masonry walls of the yard enclosure to the south and east of the Heating Plant proper are in very poor condition; further evaluation by a structural engineer followed by repairs is essential.

The roof generally is in poor to fair condition. While the high roof was installed in 2006, it appears that the installation was poor and the EPDM is not adhered, resulting in the membrane flapping in the wind. This condition needs to be remedied. The low roof was installed in 1995 and is deteriorated, with many delaminating seams.

**HVAC** The two 55,000 lbs/hr Cleaver Brooks water tube boilers were new in 2002 and are in good condition. The new absorption chiller is in the process of installation. The condensing unit is a cooling tower and is in excellent condition. The controls are Honeywell DDC and are in good condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but not water conservation compliant. The steam to hot water converters are original to the building and in poor condition. The natural gas piping is in good condition. The sewage ejector pumps are new and in excellent condition. The water service is four-inch and does not have RPZ protection.

The distribution pumps for chilled water and condensers have been upgraded and are in good condition. The chilled water pumps have new VFDs. The air compressor is new and in excellent condition.

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original and in fair condition. Distribution wiring is in fair condition. Many lighting fixtures in this building appear to have been updated since built and are in fair condition. Lighting system is in good condition.

Fire Alarm System is currently a digital addressable manufactured by Siemens. The system appears to have been updated within the past 20 years and in fair condition.

The emergency power system appears to be in good condition.

The telecom system appears to have been updated in the past few years in is in good-to-excellent condition. The data system contains Cat-5e distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** The main stairwell does not contain a guardrail or handrail extensions.

**ACCESSIBILITY** The building entry is not accessible. There is inadequate clearance width along the main floor corridor, and the building does not have an elevator to the second floor. The doors contain knob-style hardware.

**TECHNOLOGY** The building is served by wireless access technology.

**ADAPTABILITY** The building houses large equipment vital to overall campus operation. Removing or relocating the equipment with intent to repurpose the building would not be beneficial to the campus.

**SUITABILITY** The building is used for the central heating equipment on campus. The building appears to be generally well suited for this purpose.



SPALLING AND MORTAR JOINT ISSUES.



BRICK EFFLORESCENCE



THE EPDM IS NOT ADHERED, RESULTING IN THE MEMBRANE FLAPPING IN THE WIND.



HEATING PLANT STAIRWELL



VIEW OF BOILER BURNER



VIEW OF STEAM HEATERS



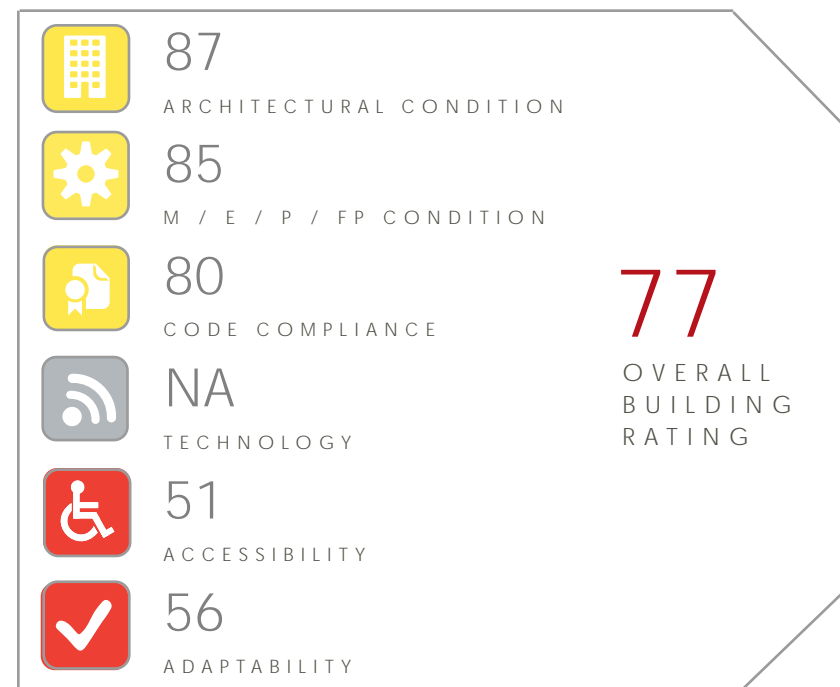


# PRESIDENT'S RESIDENCE

**FAST FACTS:**

- CONSTRUCTED: 1814
- GROSS SQUARE FOOTAGE: 5,435
- NET ASSIGNABLE SQUARE FEET: 4,974
- NET TO GROSS RATIO: 91%
- BUILDING NUMBER: 0014

**DEPARTMENTS:** RESIDENCE



**BUILDING SUMMARY** The building is a farmhouse constructed in 1814. There have been multiple additions added to the home since its original construction, the first major renovation occurred in 1900. The property extends from Pierrepoint Ave to the Raquette River shoreline. The house serves as the primary residence of the president. Both the house and the property are used for special events. While the overall appearance of the house is very good and the building is suitable to its function, it does need immediate attention to significant physical conditions.

**ARCHITECTURE** The interiors are generally in good condition. The house has been renovated with the addition of a sun room, thereby altering the original layout. The natural settling of the foundation over the years has caused the floor and ceiling to slope. The original components are still predominant and well maintained. The kitchen cabinets are outdated and require upgrades. There has been report of prior flooding in the basement through the foundation. Repairs seem to have been made.

The building has two floors above grade and a basement. The building is generally in good condition. The windows were all replaced with contemporary wood clad windows in the last two years. Minor re-pointing of rough cut stone masonry at the foundation is required to ensure water tightness.

The roof is gabled and was installed in 1994. It is scheduled for replacement in 2014. The roof shingles over the garage are in poor to fair condition.

The grounds are well maintained.

**HVAC** The residence is heated by a natural gas furnace. Some poor conditions exist in the building that require attention.

**PLUMBING** The fixtures are original to the building and in good condition. The fixtures are not water conservation compliant. The water heaters are gas fired and in good condition. The natural gas piping is good condition. The water service is one-inch and does not have RPZ protection.

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** Residence provided with 120/240 volt, 200 amp, 1 phase service with pole mounted transformers outside in good condition. Panels have been replaced in past few years and appear to be in good condition. Lighting provided by a wide variety of fixtures and appear to be in good condition.

Fire Alarm System is similar to the campus buildings including smoke detectors, heat detectors, horn strobes, and control panel. Fire Alarm system is connected to the campus monitoring system.

No emergency power system.

The telecom system appears to have been updated in the past few years in is in good to excellent condition. The data system contains cat 5e distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** Not applicable.

**ACCESSIBILITY** The building is minimally accessible. The house has a ramp for wheelchair access at the rear door, but it is not ADA compliant. Accessibility within the home is problematic. The toilet room on the first floor and the entire second floor are not wheelchair accessible.

**TECHNOLOGY** Wireless access is available inside the residence.

**ADAPTABILITY** While not being conducive to academic functions, the building could become a College Welcome Center or Alumni House with little re-configuration.

**SUITABILITY** This is the residence of the president of SUNY Potsdam. The house is suitable for its current function and is located in a traditionally ideal position on campus.

\*Note: A detailed report, dated August 19, 2009, was completed, identifying existing building conditions and recommended repairs.



ROUGH CUT STONE MASONRY AT THE FOUNDATION



THE ROOF SHINGLES ARE FAIR TO POOR CONDITION.



CONCRETE FLOOR IN GARAGE SWEATS LEAVING SALT DEPOSIT



FLOOR BEAM HAS BOWED AT FIRST FLOOR VISIBLE IN THE BASEMENT.



COLUMN LACKS CAP PLATE.



BUILD UP AT PORCH ROOF, AND INSUFFICIENT FLASHING AT CHIMNEY ABOVE.



REAR VIEW OF HOUSE AND GARAGE.



CRACK IN FOUNDATION VENEER MORTAR JOINT.



EXTERIOR CUT STONE FOUNDATION.



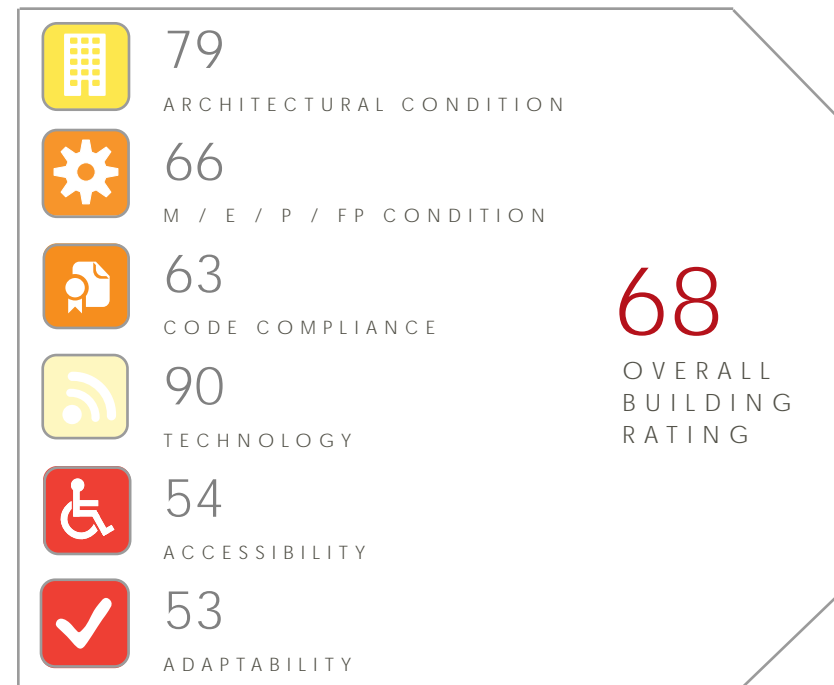


# MOREY HALL

**FAST FACTS:**

- CONSTRUCTED 1951
- GROSS SQUARE FOOTAGE: 23,485
- NET ASSIGNABLE SQUARE FEET: 21,521
- NET TO GROSS RATIO: 92%
- BUILDING NUMBER: 0015A

**DEPARTMENTS:** ENGLISH & COMMUNICATION, WOMENS AND GENDER STUDIES PROGRAM



**BUILDING SUMMARY** Morey was one of the first buildings constructed on the campus in 1951. Originally constructed to serve as a residence hall, Morey functions as an academic building, accommodating mostly faculty offices with a few classrooms. The building is connected to Carson Hall, therefore, internally accessible to MacVicar, Stillman, and Raymond Halls. While the indoor connection to other buildings is ideal, the existing narrow, double-loaded corridors do not provide comfortable circulation and are not code compliant. The only possible use for Morey is the return to a residence hall, with significant upgrades for accessibility and code compliance.

**ARCHITECTURE** The interiors are generally in good to fair condition. However, the general circulation corridor and door widths do not seem to meet the building code. This could hinder any future renovation goals for the building. There is major crack on the wall where the building connects to Carson Hall. This is probably caused by inadequate detailing for building movement. Some walls also have vertical and horizontal cracks besides some damage caused by water infiltration. There is a short link to the West Gate that is in excellent condition. However, the floor transition to the link seems to be hollow beneath the tiles. There is some evidence of water infiltration in the building.

The building has two floors above grade and no basement. The building is generally in good condition. The windows have been recently replaced throughout the building. The louvers, however, are dated and may need to be replaced. The sills are in poor condition at some locations. There is brick spalling on the northern façade of the building; the masonry is also cracked at corners.

The roof has two levels – the link to the West Gate being lower. The roofs were installed in 1993 and are scheduled for replacement in 2013. The fully adhered EPDM membrane is generally in good condition. One of the drains on the upper roof is plugged and the cricket is delaminating. The roof on the link has some failing seams and significant water ponding.

**HVAC** The air handling units are original to the building and are in poor condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is four-inch. The pressure reducing station is original to the building and in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The building is not air conditioned. The controls are pneumatic and in poor condition. The steam radiators are original to the building and in poor condition.

**PLUMBING** The fixtures and flush valves are original to the building, in poor condition, and not water conservation compliant. See Carson Hall for main plumbing equipment.

The air compressor is new and in excellent condition

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** Electrical panels have been upgraded and are in excellent condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring with some cloth covered wiring. Distribution wiring is in fair condition. The building’s main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building, containing some cloth covered wiring, and is in poor condition. Lighting fixtures in this building appear to have been updated and are in fair condition. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic covered. Lighting wiring contains some cloth covered wiring. The lighting system is in fair condition.

This building currently has installed an ONAN 12kW emergency generation system. The emergency power system appears to be original to the building and is in poor condition. The automatic transfer switch appears newer and in good condition. Lighting is adequate.

The fire alarm system is currently a digital addressable manufactured by Siemens. The system appears to have been updated within the past 20 years and in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** The major code issue with Morey Hall is the non-compliant corridor width. The 40-inch corridor does not meet current building egress width requirements. The egress stairwells are also too narrow, and do not have a guardrail, handrail extensions and contain open risers. Morey does not have a sprinkler system, but appears to have a compliant exit signage and a fire alarm system.

**ACCESSIBILITY** The main exterior entrance to Morey Hall occurs at the northwest academic quadrangle arch. While it is wheelchair-compliant, there is an internal ramp located inside the entrance the only has one handrail that is less than 48 inches wide. The main corridor in the building is 40 inches wide. While a wheelchair can access the corridor, it cannot traverse the 90 degree corners. The public toilet rooms are not ADA-compliant. The electric water coolers are not compliant. Some of the room doorways are less than 32 inches clear width and most contain knob-style hardware. The building also lacks an elevator, which prohibits wheelchair access to the second floor.

**TECHNOLOGY** Morey has one open computer laboratory with 24 stations. There are two departmental mini laboratories with approximately six computers in each room. Finally, there is one projected classroom.

**ADAPTABILITY** The low floor-to-floor height and the narrow double-loaded corridor are not conducive as a classroom building. The programmable areas on either side of the corridor are also too large for academic or administrative offices. The corridor walls are bearing and problematic due to the non-compliant width of the corridor. The only possible use for Morey is the return to a residence hall.

**SUITABILITY** Morey was originally constructed as a residence hall but now functions as an academic building that accommodates mostly faculty offices with a few classrooms. The function is not appropriate within the physical conditions of the building.



SEVERE IVY GROWTH ON EXTERIOR BUILDING ENVELOPE.



FIRST FLOOR OFFICE



MAJOR CRACK ON THE WALL WHERE THE BUILDING CONNECTS TO CARSON HALL.



VIEW OF ROOFTOP.



EPDM MEMBRANE BUCKLING.



MOISTURE DAMAGE ON PLASTER WALLS.



FIRST FLOOR DOOR THRESHOLD HEAVING AT MOREY LINK (BEFORE THE GATE)



TYPICAL OFFICE WITH RECENTLY REPLACED WINDOWS.



SECOND FLOOR CONNECTOR TO CARSON.



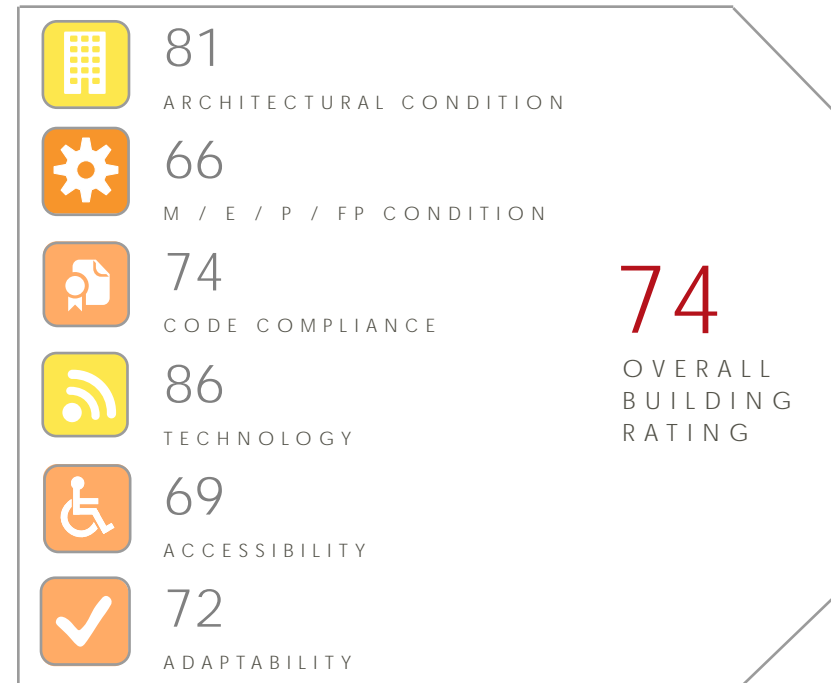


# CARSON HALL

**FAST FACTS:**

- CONSTRUCTED 1951
- GROSS SQUARE FOOTAGE: 25,658
- NET ASSIGNABLE SQUARE FEET: 23,776
- NET TO GROSS RATIO: 93%
- BUILDING NUMBER: 0015B

**DEPARTMENTS:** COLLEGE WRITING CENTER, MODERN LANGUAGES, PHILOSOPHY, BECKY'S PLACE



**BUILDING SUMMARY** Carson Hall was the first building constructed on the main campus. It was also the last building to receive a partial renovation with the advent of Becky's Place. The building is internally linked to Becky's Place and Raymond Hall to the north, Morey Hall to the west, and MacVicar Hall to the east. The indoor connection is a highly utilized feature by students and faculty. Carson serves as the main entrance from the quad to Becky's Place and Raymond Hall. The building has wide, double-loaded corridors suitable for an academic classroom facility. Overall, the building is effectively serving its function but does need some attention to its mechanical systems and accessibility upgrades.

**ARCHITECTURE** The interiors are generally in fair to good condition. Inadequate detailing for building movement seems to be the cause for cracks in the corridor ceilings and at the connection to Morey and MacVicar Halls. The floor and doors need to be refinished in some areas to enhance the overall aesthetic appeal. Provision of bumpers at doors would help to protect the walls against which the doors open.

The building has three floors above grade and a basement. The building is generally in good condition. It has newly replaced wood windows. There are instances of spalling and cracking of the brick masonry.

The building has a gable roof with slate and a small section of flat EPDM roof on the lower level. The gable roof was installed in 1998 and is scheduled for replacement in 2048. The lower EPDM roof was installed in 2007 and is due for replacement in 2027. Overall the roofs are in good to excellent condition.

**HVAC** The air handling units are original to the building and are in poor condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is four-inch. The pressure reducing station is original to the building and in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The building is not air conditioned, with the exception of Becky's Place. The controls are pneumatic and in poor condition. The steam radiators are original to the building and in poor condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but not water conservation compliant. The steam to hot water converters are original to the building and in poor condition. The hot water storage tank is original to the building and in poor condition. The hot water tank and piping are insulated with ACM. The summer water heaters are electric and are in good condition. The sewage ejector pumps are new and in excellent condition. The water service is four-inch and does not have RPZ protection.

The air compressor is new and in excellent condition.

**FIRE PROTECTION** The building is not sprinklered, except for Becky's Place, which is fully sprinklered. The remaining building is protected with standpipes only. The fire pump is original to the building and in poor condition.

**ELECTRIC** Electrical panels have been upgraded and are in excellent condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring with some cloth covered wiring. Distribution wiring is in fair condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building, containing some cloth covered wiring, and is in poor condition. Lighting fixtures in this building appear to have been updated and are in fair condition. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic covered. The lighting system is in fair condition.



This building currently has installed an ONAN 12KW emergency generation system. The emergency power system appears to be original to the building and in poor condition. The automatic transfer switch appears newer and in good condition. Lighting is adequate.

The fire alarm system is currently a digital addressable manufactured by Siemens. The system appears to have been updated within the past 20 years and is in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** The building appears to have compliant exit signage and fire alarm system; however, the building is not sprinklered. The building's communicating stairwell does not have a guardrail, pickets, or handrail extensions. Many of the doors contain knob-style hardware.

**ACCESSIBILITY** The building is minimally accessible and has designated accessible toilets. Carson Hall's main entrance is ADA accessible. The first floor public toilet rooms are 90 percent compliant. The under lavatory pipe wrap is missing, and the 12-inch clearance on the push side of the entry door is lacking. Many of the classroom doors do not have the 12-inch push side clearance either. Also, many of the classroom doors contain knob-style hardware. The electric water coolers are ADA-compliant.

**TECHNOLOGY** There is one open computer lab with 24 computer stations. Carson Hall is home to the Writing Center, a department computer lab with 14 computers. There is also one projector-ready classroom with podium technology that has 30 seats. Becky's Place has wireless technology throughout the dining facility.

**ADAPTABILITY** Carson's double-loaded corridor layout is conducive to being a classroom building. Carson is also one of the few buildings on campus that contains a pitched roof. With Becky's to the north, Morey Hall to the west, and MacVicar Hall to the east, Carson's only available expansion space is to the south into the academic quadrangle.

**SUITABILITY** This is an academic building that accommodates classrooms, faculty rooms and miscellaneous building maintenance spaces. The building has wide double loaded corridors suitable for an academic classroom facility.

Becky's Place, with its open structural plan, is suitable for multiple functions. However, the complex plumbing connections in the kitchen and servery suggest that the facility is currently being ideally utilized.



BUILDING CRACKS CAUSED BY MOVEMENT



IT HAS NEWLY REPLACED VINYL-CLAD WOOD WINDOWS.



STAINING, SPALLING AND CRACKING OF THE BRICK MASONRY.



VIEW OF EXPANSION TANK



HOT WATER STORAGE TANK



MAIN ELECTRICAL SWITCHGEAR



DINING ROOM AT BECKY'S PLACE.



CRACK IN CORRIDOR CEILING AT CARSON HALL AND MACVICAR CONNECTION



ENTRY TO BECKY'S PLACE LINKING CARSON AND RAYMOND HALLS.





# MACVICAR HALL

## FAST FACTS:

- CONSTRUCTED 1951
- GROSS SQUARE FOOTAGE: 20,482
- NET ASSIGNABLE SQUARE FEET: 19,161
- NET TO GROSS RATIO: 94%
- BUILDING NUMBER: 0015C

**DEPARTMENTS:** ANTHROPOLOGY, CENTER FOR UNDERGRADUATE RESEARCH, MATHEMATICS, UUP



**BUILDING SUMMARY:** MacVicar Hall was originally constructed in 1951 as a residence hall. MacVicar is directly connected to Stillman and Carson Halls. The low floor-to-floor height and the narrow, double-loaded corridor are not conducive a classroom building. The programmable areas on either side of the corridor are also too large for academic or administrative offices. The corridor walls are load bearing and problematic due to the non-compliant width of the corridor. The only valuable use for MacVicar is the return to a residence hall.

**ARCHITECTURE** This is an academic building that accommodates classrooms, faculty offices, and miscellaneous building maintenance spaces.

The interiors are generally in good to fair condition. However, the general circulation corridor and door widths do not seem to meet the building code. This could hinder any future renovation goals for the building. Minor damages to the finishes could be repaired as part of the routine maintenance schedule for general upkeep. There is some water damage and cracks at wall and ceiling junctions.

The building has two floors above grade and no basement. The building is generally in fair to good condition. There is some dense vine growth growing over the roof at some locations. The louvers are in poor condition and need replacement for water tightness of the openings.

The roof has one level. It was installed in 1993 and is scheduled for replacement in 2013. The fully adhered EPDM membrane is generally in good condition with some failed seams at the corner and perimeter.

**HVAC** The air handling units are original to the building and in poor condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is four-inch. The pressure reducing station is original to the building and in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The controls are Honeywell DDC and in fair condition. The unit ventilators are original to the building and in poor condition. The steam radiators are original to the building and in poor condition. The building is not air conditioned.

**PLUMBING** The fixtures and flush valves are original to the building, in poor condition, and not water conservation compliant. See Carson Hall for main plumbing equipment.

The air compressor is new and in excellent condition.

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** Electrical panels have been upgraded and are in excellent condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring with some cloth covered wiring. Distribution wiring is in fair condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building, containing some cloth covered wiring, and is in poor condition. Lighting fixtures in this building appear to have been updated and are in fair condition. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic covered. Lighting wiring contains some cloth covered wiring. The lighting system is in fair condition.

This building currently has installed an ONAN 12kW emergency generation system. The emergency power system appears to be original to the building and in poor condition. The automatic transfer switch appears newer and in good condition. Lighting is adequate.

The fire alarm system is original by Simplex and in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** The major code issue with MacVicar Hall is the non-compliant corridor width. The 40-inch corridor does not meet current building egress width requirements. The egress stairwells are also too narrow and do not have a guardrail, handrail extensions and contain open risers. MacVicar does not have a sprinkler system, but has exit signage and a fire alarm system.

**ACCESSIBILITY** The academic quadrangle entrance contains risers and, with no ramp, is not ADA-compliant. There is an internal corridor connection from Stillman Hall, however, the Stillman Hall ramp is not wheelchair accessible. The main corridor in the building is 40 inches wide. While a wheelchair can access the corridor, it cannot traverse the 90 degree corners. The public toilet rooms are not ADA-compliant. The electric water coolers are not compliant. Some of the room doorways are less than 32 inches clear width and most contain knob-style hardware. The building also lacks an elevator, which prohibits wheelchair access to the second floor.

**TECHNOLOGY** MacVicar contains one projector-ready classroom with podium technology. There is also one department mini-laboratory with five computers.

**ADAPTABILITY** The low floor-to-floor height and the narrow double-loaded corridor are not conducive as a classroom building. The programmable areas on either side of the corridor are also too large for academic or administrative offices. The corridor walls are load-bearing and problematic due to the non-compliant width of the corridor. The only valuable use for MacVicar is the return to a residence hall.

**SUITABILITY** The building was originally constructed as a residence hall but now functions as an academic building that accommodates mostly faculty offices with a few classrooms. The function is not appropriate within the physical conditions of the building.



EFFLORESCENCE OCCURRING AT EXTERIOR MASONRY.



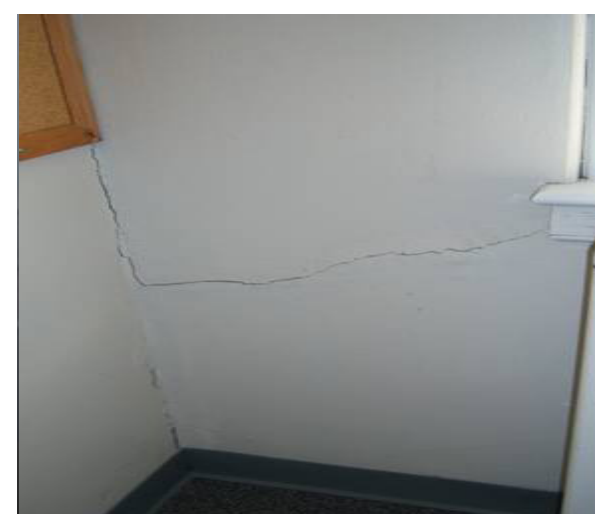
MAIN CORRIDOR



EPDM MEMBRANE IS GENERALLY IN GOOD CONDITION.



DAMAGE AT INTERIOR WALLS



FINISHES ARE DATED AND HAVE MINOR DAMAGE.



WATER DAMAGE AND CRACKING AT THE WALL-CEILING JUNCTIONS.



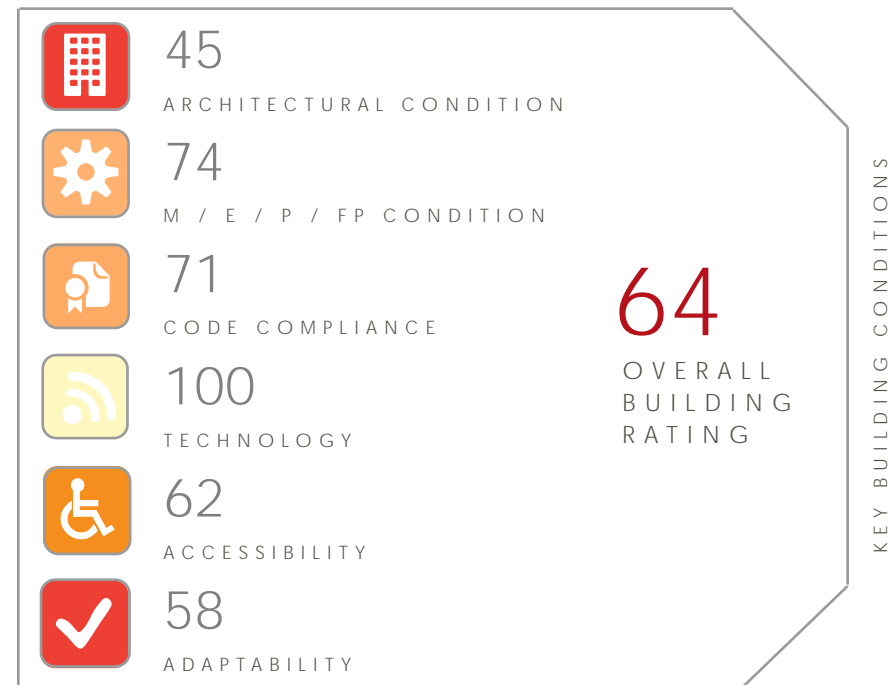


# STILLMAN COMPUTER CENTER

**FAST FACTS:**

- CONSTRUCTED 1970
- GROSS SQUARE FOOTAGE: 7,835
- NET ASSIGNABLE SQUARE FEET: 6,672
- NET TO GROSS RATIO: 85%
- BUILDING NUMBER: 0015D

**DEPARTMENTS:** COMPUTING & TECHNOLOGY SERVICES



**BUILDING SUMMARY** Constructed in 1970, the Stillman Computer Center is currently undergoing renovations and houses up-to-date computer technology. The facility is connected to MacVicar Hall on the west and exits at the northeast quad gate that is linked to Kellas Hall. The indoor corridor between the buildings is heavily utilized by students and faculty. The building is suitable for its current academic function and will be in overall fair condition once renovations are completed.

**ARCHITECTURE** The interior is currently being renovated for program and finishes.

Stillman Computer Center is generally in good to fair condition. The building has two floors above grade and no basement. There are significant re-pointing issues at the brick sills, which could impact the water tightness of the masonry joints. The masonry at the loading dock has substantially failed.

The roof has one level that was installed in 2007 and is generally in good condition.

**HVAC** The air handling units are original to the building and in fair condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is four-inch. The pressure reducing station is original to the building and in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The space is air conditioned from the rooftop AHU. The help desk has new air conditioning and is in excellent condition. The controls are Honeywell DDC and in fair condition. The unit ventilators and steam radiators are original to the building and in poor condition.

**PLUMBING** The distribution pumps are original to the building and in poor condition. The air compressor is new and in excellent condition.

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** Electrical panels appear to be original to the building and in poor condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring with some cloth covered wiring. Distribution wiring is in fair condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building containing some cloth covered wiring and is in poor condition. Lighting fixtures in this building appear to have been updated and are in good condition. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic covered. Lighting wiring contains some cloth covered wiring. The lighting system is in good condition.

This building currently has installed an ONAN 12kW emergency generation system. The emergency power system appears to be original to the building and in poor condition. The automatic transfer switch appears newer and in good condition. Lighting is adequate.

The fire alarm system is currently a digital addressable manufactured by Siemens. The system appears to have been updated within the past 20 years and is in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** The building is not sprinklered but appears to have adequate fire alarm and exit signage. There is currently a renovation underway to the programmatic elements of the facility.

**ACCESSIBILITY** Stillman's exterior entrance is located at the northeast corner of the academic quadrangle arch. While the entrance is ADA-compliant, the ramp inside the main entry contains only one handrail and is less than 40 inches wide. The doorways have adequate width, but most contain knob-style hardware.

**TECHNOLOGY** Technology could not be verified due to renovations.

**ADAPTABILITY** Stillman is a very narrow building with a single-loaded corridor arrangement. The floor-to-floor height of the two-story building is very low, thereby inhibiting any air delivery upgrade. The only use for this facility is to continue as an academic facility.

**SUITABILITY** This is an academic building that accommodates the campus computing service. The existing academic department is suitable for the facility.



IVY GROWTH ON EXTERIOR ENVELOPE



DAMAGE TO BRICK AT LOADING DOCK



SIGNIFICANT RE-POINTING ISSUES AT THE BRICK SILLS



THE RAMP INSIDE THE MAIN ENTRY CONTAINS ONLY (1) HANDRAIL, AND IS LESS THAN 40" WIDE.



EXTERIOR MASONRY CRACKING.



POINTING AND JOINT FAILURE



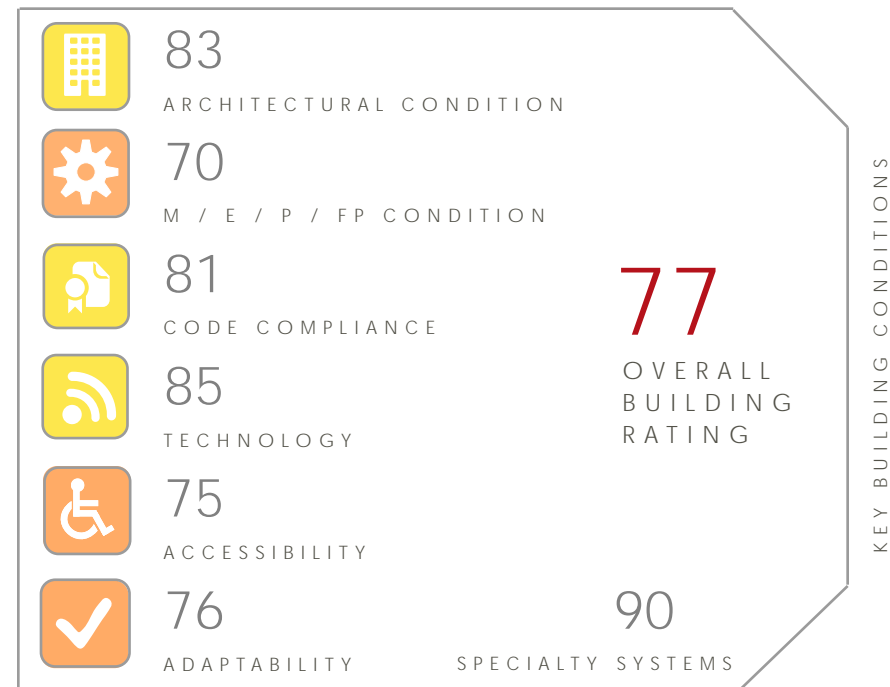


# H.M. HOSMER CONCERT HALL

## FAST FACTS:

- CONSTRUCTED: 1973
- GROSS SQUARE FOOTAGE: 48,100
- NET ASSIGNABLE SQUARE FEET: 38,956
- NET TO GROSS RATIO: 81%
- BUILDING NUMBER: 0016

DEPARTMENTS: CRANE SCHOOL OF MUSIC AND CONCERT HALL



**BUILDING SUMMARY** The H. M. Hosmer Concert Hall was constructed in 1973 with a singular intended function and has undergone some recent renovations. The building serves effectively as a performance space and adapting it for any other function is not recommended. The concert hall contains 1,290 seats. The building is generally ADA accessible but needs some minor upgrades for ideal compliance.

**ARCHITECTURE** The concert hall is in good condition and reflects the original aesthetic design. There is evidence of some plumbing issues in the housekeeping closet by the north end of the lobby where the wall is in poor condition. There also seems to be inadequate moisture control at the skylight in the lobby.

The building has five floors above grade and a partial basement. Overall the building is in good condition. There seems to be inadequate provision for masonry movement in the construction detail that has resulted in vertical and horizontal cracks. The problem is more visible on the south elevation and at lintels. There are signs of inadequate moisture control as there is some efflorescence.

The roof is in multiple levels and generally in good condition. It was installed in 2000 and is scheduled for replacement in 2020. There is damage to the roof membrane on one of the lower roofs, probably caused by a falling piece of masonry.

**HVAC** The air handling units are original to the building, in poor condition, and the drain pans are flooded. There is standing ground water in underground supply ducts. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is six-inch. The pressure reducing station is original to the building and in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The building is conditioned from the central plant chiller with eight-inch CHWS & R piping. The controls are Honeywell DDC and in fair condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but not water conservation compliant. The electric hot water heaters are in good condition. The sewage ejector pumps are new and in excellent condition. The water service is four-inch and does not have RPZ protection. The distribution pumps are original to the building, in poor condition, and constant volume. The air compressor is new and in excellent condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The building's Hosmer Theater is sprinklered. There is a new diesel fire pump, but it has experienced freezing problems

**ELECTRIC** Electrical panels appear to be original to the building and in poor condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring. Distribution wiring is in fair condition. The motor control center in the mechanical room is original and in poor condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original and in fair condition. Many lighting fixtures in this building appear to have been updated since built and are in fair condition. The lighting system is in good condition. Branch lighting panels appear original to the building and in poor condition. Wiring appears original.

This building currently has installed a General Electric 100kW emergency generation system. The emergency power system appears to be original to the building and in poor condition. Automatic transfer switch appear original and in poor condition.

The fire alarm system is original by Honeywell and in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone

**SPECIALTY SYSTEMS** This building contains a dimming system for the auditorium that appears to be in good condition.

**CODE COMPLIANCE** The building is interconnected to the complex along the lower level, but the fire-rated doors are on hold-open. The building is sprinklered. The egress stairwells are missing guardrails, balusters, and handrail extensions. Fire alarm, exit signage, and egress capacity appear to be compliant.

**ACCESSIBILITY** The building is minimally accessible. Accessible toilets are designated. Entrance ramps are provided. Constructed in 1973, the building lacks full ADA compliance. The main entrance to the building is compliant with a ramp though it is missing handrails. The complex's lower floor public toilet rooms are ADA-compliant, while the upper floor toilet facilities are non-compliant. The vast majority of doors are a minimum of 32 inches clear width; however, they have non-compliant knob hardware. The theater contains removable seating for wheelchair access. In summary, any proposed renovation to the building should include provisions to upgrade ADA compliance.

**TECHNOLOGY** While the Crane facilities have wireless technology, it is not available throughout the complex. The Hosmer Theater has audio recording capability.

**ADAPTABILITY** The recently renovated Hosmer Theater will likely remain as a theater and therefore will not be adapted to any other function.

**SUITABILITY** This is a concert hall and the largest building by volume in the crane complex. It also has some building maintenance spaces.



EXTERIOR ENVELOPE EFFLORESCENCE & STAINING



INADEQUATE MOISTURE CONTROL AT THE SKYLIGHT IN THE LOBBY.



DAMAGE TO THE CEILING IN THE STAIR ROOM.



THE RAMP AT THE MAIN ENTRANCE TO THE BUILDING IS MISSING HANDRAILS



THE MAIN ENTRANCE STAIRS ARE COMPLIANT.



THE RECENTLY RENOVATED HOSMER THEATER



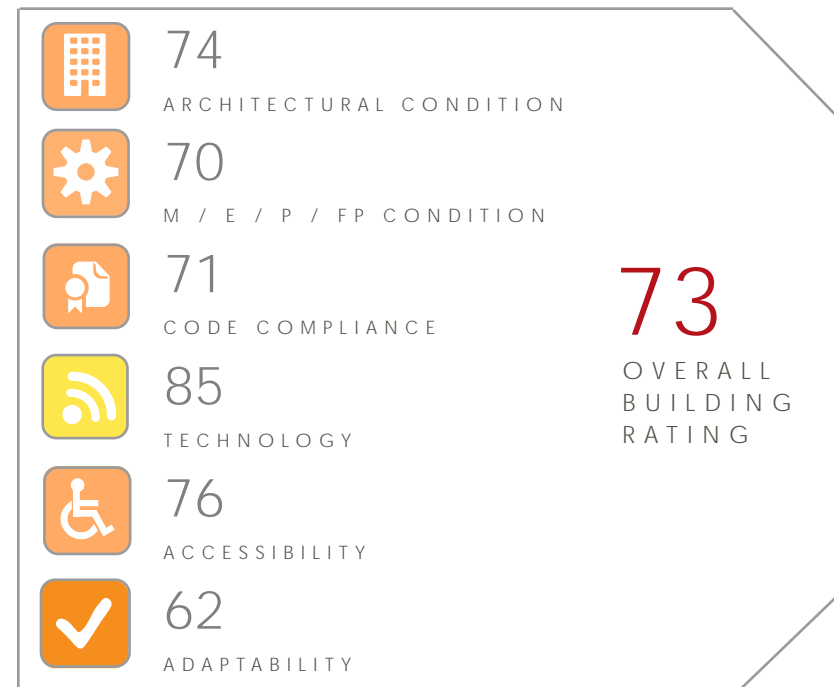


# SISSON HALL

**FAST FACTS:**

- CONSTRUCTED 1958
- GROSS SQUARE FOOTAGE: 44,226
- NET ASSIGNABLE SQUARE FEET: 35,246
- NET TO GROSS RATIO: 80%
- BUILDING NUMBER: 0017

**DEPARTMENTS:** ACCOMMODATIVE SERVICES, BRIDGES PROGRAM, CAREER PLANNING, CENTER FOR DIVERSITY, COLLEGIATE SCIENCE TECHNOLOGY ENTRY PROGRAM, EDUCATIONAL OPPORTUNITY PROGRAM, EXPERIENTIAL EDUCATION, INTERNATIONAL EDUCATION & PROGRAMS, NORTH COUNTRY SCIENCE AND TECHNOLOGY ENTRY PROGRAM, POTSDAM AKWESASNE TALENT SEARCH, STUDENT SUCCESS CENTER | STUDENT SUPPORT SERVICES



**BUILDING SUMMARY** Constructed in 1958 as a residence hall, Sisson Hall remains a residence hall only on the third floor. The first and second floors house student service offices. The building’s existing layout and structural characteristics do not serve its existing function effectively. The retro-fit of the double-loaded residential floor plate has created office spaces that are either too large or too small.

NOTE: This building was reviewed for the non-residential portion only

**ARCHITECTURE** Overall the interiors are in good condition. There is need for upgrades to the existing finishes and door hardware.

The building has three floors above grade and a basement. The building is generally in fair condition. The windows are typically single pane glazed and in good condition; however, the deteriorated seals could impact the water tightness of the openings. A small portion of the retaining wall on the east end of the building is in poor condition and should be rebuilt. There is thick vine growth on the west façade.

The roof has two levels, installed in 2005, and is due for replacement in 2025. The roof is generally in good condition with the exception of some roof drains that are plugged by debris. The canopies at the exits need urgent maintenance.

Exterior stair treads need to be repaired at some locations.

**HVAC** The fans are original to the building and in fair condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is three-inch. The pressure reducing station is original to the building and is poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The building is not air conditioned. The controls are Honeywell DDC and in fair condition. The unit ventilators are original to the building and are in poor condition. There are new exhaust fans. The hot water radiators are original to the building and are in fair condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but not water conservation compliant. The steam to hot water converters are original to the building and in poor condition. The distribution pumps are original to the building, in poor condition, and constant volume. The air compressor is new and in excellent condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** Electrical panels appear to be original to the building and in poor condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring with some cloth covered wiring. Distribution wiring is in poor condition. The building’s main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building, containing some cloth covered wiring, and is in poor condition. Lighting fixtures in this building appear to have been updated and are in fair condition, but not energy efficient. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic covered with some cloth covered wiring. The lighting system is in fair condition.



This building currently does not contain emergency power system. Lighting is adequate for building.

The fire alarm system is original by Simplex and in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** The building is not sprinklered. There appears to be compliant exit signage and a fire alarm system. The egress stairwells contain a single-side handrail and are missing guardrails, balusters, and handrail extensions. The corridor width is acceptable, and the building has adequate egress locations.

**ACCESSIBILITY** Sisson's main entrance is wheelchair accessible. Inside the main entry, there is a code-compliant elevator that serves the first through third floors. There is a second floor internal connection to the Barrington Student Union. The connection has an elevation change of approximately three feet. While there is a wheelchair lift in addition to the stairs to address the elevation change, but the lift is not ADA-compliant. The first and second floor public toilet rooms are 90 percent ADA-compliant. The electric water coolers are ADA accessible. Most of the door hardware is knob-style.

**TECHNOLOGY** The entire building is served by wireless access technology.

**ADAPTABILITY** The first and second floors are currently occupied by administrative offices. The retro-fit of the double-loaded residential floor plate has created office spaces that are either too large or too small dependent upon the size of the departmental suites. Sisson's floor-to-floor height is also a limiting factor. Proper room air delivery is difficult due to the limited space above the ceiling.

**SUITABILITY** This building has multiple occupancies. There are offices on the first and second floors, and dormitories on the third floor. Sisson was originally constructed as a residence hall and performs optimally as such.



IVY GROWTH ON EXTERIOR WALLS.



VEGETATION ON ROOF



INTERIOR DAMAGE TO WALLS.



RADIATION ZONE PUMPS



HOT WATER STORAGE TANK AND STEAM PIPING



TELE-DATA DEMARK



SISSON'S MAIN ENTRANCE IS WHEELCHAIR ACCESSIBLE WITH A RAMP BUT THE RAMP'S WIDTH IS NON-COMPLIANT.



OFFICE SPACES ALONG THE NARROW CORRIDOR ARE EITHER TOO LARGE OR TOO SMALL.



THE WHEELCHAIR LIFT LOCATED AT THE SECOND FLOOR IS NOT ADA-COMPLIANT.





# VANHOUSEN HALL

## FAST FACTS:

CONSTRUCTED 1959  
 GROSS SQUARE FOOTAGE: 71,157  
 NET ASSIGNABLE SQUARE FEET: 63,896  
 NET TO GROSS RATIO: 90%  
 BUILDING NUMBER: 0018

**DEPARTMENTS:** ALLE/TLQP, CENTER FOR LIFELONG EDUCATION AND RECREATION, COUNSELING CENTER, NORTH COUNTRY MIGRANT EDUCATION PROGRAM, NYS MIGRANT EDUCATION IDENTIFICATION AND RECRUITMENT, POTSDAM INSTITUTE FOR APPLIED RESEARCH, STUDENT HEALTH SERVICES, UNIVERSITY POLICE

	78	ARCHITECTURAL CONDITION
	71	M / E / P / FP CONDITION
	NA	CODE COMPLIANCE
	NA	TECHNOLOGY
	NA	ACCESSIBILITY
	NA	ADAPTABILITY
<b>75</b>		OVERALL BUILDING RATING

KEY BUILDING CONDITIONS

**BUILDING SUMMARY** Van Housen Hall, a residential hall constructed in 1959, is located to the west of the Barrington Student Union. The facility is a three story L-shaped building and is well suited for its current function. University Police is located at the lower level, along with the counselling offices.

NOTE: This building was reviewed for the non-residential portion only.

**ARCHITECTURE** The interiors are in good to excellent condition. The second floor of the east wing is currently being renovated. The first floor wings have been recently remodeled into offices, with the exception of some floor and wall finishes being stripped.

The building is composed of a three-story main section and a four-story extension. The masonry is in fair condition. The exterior concrete stairs at the exits are in poor condition. The brick masonry shows signs of spalling and efflorescence. There are water stains at many locations. There is no visible base flashing or weep holes. There is some vertical and horizontal cracking that could undermine the water tightness of the envelope. The soffit at the roof overhangs has water stains; these appear to be caused by water infiltration. The windows are original aluminum windows that are not efficient and may require replacement in due course.

The roof has three levels. The main roof was installed in 1998, while the extension was installed in 2005. A portion of the roof has ballast; some of this roof section has deteriorated insulation. Some of the roof top units have no base flashing and are not well secured to the curb.

Trees are growing too close to the building and need to be cut back.

**HVAC** The air handling units are original to the building and are in poor condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is two- and four-inch. The pressure reducing station is original to the building and in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The building is not air conditioned. The controls are Honeywell DDC and in fair condition. The unit ventilators and hot water radiators are original to the building and in poor condition.

**PLUMBING** The fixtures and flush valves on the first floor are new, the balance are original to the building and are in good condition. The fixtures and flush valves are not water conservation compliant. The steam to hot water converters and hot water storage tank are original to the building and in poor condition. The hot water tank and piping is insulated with ACM. The summer water heaters are gas fired and in good condition. The natural gas piping is good condition. The sewage ejector pumps are new and in excellent condition. The water service is four-inch and does not have RPZ protection.

The distribution pumps are original to the building, in poor condition, and constant volume. The air compressor is new and in excellent condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The building is not sprinklered.



**ELECTRIC** Electrical panels appear to be original to the building and are in poor condition. Wiring appears to be original to the building. Distribution wiring is in fair condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building and is in fair condition. Lighting fixtures in this building appear to be mostly original to the building. Fixtures are not energy efficient. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic covered. The Lighting system is in poor condition.

This building does not have an emergency system. Lighting is adequate.

The fire alarm system is original by Simplex and in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.



THE BRICK MASONRY SHOWS SIGNS OF SPALLING AND EFFLORESCENCE.

VEGETATION AND DEBRIS ON ROOF.

**CODE COMPLIANCE** The stairwells do not contain guardrails, pickets, or extensions. Fire alarm, exit signage, and egress capacity appear to be compliant. The building is not sprinklered.

**ACCESSIBILITY** There has been a recent refurbishment to the facility's main floor to provide wheelchair access to the non-residential functions. The University Police entrance is accessible; however, the inner door opening and corridor corner is non-compliant. There is a chair lift located at the elevation change between University Police and the Health Center. The main level toilet rooms are ADA-compliant, but the second floor ones are not. Most of the building's hardware is knob-style.

**TECHNOLOGY** The building is served via wireless access technology.

**ADAPTABILITY** Van Housen's original function as a residence hall, with low floor-to-floor heights, make it difficult to adapt to an academic function. The first floor non-residential programs do not appear to have ideal spatial organization.

**SUITABILITY** This is a residential hall that has Student Service functions at the lower level. There is a sound privacy concern between the Health Center and the residential units above. The residential portion of the building is ideally suited for its intended purpose.



HOT WATER CONVERTOR



SEWAGE EJECTOR PUMP



HOT WATER STORAGE TANK



ENTRANCE IS NOT WHEELCHAIR ACCESSIBLE



ENTRANCE IS NOT WHEELCHAIR ACCESSIBLE.



WATER DAMAGE TO CEILING ABOVE SHOWER.





# THATCHER DINING HALL

**FAST FACTS:**

CONSTRUCTED 1960  
 GROSS SQUARE FOOTAGE: 17,402  
 NET ASSIGNABLE SQUARE FEET: 16,282  
 NET TO GROSS RATIO: 94%  
 BUILDING NUMBER: 0019

**DEPARTMENTS:** CATERING, DINING SERVICES, POTSDAM AUXILIARY COLLEGE EDUCATIONAL SERVICES



**BUILDING SUMMARY** Thatcher Dining Hall was constructed in 1961 as the campus' main kitchen. Today it provides food service for the campus' retail dining, the Barrington Student Union, and has the auxiliary role as dining room and food retail. The dining room is currently being used only for banquets and other commemorative occasions on campus. Dexter's, located on the ground floor, serves coffee and pastries, and has limited hours of operation. The facility is located to the west of the student union and connected internally for food transport between the kitchen and the servery in the union. The loading dock encompasses a major portion of the west façade. It is recommended that campus-wide food service locations be examined and the consolidation of all service areas be studied.

**ARCHITECTURE** The interiors are generally in good to fair condition. There is minor damage to ceiling tiles in some areas that indicate water infiltration from the roof. There are some areas of deteriorating floor and wall finishes that depreciate the overall aesthetics of the interiors.

The building has two floors above grade and no basement. The building is generally in good to fair condition. The deteriorating sealant at the windows could impact the water tightness of the fenestration.

The roof has two levels. The roof of the connector to Barrington Student Union is also a lower roof. It was installed in 1982 and was due for replacement in 2002. The fully adhered EPDM roof is in poor condition. There are some failed seams and the delaminated insulation in many locations is causing ponding.

There are trees growing too close to the building that might need to be cut back to protect the masonry and foundation.

**HVAC** The air handling units are original to the building and in poor condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is four-inch. The pressure reducing station is original to the building and in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are in fair condition. The building is conditioned from the central plant chiller. The controls are Honeywell DDC and in fair condition. The unit ventilators and hot water radiators are original to the building and in poor condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but are not water conservation compliant. The steam to hot water converters and hot water storage tank are original to the building and in poor condition. The hot water tank and piping is insulated with ACM. The summer water heaters are gas fired and in good condition. The natural gas piping is good condition. The sewage ejector pumps are new and in excellent condition. The water service does not have RPZ protection.

The distribution pumps are original to the building, in poor condition, and constant volume. The air compressor is new and in excellent condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The building is not sprinklered and is protected with standpipes only. The fire pump is original to the building and in poor condition.



**ELECTRIC** Electrical panels appear to be original to the building and in poor condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring with some cloth covered wiring. Distribution wiring is in poor condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building containing some cloth covered wiring and is in poor condition. Lighting fixtures in this building appear to have been updated since built and are in fair condition. Fixtures are not energy efficient. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic with some cloth covered wiring. The lighting system is in fair condition.

This building currently does not contain an emergency generation system. Lighting is adequate.

The fire alarm system is original by Simplex and in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** The building is not sprinklered but appears to contain compliant exit signage and fire alarm system. The egress stairwells are missing guardrails and balusters. The communicating stairwell is missing guardrails, handrail extensions, and balusters.

**ACCESSIBILITY** The building's main entry is wheelchair accessible. However, the kitchen entrance is not ADA accessible. The lower level public toilet rooms are not ADA-compliant. Most of the door hardware is knob-style.

**TECHNOLOGY** The building is served by wireless access technology.

**ADAPTABILITY** Adapting Thatcher to another program would require significant physical renovation and associated costs. However, the dining room is currently being used only for banquets and other commemorative occasions on campus.

**SUITABILITY** This is a service building that accommodates the dining and banquet halls, and associated food services facility. It is suitable for its current function.



DETERIORATING SEALANT AT THE WINDOWS



CRACKING IN EXTERIOR CONCRETE LINTEL



FAILED SEAMS ON THE EPDM ROOF AND DELAMINATED INSULATION



HOT WATER STORAGE TANK



STEAM PIPING AND PRESSURE REDUCING STATION



RADIATION ZONE PUMPS



COMPLIANT EXIT SIGNAGE AND FIRE ALARM SYSTEM.



THE COMMUNICATING STAIRWELL



LOADING DOCK AT SOUTHWEST CORNER OF THE BUILDING.



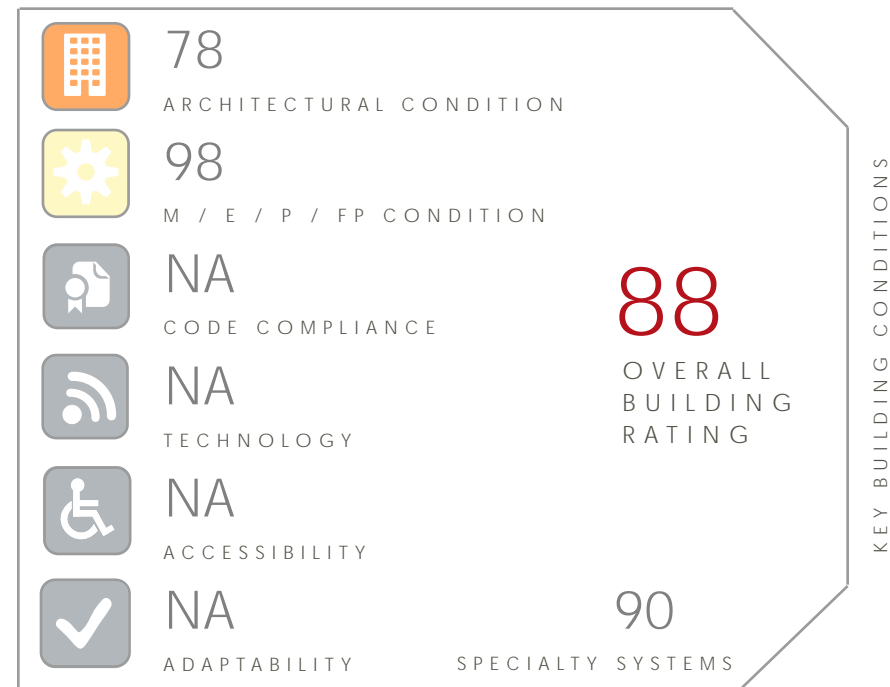


# DRAIME HALL

**FAST FACTS:**

- CONSTRUCTED 1961
- GROSS SQUARE FOOTAGE: 71,157
- NET ASSIGNABLE SQUARE FEET: 62,514
- NET TO GROSS RATIO: 88%
- BUILDING NUMBER: 0020

**DEPARTMENTS:** CAMPUS LIFE, DORMITORY AUTHORITY OF THE STATE OF NEW YORK, PHYSICAL PLANT/CUSTODIAL SERVICES, RESIDENCE LIFE



**BUILDING SUMMARY** Constructed in 1961, Draime Hall is located to the east of the Barrington Student Union. The majority of the building is a residence hall, but the building extension serves as home to Residence Life. The facility is a three story L-shaped building. It is well suited for its current function as a residential building; however, minor exterior repairs are recommended.

NOTE: This building was reviewed for the non-residential portion only.

**ARCHITECTURE** The interiors are generally in good condition. The extension has been renovated as a residence hall and is in excellent condition. The main building accommodates offices and is in good condition.

The building is composed of two sections – the three-story main building with a link to the four-story extension. There is also a full basement. Overall the building is in fair to good condition. There is no visible base flashing or weep holes at many locations. The masonry joints require re-pointing at many locations to restore water tightness of the envelope. There are also some instances of efflorescence and spalling in the brick. The sealant at the inner corners of the masonry is disintegrating. The windows are aluminum single-pane glass windows that are not weather tight and efficient. They might need to be replaced in due course.

The roof has two levels. The main roof and link was last installed in 2001 and is scheduled for replacement in 2021. This is in fair condition. The roof over the extension was replaced in 2005 and is in good condition. The roof penetrations do not seem to be sealed adequately. There is some vegetation growth on the roofs and debris at the drains; this could possibly impact the performance of the roof. Routine maintenance schedule is required.

There is dense growth of ivy on some of the walls. Some trees are growing too close to the building, resulting in debris that accumulates on the roof; these trees need to be cut back.

**HVAC** The air handling units are new to the building and in excellent condition. The controls are Honeywell DDC and in excellent condition. The building is not air conditioned. The building is served by the campus high pressure steam system. The HPS service entrance is four-inch. The pressure reducing station is new to the building and in excellent condition. The steam and condensate main piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The distribution pumps are new to the building, in excellent condition, and variable volume. The air compressor is new and in excellent condition.

**PLUMBING** The fixtures and flush valves are new and in excellent condition, but not water conservation compliant. The steam to hot water converters and hot water storage tank are new to the building and in excellent condition. The summer water heaters are in excellent condition. The natural gas piping is good condition. The sewage ejector pumps are new and in excellent condition. The water service is four-inch and does have RPZ protection.

**FIRE PROTECTION** The building is not sprinklered.



**ELECTRIC** Electrical panels have been updated with the recent renovation and are in excellent condition. The building's main switch board has been updated in the past 20 years and is in good condition. Lighting fixtures in this building appear to have been updated since built and are in fair condition. Branch lighting panels were updated in 2001 and are in excellent condition. The lighting system is in good condition.

This building currently does not have an emergency generation system.

The fire alarm system is currently a digital addressable manufactured by Siemens Pyrotechnics. The system has recently been updated and is in excellent condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-5e distribution cabling with a fiber optic backbone.

**SPECIALTY SYSTEMS** Building contains a card access system in excellent condition.

**CODE COMPLIANCE** The building's exit signage, fire alarm, and egress capacity appear to be compliant. The building is not sprinklered. The egress stairwell does not have guardrails or handrail extensions, and the stair balusters are non-compliant. The stair is on magnetic hold-open.

**ACCESSIBILITY** The extension entry ramp is too steep for wheelchair accessibility. There is an interior chair lift at the change of floor elevation that allows access between the residence hall portion of the building and the Residence Life extension. The elevator is compliant.

**TECHNOLOGY** The building is served by wireless access technology.

**ADAPTABILITY** The Residence Life space could be easily adapted to student residences. The remainder of the building should remain as student residence. The low floor-to-floor heights and narrow footprint are not conducive to academic functions.

**SUITABILITY** This is a residence hall that has dormitory accommodation and office spaces. It is suitable for its current function.



IVY GROWTH ON EXTERIOR MASONRY WALL.



MASONRY JOINTS REQUIRE RE-POINTING AT MANY LOCATIONS.



VEGETATION ON LOW ROOF.



DDC CONTROL PANEL



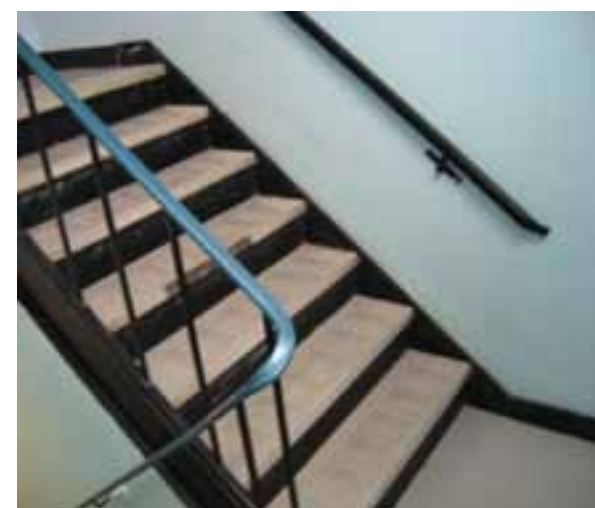
CONDENSATE TANKS AND PUMPS



BUILDING AIR HANDLING UNIT



IVY GROWTH ON EXTERIOR MASONRY WALL.



EGRESS STAIRWELL DOES NOT HAVE GUARDRAILS OR HANDRAIL EXTENSIONS.





# STOWELL HALL

**FAST FACTS:**

- CONSTRUCTED 1964
- GROSS SQUARE FOOTAGE: 56,014
- NET ASSIGNABLE SQUARE FEET: 52,073
- NET TO GROSS RATIO: 93%
- BUILDING NUMBER: 0021

**DEPARTMENTS:** BIOLOGY, CHEMISTRY



**BUILDING SUMMARY** Stowell Hall, constructed in 1964, is an academic building that accommodates classrooms, research labs, a planetarium, faculty offices, administrative offices and building service spaces. Stowell is a double-loaded corridor teaching laboratory facility. The building is situated between the quadrangle gateway to the east, Minerva Plaza to the west, Barrington Drive to the south, and the academic quadrangle to the north. It is recommended that Stowell continues to receive the renovation upgrades to the laboratories, as well as mechanical and accessibility upgrades.

**ARCHITECTURE** The lecture hall and research laboratories are currently being renovated. Overall the interiors are in good condition. There is need for general maintenance and upkeep of existing finishes and door hardware.

The building has three floors above grade. The building is generally in fair condition. The water table on the southwest façade and masonry around the greenhouse are in poor condition and require re-pointing. The windows are typically single pane glazed and in good condition; however, the deteriorated seals could compromise water tightness of the openings. A small portion of the retaining wall on the east end of the building is in poor condition and requires to be rebuilt. There is thick vine growth on the west façade. Upkeep of door hardware is required in some areas.

The roof has two levels and is generally in fair condition. It was installed in 1996 and is due for replacement in 2016. The roof is generally in fair condition. There is significant water ponding on the upper roof at the south end. Vent stacks are typically too low. Poor condition at the perimeter could indicate possible water infiltration into the exterior wall cavity.

There are shrubs and trees growing too close to the building that need to be cut back.

**HVAC** The air handling units are original to the building and are in poor condition. There are 21 new strobic exhaust fans on the roof. The new gas fired MUAs do not operate properly and make up air to the labs is a problem. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is six-inch. The pressure reducing station is original to the building and in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The building is not air conditioned due to the poor condition of the system. The chiller is in poor condition. The condensing unit is a cooling tower and is in poor condition. The controls are Honeywell DDC and in fair condition. The unit ventilators and hot water radiators are original to the building and in poor condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but not water conservation compliant. The steam to hot water converters are original to the building and in poor condition.

The distribution pumps are original to the building, in poor condition, and constant volume. The air compressor is new and in excellent condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** Electrical panels have been upgraded and are in excellent condition. Wiring appears to be original to the building and contains mostly cloth covered wiring with some thermoplastic covered wiring. Distribution wiring is in fair condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building, containing some cloth covered wiring, and is in poor condition. Lighting fixtures in this building appear to have been updated and are in fair condition. Fixtures are not energy efficient. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and has thermoplastic covered and cloth covered wiring. The lighting system is in poor condition.



This building currently does not contain an emergency power system. Lighting is adequate for the facility.

The fire alarm system is original by Simplex and in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** Stowell has adequate means of egress from each floor of the structure and from the egress stairwells. One stairwell is not enclosed. The building is not sprinklered but contains a fire alarm system. Exit signage appears to be located in accordance with current codes. The egress stairwells do not have a guardrail, balusters, or handrail extensions. There is a main corridor doorway that separates the east and west section of the building. While the doorway appears to be fire-alarmed with hold-open, the doors themselves are non-rated. It is unclear if this fire separation is required under current codes.

**ACCESSIBILITY** Stowell's main east entry is wheelchair accessible. There is a change in floor elevation inside the west lobby, and while an electric lift is located at this juncture, it does not meet ADA compliance. The east entrance ramp entrance is too steep for wheelchair access. There is an internal ramp located on the lower level that is too steep for wheelchairs, and does not have handrails. The main floor public toilet rooms are ADA-compliant; however, the lower level and second floor toilet rooms are non-compliant. The majority of the corridor door hardware is knob-style. The teaching laboratories that are original to the building construction do not have compliant bench clearances. However, the renovated teaching labs have ADA bench spaces.

**TECHNOLOGY** The building contains wireless access. There are four departmental computer mini laboratories with approximately eight computers in each room. Stowell contains two projector-ready classrooms with podium technology, including the main lecture hall (approx. 130 seats). There is one biology lab that contains computer access at each lab station.

**ADAPTABILITY** The building's physical location is not conducive to a building addition. While the building is a steel structure, the corridor walls are constructed in a manner that would make a gut renovation counter-productive. The building's floor-to-floor height allows for a future HVAC retrofit. It is possible for the facility to be adapted as a general classroom or office building.

**SUITABILITY** This is an academic building that accommodates classrooms, research labs, a planetarium, faculty and administrative offices, and building service spaces. It is suitable for its intended purpose.



CRACKED RETAINING WALL ON THE EAST END OF THE BUILDING.



THERE ARE SHRUBS AND TREES GROWING TOO CLOSE TO THE BUILDING



BUILDING PERIMETER - POSSIBLE WATER INFILTRATION INTO THE EXTERIOR WALL CAVITY.



MAKE-UP AIR UNIT AND FUME HOOD EXHAUST FANS



PIPING IN MECHANICAL ROOM



OLD CHILLER AND MECHANICAL ROOM



LECTURE HALL WITH PROJECTION TECHNOLOGY SEATS APPROX. 130 STUDENTS.



STOWELL'S MAIN WEST ENTRY IS WHEELCHAIR ACCESSIBLE.



TYPICAL RENOVATED LABORATORY.





# KNOWLES DINING HALL

## FAST FACTS:

CONSTRUCTED 1966  
 GROSS SQUARE FOOTAGE: 29,900  
 NET ASSIGNABLE SQUARE FEET: 26,348  
 NET TO GROSS RATIO: 88%  
 BUILDING NUMBER: 0022

DEPARTMENTS: CONFERENCE CENTER



**BUILDING SUMMARY** Knowles Dining Hall was originally constructed in 1972 as a dining hall that would serve the adjacent residential hall. Today the facility is called the Knowles Conference Center and is used only for large group meetings and other special occasions on campus. The facility does not currently provide food service for any other spaces on campus. The dining hall's mechanical systems are in poor condition, and there are some minor exterior and interior issues that need attention.

**ARCHITECTURE** The interiors are generally in good condition. The carpet in some areas could be updated. The building appears to reflect the original aesthetic design intent.

The building has two floors above grade and a basement. Overall the building is in fair condition. The brick masonry reveals some significant issues resulting from poor detailing for movement and water infiltration control. Sections of the wall above the loading dock area appear to be detaching from the backing, thereby posing a life safety concern. There are cracks at the corners and some spalling of bricks. Re-pointing is required at many locations to prevent water infiltration and deterioration. The foundation at the loading dock is in need of some major repairs. Finally, the building's exterior courtyard entrance slopes towards the building, which encourages water infiltration during rain events.

The roof has two levels, installed in 1999 and scheduled for replacement in 2019. The fully adhered EPDM membrane appears to be in fair condition.

**HVAC** The air handling units are original to the building and in poor condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is four-inch. The pressure reducing station is original to the building and in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The chiller serves the dining hall and is in poor condition. The condensing unit is air cooled and in fair condition. The controls are Honeywell DDC and in fair condition. The unit ventilators and hot water radiators are original to the building and are in poor condition.

**PLUMBING** The fixtures and flush valves on the first floor are new and in good condition. The balance of fixtures is original to the building and is in fair condition. The fixtures and flush valves are not water conservation compliant. The steam to hot water converters are original to the building and are in poor condition. The summer water heaters are in good condition. The natural gas piping is in good condition. The sewage ejector pumps are new and in excellent condition. The water service is four-inch and does not have RPZ protection.

The distribution pumps are original to the building, in poor condition, and constant volume. The air compressor is new and in excellent condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The building is not sprinklered.



**ELECTRIC** Electrical panels appear to be original to the building and in fair condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building and is in fair condition. Lighting fixtures in this building appear to have been updated. The first floor light fixtures are new and in excellent condition. Fixtures are not energy efficient. Branch lighting panels appear original to the building and in fair condition. The lighting system is in fair condition.

This building currently has installed a Kohler 16.75 KVA emergency generation system. The emergency power system appears to be original to the building and in fair condition.

The fire alarm system is currently a digital addressable manufactured by Siemens. The system appears to have been updated within the past 20 years and in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**SPECIALTY SYSTEMS** The building contains card access in good condition.

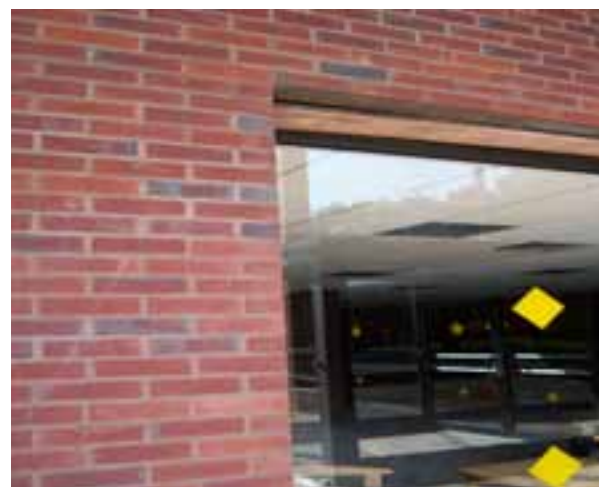
**CODE COMPLIANCE** The building's exit signage, fire alarm, and egress capacity appear to be in compliance. The stairwell contains compliant handrails with the exception of handrail extensions.

**ACCESSIBILITY** The conference center's main entrance is accessible. The building courtyard entry has an exterior ramp, but there is only a handrail on one side. There is a compliant elevator that serves the second floor. The first floor toilet rooms are wheelchair accessible. However, the electric water cooler is not accessible.

**TECHNOLOGY** The building is serviced with wireless access technology.

**ADAPTABILITY** The building's open structural system and high second floor clearance make Knowles ideal for adapting to other campus functions. There will be effort made to remove the existing kitchen equipment and associated plumbing connections.

**SUITABILITY** This building was constructed to serve as a dining hall and included associated food services. It is ideally suited for its intended function.



MASONRY CAVITY EXPOSED.



VIEW OF ROOFTOP EQUIPMENT.



IVY-COVERED MASONRY WALL.



VIEW OF LOADING DOCK



VIEW OF INTERIOR MEETING ROOM



FIRST FLOOR LOBBY



COURTYARD RAMP



VIEW OF COURTYARD ENTRY.



RECENTLY RENOVATED TOILET ROOM.



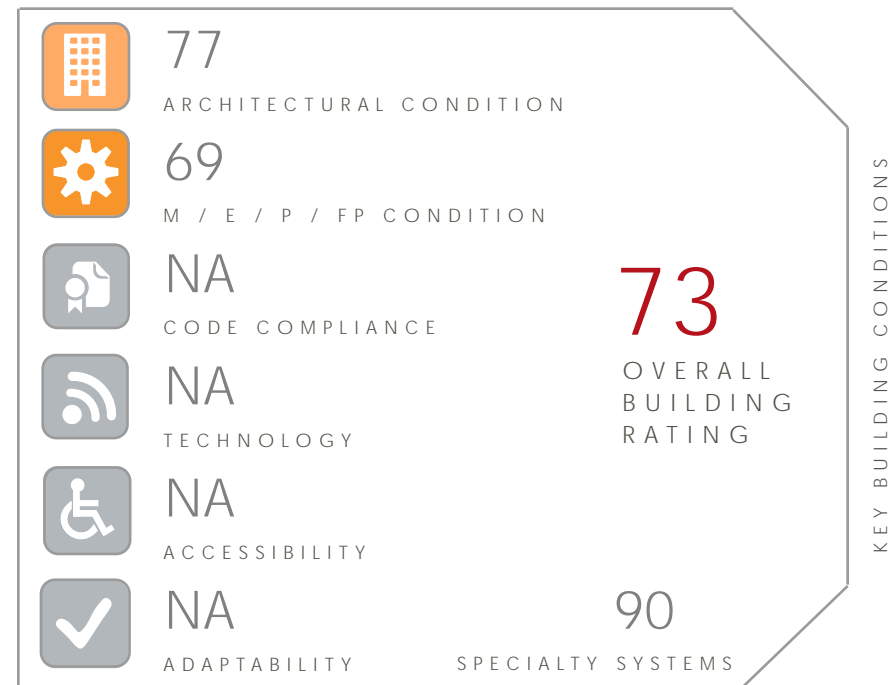


# KNOWLES HALL

**FAST FACTS:**

- CONSTRUCTED 1966
- ROSS SQUARE FOOTAGE: 165,900
- NET ASSIGNABLE SQUARE FEET: 148,722
- NET TO GROSS RATIO: 90%
- BUILDING NUMBER: 0023

**DEPARTMENTS:** RESIDENTIAL HALL



**BUILDING SUMMARY** Knowles Hall is a residential hall constructed in 1966 along with the Knowles Dining Hall (today known as the Knowles Conference Center). The building is located at the eastern side of the residential zone. The facility includes a seven-story high rise portion at the south-end of the complex with two two-story buildings and dining hall connected to complete the U-shaped Knowles Residential Quad. The building is very suitable for its current function.

**ARCHITECTURE** The interiors are generally in good condition. The bathrooms have been recently renovated throughout the building. The wall, floor and ceiling finishes could be re-finished to upgrade the overall aesthetic.

The building has a six-story high-rise section and two-story low-rise section. The low-rise section contains a basement. The building is generally in good condition. There are some issues with the brick masonry, most likely caused by inadequate detailing for movement and moisture infiltration control. The mortar joints require re-pointing at many locations. Spalling and cracks in the bricks are visible at some locations. The masonry wall enclosure at the exterior stair is in poor condition and requires extensive repair. There is also ivy growth on the walls.

The roof has two levels, installed in 1989 and scheduled for replacement in 2010. The fully adhered EPDM membrane is highly patched and appears to be in fair condition. Some of the insulation is delaminated.

**HVAC** The unit ventilators, hot water radiators, and air handling units are original to the building and in poor condition. The controls are Honeywell DDC and in fair condition. The chiller serves the dining hall and dance studio areas and is in poor condition. The condensing unit is air cooled and in fair condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is four-inch. The pressure reducing station is original to the building and in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but not water conservation compliant. The steam to hot water converters are original to the building and in poor condition. The summer water heaters are gas fired and are in good condition. The natural gas piping is good condition. The sewage ejector pumps are new and in excellent condition. The water service is four-inch and does not have RPZ protection.

The distribution pumps are original to the building, in poor condition, and constant volume. The air compressor is new and in excellent condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The building is not sprinklered.



**ELECTRIC** Electrical panels appear to be original to the building and in fair condition.

The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building and are fair condition. Lighting fixtures in this building appear to have been updated since built and are in fair condition but not energy efficient. Branch lighting panels appear original to the building and in fair condition. The lighting system is in fair condition.

This building currently has installed a Kohler 16.75 KVA emergency generation system. The emergency power system appears to be original to the building and is in fair condition.

The fire alarm system is currently a digital addressable manufactured by Siemens. The system appears to have been updated within the past 20 years and in good condition.

The telecom system appears to have been updated in the past few years in is in good to excellent condition. The data system contains Cat-5e distribution cabling with a fiber optic backbone.

**SPECIALTY SYSTEMS** The building contains card access in good condition.



SPALLING AND CRACKS IN THE BRICKS ARE VISIBLE AT SOME LOCATIONS.



THE FULLY ADHERED EPDM MEMBRANE APPEARS TO BE IN FAIR CONDITION.



THE MASONRY WALL ENCLOSURE AT THE EXTERIOR STAIR IS IN POOR CONDITION



STEAM-TO-HOT WATER CONVERTORS



UN-INSULATED STEAM PIPING AND PRESSURE-REDUCING STATION



MAIN ELECTRICAL SERVICE ENTRANCE



EXTERIOR MASONRY STAINING AND EFFLORESCENCE. EGRESS EXIT NOT TO CODE.



FIRST FLOOR LOUNGE INTERIOR MASONRY STAINING.



THE FLOOR FINISHES COULD BE REFINISHED TO UPGRADE AESTHETICS.





# MAINTENANCE AND ADDITION

**FAST FACTS:**

- CONSTRUCTED: 1966
- GROSS SQUARE FOOTAGE: 25,822
- NET ASSIGNABLE SQUARE FEET: 25,130
- NET TO GROSS RATIO: 97%
- BUILDING NUMBER: 0024

**DEPARTMENTS:** MAINTENANCE FACILITY

The office areas contain offices that are original to the construction of the facility, as well as recently renovated offices. The original offices are in average condition with wood panelled partitions, carpet, and an acoustical tile ceiling. The recently renovated offices are in excellent condition and contain vinyl composite tile flooring, exposed CMU partitions, and an acoustical panel ceiling. There is a damaged ceiling in front of Bay #4. The overhead door between Bays #4 and #3 is inoperable. Several doors / frames require minor repairs.

**HVAC** The air handling units are original to the building and in good condition. The building is served by the campus high pressure steam system. The HPS service entrance is six-inch. The pressure reducing station is original to the building and in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are in fair condition. The building is air conditioned with vertical DX unit. The steam radiators and unit heaters are original to the building and are in poor condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition. The fixtures and flush valves are not water conservation compliant. The summer water heaters are electric and are in good condition. The sewage ejector pumps are new and in excellent condition. The water service is three-inch and does not have RPZ protection.

The air compressor is new and in excellent condition

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** Distribution from shop area is in good condition. Panels have been upgraded and are in excellent condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building and in fair condition. Lighting fixtures in this building appear to have been updated since built and are in good condition. Branch lighting panels appear new and some old. The lighting system is in fair condition.

This building does not currently contain an emergency power system. Lighting is adequate. The fire alarm system is original by Simplex and is in fair condition. The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** Egress signage and fire alarm system appear to be code compliant. The stairwell is compliant, with the exception of a lack of handrail extensions.

**ACCESSIBILITY** The facility main entrance is wheelchair accessible. The toilet rooms are non-compliant. The original offices contain knob-style door hardware, while the renovated offices contain compliant lever hardware.

**TECHNOLOGY** The facility is served by wireless access technology.

**ADAPTABILITY** The unique triangular shape of the facility and location within the Plant Operations Complex are not conducive to academic functions.

**SUITABILITY** The building is ideally suited for its intended purpose.



**BUILDING SUMMARY** The maintenance facility services the entire campus and contains offices, storage, and repair shops for the various building trades. Maintenance is also the central campus receiving for over-sized shipments. The facility is ideal for its current use.

**ARCHITECTURE** Several man doors require minor repairs. The Exterior walls (South, West and North) are Cavity walls with face brick. East wall (at plaza) is CMU. South East CMU wall at plaza has holes and miscellaneous damage to the masonry. The window on plaza side is corroded, and the windows on west require caulking.

The roof is a ballasted, built-up roof. The northern half of membrane shows deterioration of seals; two leaks are reported, near roof hatch and at exhaust near chiller unit over printing. Water marks on ballast indicate poor drainage.

Roof drains need cleaning. Vent stacks are too short.

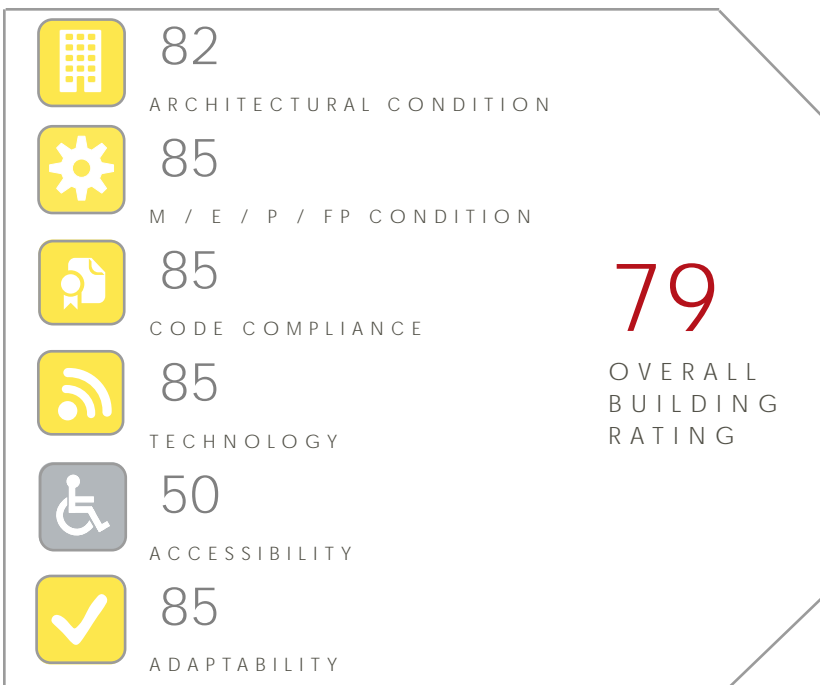


# CENTRAL PRINTING

**FAST FACTS:**

CONSTRUCTED 1969  
 GROSS SQUARE FOOTAGE: 13,850  
 NET ASSIGNABLE SQUARE FEET: 12,707  
 NET TO GROSS RATIO: 92%  
 BUILDING NUMBER: 024A

**DEPARTMENTS:** CENTRAL PRINTING SERVICES



**BUILDING SUMMARY** The Central Printing facility, constructed in 1966, houses the central printing shop for the campus on the northern side, as well as maintenance shops, storage, and offices. The building was built within the Physical Plant complex walls at the northern end of the campus. The central printing department moved into the space after the facility was operational. Central Printing currently provides printing services for both SUNY Potsdam and SUNY Canton.

**ARCHITECTURE** This is a single-level building. The interior appears to be in good condition. No major deficiencies were detected.

The exterior walls on the west and north generally appear to be in good condition. But the masonry on the south and southeast is poor in places, with both brick and CMU in deteriorated condition.

The roof is 18 years old and generally appears in fair condition, with seams starting to delaminate. Water marks on the ballast indicate poor drainage.

**HVAC** The steam radiators and unit heaters are original to the building and in poor condition. The air handling units are original to the building and in good condition. The building is air conditioned with vertical Dx unit.

The building is served by the campus high pressure steam system. The HPS service entrance is six-inch. The pressure reducing station is original to the building and in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are in fair condition. The building's air compressor is new and in excellent condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition. The fixtures and flush valves are not water conservation compliant. The summer water heaters are electric and are in good condition. The sewage ejector pumps are new and in excellent condition. The water service is three-inch and does not have RPZ protection.

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** The fire alarm system is currently a digital addressable system manufactured system by Siemens. The system appears to have been updated within the past 20 years and in good condition. This building does not currently have an emergency power system.

Lighting is adequate. Lighting fixtures in this building appear to have been updated and are in good condition. Branch lighting panels appear new, with some old. The lighting system is in fair condition.

Distribution from shop area is in fair condition. Panels appear original and in fair condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building and in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-5e distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** The exterior main entrance stair contains a handrail, but does not have a guardrail or balusters. The egress signage, and fire alarm systems appear to be compliant.

**ACCESSIBILITY** The facility is not accessible. It is recommended the main entrance to the building become ADA-compliant for visitor access to the service counter. The two toilet rooms are of adequate size, but do not contain grab bars and a compliant lavatory.

**TECHNOLOGY** The facility is served by wireless access technology.

**ADAPTABILITY** The facility contains an open structural system, thereby allowing for functional flexibility. However, the location within the maintenance complex is not conducive to academic use.

**SUITABILITY** The building is used for the central printing shop for the campus on the northern side and for maintenance shops, storage, and offices. The building appears well suited for these purposes.





# VEHICLE REPAIR GARAGE

**FAST FACTS:**

CONSTRUCTED 1966  
 GROSS SQUARE FOOTAGE: 5,009  
 NET ASSIGNABLE SQUARE FEET: 4,422  
 NET TO GROSS RATIO: 88%  
 BUILDING NUMBER: 0024B

**DEPARTMENTS:** MAINTENANCE FACILITY



**BUILDING SUMMARY** The Vehicle Repair Garage, constructed in 1966, is used by the facilities employees. The building is used for automobile repairs and maintenance, and appears generally well suited for this purpose. The garage is located at the northern most portion of campus within the walls of the physical plant complex. The campus steam tunnel can be accessed from this facility.

**ARCHITECTURE** The interior and exterior appear in good condition with no major deficiencies observed.

The roof was last installed in 1991 and is scheduled for replacement in 2011. The roof was not accessible. However, it is of the same age and type as the roof of the Central Printing building and is thus assumed to be in fair condition.

**HVAC** The steam radiators and unit heaters are original to the building and are in poor condition. The air handling units are original to the building and are in good condition. The building is not air conditioned.

The building is served by the campus high pressure steam system. The HPS service entrance is two-inch. The pressure reducing station is original to the building and is in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are in fair condition.

The building's air compressor is new and in excellent condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but not water conservation compliant. The summer water heaters are electric and in good condition. The sewage ejector pumps are new and in excellent condition. The water service is three-inch and does not have RPZ protection.

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** The system appears to have been updated within the past 20 years and is in fair condition. The building does not have any emergency power.

Lighting fixtures in this building are in poor condition. Electrical panels appear to be original to the building and in fair condition.

The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building, containing some cloth covered wiring, and is in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-5e distribution cabling with a fiber optic backbone.

**SPECIALTY SYSTEMS** The facility contains three vehicle lifts that appear to be in average condition.

**ACCESSIBILITY** The building entrance is accessible. There is a non-compliant toilet located inside the facility.

**ADAPTABILITY** The building's open floor area could be used as a storage facility with easy access through the large garage doors.

**SUITABILITY** The building is used for automobile repairs and maintenance. It appears generally well suited for this purpose.



MAINTENANCE FACILITY NON-COMPLIANT TOILET



RECEIVING AREA SERVICE COUNTER



MAINTENANCE STAIRWELL MISSING HANDRAIL EXTENSIONS



VIEW OF MAINTENANCE STORAGE



VIEW OF RECEIVING STORAGE AREA



VIEW OF TRADES REPAIR SHOP



VIEW OF VEHICLE REPAIR SHOP



VEHICLE REPAIR SHOP TOILET



VIEW OF CENTRAL PRINTING





# KELLAS HALL

## FAST FACTS:

CONSTRUCTED 1967  
 GROSS SQUARE FOOTAGE: 58,611  
 NET ASSIGNABLE SQUARE FEET: 49,757  
 NET TO GROSS RATIO: 85%  
 BUILDING NUMBER: 0025

DEPARTMENTS: COMPUTING AND TECHNOLOGY SERVICES,  
 CLASSROOMS AND LECTURE HALLS



**BUILDING SUMMARY** Constructed in 1967, Kellas Hall contains large-tiered classrooms sought-after by most faculty on campus. The technology in all the classrooms is at optimal levels. Kellas also has an unusual building layout of an open main corridor running along the west side of the building, and a smaller, stacked corridor running along the east edge of the building. The building is located on the north side of campus adjacent to Merritt Hall, connected by an internal vestibule. The North Quad Gate connects the building to Stillman Computer Center at the northwest corner of the facility. The building does need some minor upgrades to accessibility to increase the utilization of the building by all students on campus.

**ARCHITECTURE** The building is generally in good condition. There is minor damage and/or deterioration visible in the ceilings, floors, and walls at some locations. Minor repairs and refinishing as part of the general maintenance schedule would be helpful to enhance the overall appearance.

The building has two floors above grade, a partial basement, and a partial mechanical penthouse. It appears to be the original masonry. There are many areas with masonry in poor condition – the enclosures of the exterior stairs on the east side are all severely deteriorated; there are cracks in the masonry along the band of windows on the west; there are wide gaps around the west windows that are already leaking or are in imminent danger of water infiltration. There is no visible flashing at sills or masonry base.

The roof was installed in 1991 and is scheduled for replacement in 2011. It is a fully adhered EPDM membrane and appears to be in good condition. Regular maintenance that includes cleaning of drains, minimal membrane repairs, and removal of debris and vines off the coping is recommended. There are no roof protection pavers.

Access stair to the basement on the West, the half wall at the loading dock and the wall surface in front of the loading dock are all in poor condition.

**HVAC** The air handling units are original to the building and in poor condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is two-inch. The pressure reducing station is original to the building and is in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are in fair condition. The building is air conditioned from central plant. The controls are Honeywell DDC and in fair condition. The hot water radiators are original to the building and are in fair condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but not water conservation compliant. The steam to hot water converters are original to the building and in poor condition. The hot water piping is insulated with ACM. The sewage ejector pumps are new and in excellent condition. The water service is three-inch and does not have RPZ protection.

The distribution pumps are original to the building, in poor condition, and constant volume. The air compressor is in fair condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The building is not sprinklered.



**ELECTRIC** The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building, containing some cloth covered wiring, and is in poor condition. Lighting fixtures in this building appear to have been updated and are in fair condition but not energy efficient. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original. The lighting system is in poor condition.

This building does not contain an emergency power system. Lighting is adequate.

The fire alarm system is original by Simplex and in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** The building is not sprinklered but appears to have a compliant fire alarm system and exit signage. The egress stairwells are missing handrail extensions. The north egress stairwell does not exit directly to the exterior, rather is connected to the lower level corridor. Finally, there is a dead-end corridor located on the north side of the second floor.

**ACCESSIBILITY** The building's entrance ramp located at the northeast quadrangle arch is too steep for wheelchair access. However, the main entry at the south end of the building is wheelchair-accessible. The building's large lecture halls are tiered, which allows wheelchair access to the upper rear seating area. However, there are a series of ramped ghost corridors between the lecture rooms that are connected to a rear lower level corridor. These ramped corridors provide wheelchair access to the teacher stations and lower seating areas. The main floor public toilet rooms are not wheelchair-accessible, and due to the stair access, will never be compliant. The second floor public toilet rooms are 90 percent compliant; missing five-foot wide turning clearance. Most of the lecture hall entry doors have adequate width, and contain compliant door pulls.

**TECHNOLOGY** Kellas is one of the two major computerized teaching buildings. There are four lecture halls with projection and podium technology. Two of these rooms contains seating for greater than 200 students. Two lecture halls have greater than 100 student capacity. Two classrooms seat approximately 50 students, and two classrooms seat approximately 24 students. Kellas is also home to the campus' Computer and Technology Services. There is a faculty help desk located on the main floor. There is also a conference room located on the second floor that contains rear projection technology and a visualize / document camera.

**ADAPTABILITY** Kellas Hall's layout of large tiered classrooms are ideal, and are the most sought-after teaching rooms on the campus. The buildings's layout would make the facility difficult to modify for another academic purpose.

**SUITABILITY** This is an academic building with classrooms, laboratories, and faculty offices. It appears to be well suited for this purpose.



ACCESS STAIR TO THE BASEMENT ON THE WEST SIDE OF THE BUILDING.



MINOR DAMAGE AND/OR DETERIORATION VISIBLE AT WALLS AT SOME LOCATIONS



THERE ARE CRACKS IN THE MASONRY ALONG THE BAND OF WINDOWS.



HEATING HOT WATER PIPING AND PUMPS



PIPING IN MECHANICAL ROOM



MOTOR CONTROL CENTER



COMMON SPACE ADJACENT TO THE CLASSROOMS.



TYPICAL TIERED PROJECTOR CLASSROOM.



THE EGRESS STAIRWELLS ARE MISSING HANDRAIL EXTENSIONS.



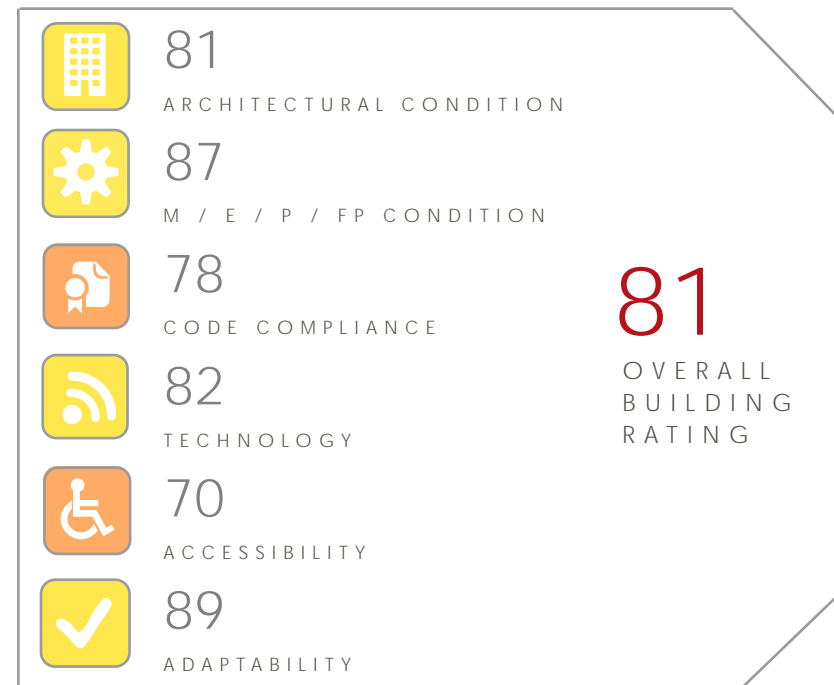


# BRAINERD HALL

## FAST FACTS:

CONSTRUCTED 1968  
 GROSS SQUARE FOOTAGE: 37,288  
 NET ASSIGNABLE SQUARE FEET: 34,039  
 NET TO GROSS RATIO: 91%  
 BUILDING NUMBER: 0026

DEPARTMENTS: ART, GIBSON GALLERY



**BUILDING SUMMARY** Brainerd Hall, originally constructed in 1968 as the studio arts building. Brainerd also accommodates exhibition space, studios, faculty rooms, and miscellaneous building maintenance spaces. The tall, two-story art laboratories with abundant natural light from the ceiling are ideal for teaching art. Brainerd is an academic building for fine arts located in the central quadrangle of the campus.

**ARCHITECTURE** The interiors reflect the original aesthetic design intent, for the most part. The components are mostly in fair to good condition. Some of the finishes seem to be worn down with use and this compromises the overall appearance of the spaces.

The exterior walls are generally in good condition, though there is brick spalling and deteriorated grout joints on the east side. Excessive vine growth covers louvers and penetrates under fascia / coping.

The roof was installed in 1992 and shows its age. Many seams are delaminated and insulation has expanded in places. Roof and drains require cleaning.

Brick paver exterior stairs on the northeast are damaged and should be replaced.

The exposed dust collectors on the west side of the building are an aesthetic concern.

**HVAC** The air handling units are in excellent condition. The controls are Trane DDC and in good condition. The building is served by the campus high pressure steam system. The HPS service entrance is four-inch. The pressure reducing station is in fair condition. The condensate tank and pumps are new and in excellent condition. The building is conditioned from the central plant. The controls are Honeywell DDC and in good condition. The unit ventilators are original to the building and in poor condition. The steam radiators are original to the building and in good condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but not water conservation compliant. The steam to hot water converters are original to the building and in poor condition. The summer water heaters are electric and are in excellent condition. The natural gas piping is in good condition. The sewage ejector pumps are new and in excellent condition. The water service is four-inch and does not have RPZ protection.

The distribution pumps are good condition and variable volume. The air compressor is new and in excellent condition

**FIRE PROTECTION** The building is partially sprinklered. There is a pre-action system in the gallery and gallery storage.



**ELECTRIC** Electrical panels have been upgraded and in excellent condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring. Distribution wiring is in fair condition. The building's main switch board has been updated in the past 10 years and is in good condition. Wiring to branch panels appears original to the building containing some cloth covered wiring and is in good condition. Lighting has been upgraded. Fixtures are T-8. Branch lighting panels appear original to the building and in poor condition. The building lighting controls should receive a full technical study. Wiring appears original and is mostly thermoplastic covered. The lighting system is in good condition.

This building does not contain an emergency power system. The lighting is adequate for the facility.

The fire alarm system is original by Simplex and is in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** The building is not sprinklered, but appears to contain a compliant fire alarm system. The facility is missing exit signage. There are stairs in the main entrance lobby that are missing handrail extensions. A few of the lower level art laboratories contain individual stairwells to the main level ghost corridor. These stairwells are too narrow to act as egress stairs and are missing compliant handrails. Finally, there may be a concern regarding egress along the south end of the building. The entry / exit at the southwest quadrangle arch appears to be a storage room with inadequate signage and locked doors.

**ACCESSIBILITY** The building is minimally accessible. The entrance has a ramp and automatic doors. However, the ramp on northeast is too narrow to comply with the code requirement of 36-inch minimum; concrete slab is also broken. There is a ramp directly inside the building's main entrance at the north side of the facility. This ramp is too steep for wheelchair accessibility. There is also a ramp located outside this north entrance, which is wheelchair-accessible. Brainerd also contains an internal ramp to the Satterlee Hall Theater entrance that is non-compliant. On the lower floor main corridor, there is a corridor ramp that is 1:12, but does not contain handrails. The public toilet rooms located on the first floor are ADA-compliant. However, the electric water cooler is not accessible. Most of the room entry doors contain knob-style hardware.

**TECHNOLOGY** Brainerd Hall contains one 25-seat projector-ready classroom, and one 50-seat projector-ready classroom with podium technology. Brainerd is home to the college's art collection.

**ADAPTABILITY** Brainerd is a double loaded corridor building; however, it is organized as a one-third / two-thirds layout. While this has advantages for incorporating teaching classrooms/laboratories with faculty offices, it is not conducive as an "all-classroom" building. The two-story spaces could also make ideal tiered projector classrooms along the "two-third" side of the building.

**SUITABILITY** The building was originally constructed and still acts as the studio arts building. The tall two-story art laboratories with abundant natural light from the ceiling are ideal for teaching art.



IVY GROWTH ON EXTERIOR MASONRY AND GLAZING WALL.



BRICK SPALLING AND DETERIORATED GROUT JOINTS ON THE EAST SIDE.



VIEW OF BUILDING WORN FINISHES



BUILDING AIR HANDLING UNIT



ELECTRIC WATER HEATER



PRE-ACTION SPRINKLER VALVE AND PIPING



TWO-STORY ART STUDIO OFFERS NATURAL LIGHT.



VIEW OF THE MAIN ENTRANCE RAMP/STAIR.



BRAINERD IS HOME TO THE COLLEGE'S ART COLLECTION.



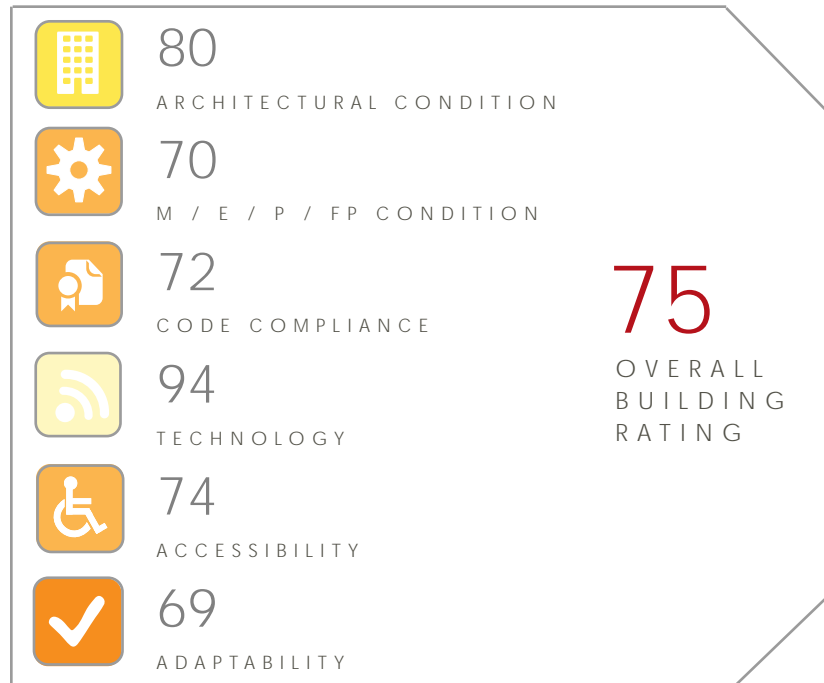


# TIMERMAN HALL

**FAST FACTS:**

- CONSTRUCTED 1968
- GROSS SQUARE FOOTAGE: 74,588
- NET ASSIGNABLE SQUARE FEET: 67,168
- NET TO GROSS RATIO: 90%
- BUILDING NUMBER: 0027

**DEPARTMENTS:** GEOLOGY, PHYSICS, USDA WILDLIFE SERVICES



**BUILDING SUMMARY** Timerman Hall, constructed in 1968 as a classroom, laboratory, and faculty office building, is located at the southeast corner of the academic quad, connected to Stowell Hall at the basement level and to Merritt Hall. The connection to Merritt Hall is currently inaccessible. There is a daycare center located in Merritt that obstructs the internal connection between buildings. Timerman has a unique offset corridor configuration that makes any floor plate adaptation difficult for other academic functions. The narrow second floor loft footprint is not currently large enough to accommodate programming other than faculty offices. In general, the building appears to be well suited for its current purpose.

**ARCHITECTURE** The interior is generally in good condition. There are some horizontal cracks at the wall/ceiling junctions. There are also cracks at the skylight that is likely to undermine the water tightness. Some carpet is worn out and in poor condition; this could be replaced to enhance the appearance. The concrete floor in the basement has some cracks and there is water ponding by the mechanical equipment, most likely from condensate from the equipment.

The building has two floors above ground and a basement, and appears to have its original masonry. There are many areas with masonry in poor condition – the enclosures of the exterior stairs on the east are all severely deteriorated; there are cracks in the masonry along the band of windows on the west; there are wide gaps around the west windows, possibly leaking or in imminent danger of water infiltration. Flashing is not visible. There are cracks in masonry at the southwest end and excessive vine growth on southeast wall.

The roof was installed in 2000 and is scheduled for replacement in 2020. There are sections of the roof that are in deteriorated condition with delaminated seams that require prompt attention. Cleaning of drains, removal of debris and vines off the coping is required. Glazed roof sections have broken glass; there is leakage through missing gaskets. Vine growth may accelerate roof and coping deterioration.

The masonry support frame and foundation for the exhaust grille on the east side is in very poor condition.

There are radiation components in the basement that are reviewed under federal regulations.

**HVAC** The air handling units are original to the building and in poor condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is four-inch. The pressure reducing station is original to the building and in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are in fair condition. The building is conditioned from the central plant. The controls are Honeywell DDC and in fair condition. The unit ventilators and hot water radiators are original to the building and in poor condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but not water conservation compliant. The steam to hot water converters are original to the building and in poor condition. The hot water piping is insulated with ACM. The summer water heaters are electric and in good condition. The sewage ejector pumps are new and in excellent condition. The water service is two-inch and does not have RPZ protection.

The distribution pumps are original to the building and in poor condition. The pumps are constant volume. The air compressor is in fair condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The building is not sprinklered.



**ELECTRIC** Electrical panels have been upgraded and are in excellent condition. Wiring appears to be original to the building and contains mostly thermoplastic covered wiring. Distribution wiring is in fair condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building. Lighting fixtures in this building appear to have been updated since built and are in fair condition but not energy efficient. Branch lighting panels appear original to the building and are in poor condition. Wiring appears original and is mostly thermoplastic covered. The lighting system is in fair condition.

This building currently has installed an ONAN 40kW emergency generation system. The emergency power system appears to be original to the building and in poor condition. Automatic transfer switch appears original and in poor condition.

The fire alarm system is original by Simplex and in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** The egress stairwells have no guardrail, balusters, or handrail extensions.

**ACCESSIBILITY** The southwest entrance ramp is too steep for wheelchair access. Recent renovations to the building's toilet rooms have made an attempt at ADA compliance, although the room's footprint prevents full adherence to ADA guidelines. The teaching laboratories do not have bench clearances acceptable for wheelchairs.

**TECHNOLOGY** Timerman contains two departmental mini computer laboratories with approximately ten computers in each room. There are also three open computer laboratories with approximately 22 computers in each room. Timerman contains four projector-ready classrooms, including two with podium technology. One of these rooms has available seating for 60 students.

**ADAPTABILITY** Timerman's location on the southeast corner of the academic quadrangle makes it difficult to expand the building. Merritt Hall, Stowell Hall, and Barrington Drive essentially prohibit expansion. In addition, the building's unique offset corridor configuration makes any floor plate adaptation difficult for other academic functions. While potentially suitable as a general classroom building, Timerman Hall will always need to house faculty, and/or administrative offices.

**SUITABILITY** This is an academic building with classrooms, laboratories, and faculty offices. It appears to be well suited for this purpose.



IVY GROWTH ON EXTERIOR MASONRY WALL.



CRACKS IN THE MASONRY ALONG THE BAND OF WINDOWS ON THE WEST



VIEW OF ROOF THAT ARE IN DETERIORATED CONDITION WITH DELAMINATED SEAMS



EMERGENCY GENERATOR



MAIN ELECTRICAL SWITCHGEAR



BUILDING AIR HANDLING UNITS



PUBLIC CORRIDOR/GALLERY.



STAIRWELLS HAVE NO GUARDRAIL, BALUSTERS, OR HANDRAIL EXTENSIONS.



TYPICAL CLASSROOM SPACE WITH BENCH SEATING AND PROJECTOR CAPABILITIES.





# LEHMAN HALL

**FAST FACTS:**

- CONSTRUCTED 1969
- GROSS SQUARE FOOTAGE: 173,100
- NET ASSIGNABLE SQUARE FEET: 137,799
- NET TO GROSS RATIO: 80%
- BUILDING NUMBER: 0028

**DEPARTMENTS:** RESIDENTIAL HALL

	70	ARCHITECTURAL CONDITION
	74	M / E / P / FP CONDITION
	NA	CODE COMPLIANCE
	NA	TECHNOLOGY
	NA	ACCESSIBILITY
	NA	ADAPTABILITY
<b>72</b>		OVERALL BUILDING RATING

KEY BUILDING CONDITIONS

**BUILDING SUMMARY** Lehman Hall is a residential hall that was constructed in 1969, along with the Lehman Dining Hall. The building is located at the southern part of campus with its west facade facing Pierrepont Ave.

**ARCHITECTURE** The building has a seven-story high-rise section and three-story low-rise section. There is no visible flashing at windows that are installed flush with the face of the masonry; extensive water staining of brick masonry is visible at these locations. Also the brick sills are showing signs of deterioration. Diagonal and vertical cracking at the corner of the brick masonry is indicative of inadequate detailing for movement control. There is some spalling of bricks. There is also dense ivy growth on some walls, spreading over the parapets and on to the roof.

The roof has two levels – high-rise and low-rise. The roof was installed in 1991 and is scheduled for replacement in 2011. Overall the roof is in fair condition. The insulation is delaminating at some locations. There is some vegetation growth on the roofs and debris at the drains; this could possibly impact the performance of the roof and requires routine maintenance schedule. There is no flashing visible at the skylights and this could undermine the water tightness at the openings.

The interiors are generally in good condition. There is some renovation in progress on the second through fifth floors. Deficient finishes of some of the interior elements depreciates the overall aesthetics. Carpet in lounges and bedrooms are dated. Doors require re-finishing. Some doors and frames in the basement are rusted. There are water stains in the ACT in some areas.

**HVAC** The hot water radiators are original to the building and in fair condition. The air handling units are original to the building and in poor condition. The controls are Honeywell DDC and in fair condition. The chiller serves the dining hall and dance studio areas and is in fair condition. The condensing unit is a cooling tower and in poor condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is six-inch. The pressure reducing station is original to the building and in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition.

**PLUMBING** The fixtures and flush valves are original to the building and are in good condition. The fixtures and flush valves are not water conservation compliant. The steam to hot water converters are original to the building and are in poor condition. The hot water piping is insulated with ACM. The water service is three-inch and does not have RPZ protection.

The distribution pumps are new and in excellent condition. The pumps are constant volume. The air compressor is new and in excellent condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The building is not sprinklered.

**ELECTRIC** Fire alarm system has been recently updated and is in excellent condition. Wiring has been updated in recent past. Distribution wiring is in good condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring has been updated in recent past and is in good condition. Lighting fixtures appear to be mostly updated. Branch lighting panels are in good condition. The lighting system has recently been updated and is in great condition.

The building currently does not have an emergency generation system. The lighting is good for the building.

The telecom system appears to have been updated in the past few years in is in good to excellent condition. The data system contains Cat-5e distribution cabling with a fiber optic backbone.



THERE IS SOME VEGETATION GROWTH ON THE ROOFS AND DEBRIS AT THE DRAINS;



IVY GROWTH ON EXTERIOR MASONRY WALL.



SOME OF THE FLOOR FINISHES APPEAR DATED.



TOP OF AIR HANDLING UNIT



POOR INSULATION ON STORM PIPING



PIPING AT AIR HANDLING UNIT



DEFICIENT FINISHES OF SOME OF THE INTERIOR ELEMENTS.



PONDING ON HIGHRISE ROOF



POOR MASONRY BASE





# T. BARRINGTON STUDENT UNION

## FAST FACTS:

CONSTRUCTED 1969

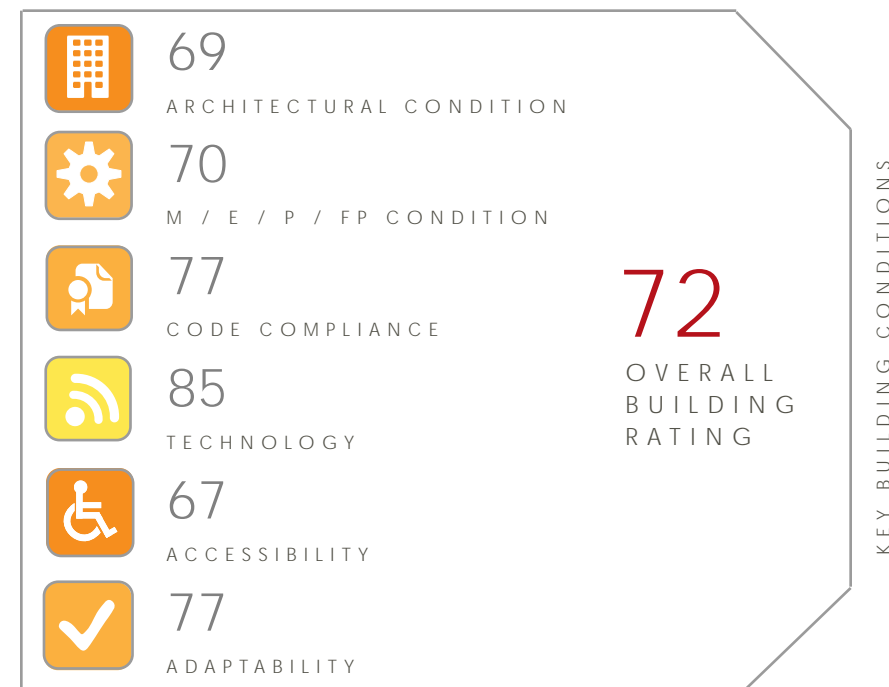
GROSS SQUARE FOOTAGE: 76,340

NET ASSIGNABLE SQUARE FEET: 71,882

NET TO GROSS RATIO: 94%

BUILDING NUMBER: 0029

**DEPARTMENTS:** COLLEGE STORE, OFFICE OF STUDENT CONDUCT & COMMUNITY STANDARDS, PHYSICAL PLANT, CAMPUS MAIL SERVICES, STUDENTS AFFAIRS, STUDENT GOVERNMENT ASSOCIATION



**BUILDING SUMMARY** The T. Barrington Student Union was constructed in 1969 and is centrally located between the residential and academic zones on campus. The facility includes a two-story entry, bookstore and convenience store on the first floor. Also on the first floor is a servery and dining hall and meeting / assembly rooms on the second floor. The assembly rooms could use some minor renovations to improve finishes and room proportions. The kitchen serving the retail facility is technically located in a separate building, Thatcher Hall, which is internally connected to the servery. This arrangement is not ideal for optimal efficiency. It is recommended that the existing locations for kitchen services throughout campus be reviewed and potential consolidation be explored. It would not be ideal to repurpose the building to serve a different function. The building should continue functioning as the student union, although upgrades in accessibility and technology are necessary.

**ARCHITECTURE** The interiors reflect the original aesthetic design intent, for the most part. The bookstore has undergone renovations for the program it serves. Minor renovation of floor finishes is in progress in the building. The interiors are generally in fair to good condition. There are isolated instances of moisture infiltration, delaminating ceiling tiles, worn out floor finishes, and missing door hardware that depreciate the overall appearance of the spaces.

The building has two floors above grade and a partial basement. The exterior walls are typically brick veneer. There is evidence of inadequate moisture control with signs of efflorescence extending to the interiors in some areas. Large diagonal cracks in the masonry at the lintels exemplify inadequate detailing to accommodate masonry movement and expansion. There is dense vine growth on the north façade.

The roof has two levels and is generally in fair condition. It was installed in 1997 and is due for replacement in 2017. It would be beneficial to develop a schedule for general roof maintenance. The issues range from some debris and plugged roof drains to ponding. Roof glazing on the lower roof is in poor condition with failed gaskets and missing fasteners at the flashing seams.

Brick landscape wall on the southwest corner is in poor condition. There are trees growing too close to the building by the north entrance.

**HVAC** The air handling units are original to the building and in poor condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is six-inch. The pressure reducing station is original to the building and is poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The building is air conditioned from the central plant. The controls are Honeywell DDC and in fair condition. The unit ventilators and hot water radiators are original to the building and are in poor condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but not water conservation compliant. The steam to hot water converters are original to the building and in poor condition. The hot water piping is insulated with ACM. The sewage ejector pumps are new and in excellent condition. The water service is four-inch and does not have RPZ protection.

The distribution pumps are original to the building, in poor condition, and constant volume. The air compressor is in fair condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The building is not sprinklered.



**ELECTRIC** Electrical panels appear to be original to the building and in poor condition. Wiring appears to be original to the building. Distribution wiring is in poor condition. The mechanical room motor control center is original and in poor condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring to branch panels appears original to the building and in fair condition. Lighting fixtures in this building appear to be a mix of old and new, and are not energy efficient. Branch lighting panels appear original to the building and in poor condition. Wiring appears original and is mostly thermoplastic covered. The lighting system is in fair condition.

This building currently does not have an emergency power system. The lighting system is adequate.

The fire alarm system is original by Simplex and is in fair condition.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** The building is not sprinklered. Exit signage, fire alarm system, and egress capacity appear to be compliant. The egress stairwell is missing handrail extensions.

**ACCESSIBILITY** Barrington has wheelchair-accessible entries at two major entrances. However, the building's main entrance from Barrington Drive contains a ramp that is too steep for wheelchair access. The interior ramped entry to the retail dining area is also too steep for wheelchair access. The main floor public toilet rooms do not have minimum wheelchair turning space, and are lacking compliant lavatories, toilet stall, and grab bars.

**TECHNOLOGY** There are three web-only computer kiosks located at the east end of the building. There is a tiered lecture room located on the second floor; however, it does not have projection capability. The dining room features four flat screen ceiling mounted televisions and a ceiling-mounted projector with associated projection screen.

**ADAPTABILITY** The building's open floor plate and large perimeter rooms make the allowance for adaptability. The rooms could be adapted to function as classrooms.

**SUITABILITY** This building includes the bookstore, convenience store, mail sorting room, student board offices and dining services. The kitchen serving the dining hall is technically located in a separate building, Thatcher Hall, which is connected internally to the servery. This current arrangement is not ideal for optimal efficiency.



EXTERIOR EFFLORESCENCE EXTENDS TO THE INTERIORS IN SOME AREAS.



IVY GROWTH ON EXTERIOR NORTH MASONRY WALL.



LARGE DIAGONAL CRACKS IN THE MASONRY AT THE LINTELS DUE TO MASONRY MOVEMENT AND EXPANSION.



TELE-DATA DEMARK



PIPING AND EQUIPMENT IN MECHANICAL ROOM



MAIN ELECTRICAL SWITCHGEAR



THE DINING ROOM FEATURES 4 FLAT SCREEN CEILING MOUNTED TELEVISIONS.



SERVERY AT PERIMETER OF DINING ROOM.



TWO-STORY ENTRY HALL AT MAIN ENTRANCE.





# LEHMAN HALL D I N I N G

**FAST FACTS:**

- CONSTRUCTED 1969
- GROSS SQUARE FOOTAGE: 29,568
- NET ASSIGNABLE SQUARE FEET: 25,567
- NET TO GROSS RATIO: 86%
- BUILDING NUMBER: 0030

**DEPARTMENTS:** DINING HALL AND HURLEY'S NIGHT CLUB

	83	ARCHITECTURAL CONDITION
	76	M / E / P / FP CONDITION
	82	CODE COMPLIANCE
	85	TECHNOLOGY
	62	ACCESSIBILITY
	79	ADAPTABILITY
<b>78</b>		OVERALL BUILDING RATING

KEY BUILDING CONDITIONS

**BUILDING SUMMARY** Lehman Dining Hall was constructed in 1969, in tandem with the residential building to which it is connected. The facility is currently being used for student dining and special events. The space contains a kitchen, survery, and three distinctively themed dining areas. The adjacency of the dining hall to the residential hall functions well. The main exterior entry to the dining hall is at the ground level and the dining hall and servery are located on the second floor of the building. There is no elevator for wheelchair accessibility. Upgrades to the facility should include the addition of an elevator and other accessibility improvements.

**ARCHITECTURE** The interior finishes are generally in good condition. The original design intent appears to have been successfully maintained. There is minor water stain in the ACT and at the skylights.

The building has two floors above grade and no basement. The building is generally in good condition. There is no visible flashing at windows that are installed flush with the face of the masonry; extensive water staining of brick masonry is visible at these locations. Diagonal and vertical cracking at the corner of the brick masonry is probably due to inadequate detailing for movement control. There is some brick spalling. Some of the windows have deteriorating gaskets and seals that could compromise the water tightness of the fenestrations.

The roof has two levels, installed in 1991 and due for replacement in 2011. The existing adhered EPDM membrane roof is in fair condition. The skylights have no flashing and this could compromise the water tightness of the glazing.

The plaza at the entrance with asphalt pavers is in good condition.

**HVAC** The air handling units are original to the building and in poor condition. The controls are Honeywell DDC and in fair condition. The building is served by the campus high pressure steam system. The HPS service entrance is six-inch. The pressure reducing station is original to the building and is in poor condition. The steam and condensate piping is insulated with ACM. The condensate tank and pumps are new and in excellent condition. The chiller serves the dining hall and is in poor condition. The condensing unit is a cooling tower and is in poor condition. The controls are Honeywell DDC and in fair condition. The hot water radiators are original to the building and in fair condition.

**PLUMBING** The fixtures and flush valves are original to the building and in good condition, but not water conservation compliant. The steam to hot water converters are original to the building and are in poor condition. The hot water piping is insulated with ACM. The water service is three-inch and does not have RPZ protection.

The distribution pumps are new, in excellent condition, and constant volume. The air compressor is new and in excellent condition. The heating water piping is insulated with ACM.

**FIRE PROTECTION** The building is not sprinklered.



**ELECTRIC** Wiring has been updated in recent past. Distribution wiring is in good condition. The building's main switch board has been updated in the past 20 years and is in good condition. Wiring has been updated in recent past and in good condition. Lighting fixtures appear to be mostly updated. Branch lighting panels lighting system have recently been updated and are in excellent condition.

This building currently does not have an emergency generation system. The lighting system is in good condition.

The fire alarm system has been recently updated with renovation and is in excellent condition.

The building does not have any specialty system.

The telecom system appears to have been updated in the past few years and is in good to excellent condition. The data system contains Cat-6 distribution cabling with a fiber optic backbone.

**CODE COMPLIANCE** The dining hall has adequate egress capacity from the second floor dining area. The communicating stairwells are missing handrail extensions.

**ACCESSIBILITY** The building is minimally accessible. There is no elevator accessible to dining hall users. The main entrance is wheelchair accessible. The first floor public toilets are not ADA-compliant.

**TECHNOLOGY** The building is serviced with wireless access technology.

**ADAPTABILITY** The open floor plate on the second floor of Lehman Hall is ideal as an assembly space, such as a dining facility. The lower level food storage facilities inhibit the adaptation to a residence hall or classroom building. The open layout is conducive to an assembly space.

**SUITABILITY** This is a dining hall that is attached to the residential hall and it used for student dining and special events. The facility appears to be suitable for its current function.



IVY GROWTH ON EXTERIOR MASONRY WALL.



THE SKYLIGHTS HAVE NO FLASHING. TIGHTNESS OF THE GLAZING.



THE INTERIOR FINISHES ARE GENERALLY IN GOOD CONDITION.



NEW AIR COMPRESSOR



HIGH PRESSURE STEAM MAINS



STEAM-TO-HOT WATER CONVERTORS



THERE IS ADEQUATE EGRESS CAPACITY FROM THE SECOND FLOOR DINING AREA.



THE COMMUNICATING STAIRWELLS ARE MISSING HANDRAIL EXTENSIONS.



VIEW OF ONE-OF-THREE THEMED DINING AREAS.





# ELECTRIC SUBSTATION

**FAST FACTS:**

CONSTRUCTED 2001  
 GROSS SQUARE FOOTAGE: 203  
 NET ASSIGNABLE SQUARE FEET: 200  
 NET TO GROSS RATIO: 99%  
 BUILDING NUMBER: 0032

**DEPARTMENTS:** UTILITY FACILITIES

**ARCHITECTURE** The pre-fabricated structure built to house electrical equipment and is in good condition.

The building has one level above grade.

The roof appears to be in good condition.

There is dense weed growth around the enclosure. The fence is in good condition.

	72	ARCHITECTURAL CONDITION
	NA	M / E / P / FP CONDITION
	NA	CODE COMPLIANCE
	NA	TECHNOLOGY
	NA	ACCESSIBILITY
	NA	ADAPTABILITY
<b>72</b>		OVERALL BUILDING RATING

KEY BUILDING CONDITIONS

**BUILDING SUMMARY** This is a prefabricated enclosure to house the electrical substation for the campus.



# EQUIPMENT STORAGE

## FAST FACTS:

CONSTRUCTED 1972  
 GROSS SQUARE FOOTAGE: 870  
 NET ASSIGNABLE SQUARE FEET: 864  
 NET TO GROSS RATIO: 99%  
 BUILDING NUMBER: 0033

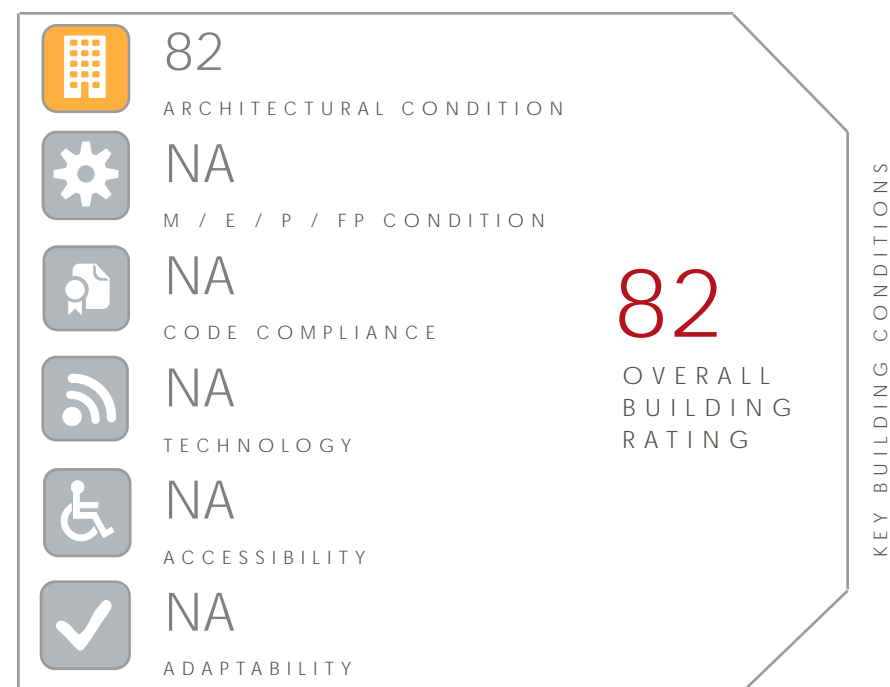
DEPARTMENTS: ATHLETIC STORAGE

**ARCHITECTURE** This is a structure adjacent to the athletic fields to store miscellaneous athletic equipment.

The building has one level above grade. The building is in good condition. It is comprised of a metal panel skin with a sloped metal panel roof. The building contains two overhead doors and one swinging door. The metal trim surrounding the overhead door is damaged.

There is a paved asphalt drive leading to the structure.

**ELECTRIC** The building's lighting system, electrical distribution, and electrical power wiring are all in good condition. This building does not contain any specialty systems.



**BUILDING SUMMARY** The structure adequately serves the storage needs of the Athletic Department. It is ideally located for access to the athletic fields.





# TOWNHOUSES A-J

**FAST FACTS:**

CONSTRUCTED 2006 (A,B,C,D,E,) AND 2008 (F,G,H,I,J)  
 GROSS SQUARE FOOTAGE: 90,634  
 NET ASSIGNABLE SQUARE FEET: 83,413  
 NET TO GROSS RATIO: 92%  
 BUILDING NUMBER: 0034-0043

**DEPARTMENTS:** RESIDENTIAL BUILDING

**ARCHITECTURE** The interiors of all the buildings are in good condition.

The townhouses have two floors above grade. The resident director’s apartment, the offices, and the laundry facilities are all one-story high. All of the buildings’ exteriors are in good condition.

The roofs of all the buildings are in good condition.

**HVAC** The controls are Honeywell DDC and in good condition. The air handling units are original to the building and in good condition. The buildings are air conditioned with DX.

**PLUMBING** The fixtures and flush valves are original to the building, in good condition, and water conservation compliant. The summer water heaters are gas fired and in good condition. The natural gas piping is in good condition. The sewage ejector pumps are new and in excellent condition. The water service is four-inch and does have RPZ protection.

**FIRE PROTECTION** The buildings are sprinklered.

**ELECTRIC** All of the electrical systems are new and in excellent condition.

	85	ARCHITECTURAL CONDITION
	100	M / E / P / FP CONDITION
	NA	CODE COMPLIANCE
	NA	TECHNOLOGY
	NA	ACCESSIBILITY
	NA	ADAPTABILITY
<b>93</b>		OVERALL BUILDING RATING

KEY BUILDING CONDITIONS

**BUILDING SUMMARY** The townhouses were completed in 2006 and 2008, and have proven a successful addition to the residential facilities of the campus. The blocks of townhouses are comprised of four to five bed units each. Units E and F each include a central office and laundry facility. Unit H includes a central resident director’s apartment.



# SAND / SALT BUILDING

**FAST FACTS:**

CONSTRUCTED 2006  
 GROSS SQUARE FOOTAGE: TOTAL GSF 1844  
 NET ASSIGNABLE SQUARE FEET: 1,687  
 NET TO GROSS RATIO: 91%  
 BUILDING NUMBER: 0044

**DEPARTMENTS:** STORAGE FACILITY

**ARCHITECTURE** The interior, exterior and roof all appear to be in excellent condition.

**HVAC** Not applicable.

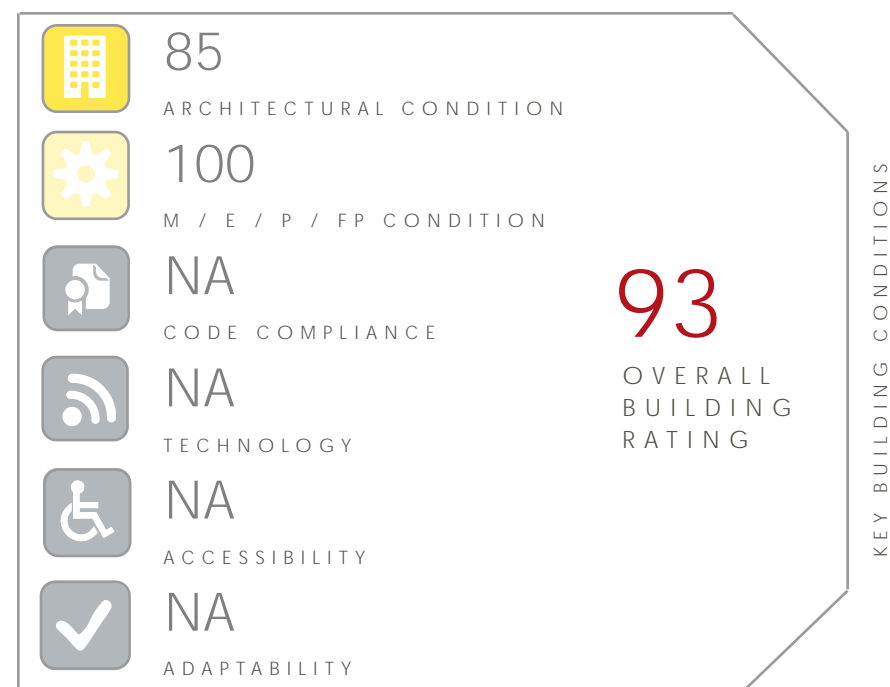
**PLUMBING** Not applicable.

**FIRE PROTECTION** Not applicable.

**ELECTRIC** Not applicable.

**ADAPTABILITY** The building could potentially be used as a garage, in addition to a storage facility.

**SUITABILITY** The building is used for the storage of sand and/or salt for use in bad winter conditions. The building is well suited for this use.



**BUILDING SUMMARY** The Sand / Salt Storage Building was constructed in 2006 for storing sand and/or salt used on the campus during bad winter conditions. The building is located adjacent to the Physical Plant facilities and is well suited for its function.





# PRESS BOX AT

**FAST FACTS:**

- CONSTRUCTED: 2007
- GROSS SQUARE FOOTAGE: 920
- NET ASSIGNABLE SQUARE FEET: 828
- NET TO GROSS RATIO: 90%
- BUILDING NUMBER: 0045

**DEPARTMENTS:** SPECIALTY BUILDING

**ARCHITECTURE** Building is a two-story storage and observation facility. The building is comprised of concrete masonry unit exterior walls on the first level, and cement board cladding on the upper level. The facility is capped by an asphalt shingle roof. Building amenities include fixed windows, overhead coiling door and a swinging door.

The lower level houses athletic storage, while the upper level contains an observation area (press box).

The interior of the observation area is comprised of carpet flooring, gypsum wallboard partitions and a gypsum wallboard ceiling. All spaces are in good condition.

There is aluminum bleacher seating located on the east side of the building, which sits atop a concrete pad.

**ELECTRIC** There is wall-mounted exterior lighting. The observation area contains a surface-mounted light fixture.

**TECHNOLOGY** The facility contains a public address system with two speakers located on the exterior facade of the building..

**SUITABILITY** The building is entirely suitable for its function.

	90	ARCHITECTURAL CONDITION
	100	M / E / P / FP CONDITION
	NA	CODE COMPLIANCE
	NA	TECHNOLOGY
	NA	ACCESSIBILITY
	NA	ADAPTABILITY
<b>93</b>		OVERALL BUILDING RATING

KEY BUILDING CONDITIONS

**BUILDING SUMMARY** This facility is located on the campus athletic fields adjacent to the synthetic lacrosse / soccer field. Recently constructed, the press box is ideally suited for its intended function.



# PRESS BOX SF

## FAST FACTS:

- CONSTRUCTED: 2007
- GROSS SQUARE FOOTAGE: 1,093
- NET ASSIGNABLE SQUARE FEET: 984
- NET TO GROSS RATIO: 90%
- BUILDING NUMBER: 0046

## DEPARTMENTS: SPECIALTY BUILDING

	90	ARCHITECTURAL CONDITION
	100	M / E / P / FP CONDITION
	NA	CODE COMPLIANCE
	NA	TECHNOLOGY
	NA	ACCESSIBILITY
	NA	ADAPTABILITY

# 93

OVERALL BUILDING RATING

KEY BUILDING CONDITIONS

**BUILDING SUMMARY** This facility is located on the campus athletic fields adjacent to the softball field. Recently constructed, the press box is ideally suited for its intended function.

**ARCHITECTURE** This building is a two-story storage and observation facility. The building is comprised of concrete masonry unit exterior walls on the first level and cement board cladding on the upper level. The facility is capped by an asphalt shingle roof. Building amenities include fixed windows, a coiling door, and two swinging doors.

The first floor area houses athletic storage and a concession stand. The second floor contains the observation area.

The interior of the observation area is comprised of carpet flooring, gypsum wallboard partitions and a gypsum wallboard ceiling. All spaces are in good condition.

There is aluminum bleacher seating located on the east side of the building, which sits atop a concrete pad. Brick pavers form a walkway that surrounds the bleachers and the facility.

There are two dugouts that flank the press box. They are comprised of concrete masonry walls, and are capped below a sloping asphalt shingle roof. The dugouts have a concrete slab floor and contain fixed wood bench seating / storage shelving.

**ELECTRIC** There is wall-mounted exterior lighting. The observation area contains a surface-mounted light fixture. There is an electric floor board heating system along the rear wall of the observation area.

**TECHNOLOGY** The facility contains a public address system with two speakers located on the exterior facade of the building.

**SUITABILITY** The building is entirely suitable for its function.





WEST QUAD TOWER



NORTH QUAD TOWER



SOUTH QUAD TOWER



EAST QUAD TOWER

# QUAD GATE TOWERS

## FAST FACTS:

CONSTRUCTED:  
 GROSS SQUARE FOOTAGE: 2,304  
 NET ASSIGNABLE SQUARE FEET: 0  
 NET TO GROSS RATIO: 0%  
 BUILDING NUMBER: 0047 - 0050

DEPARTMENTS: SPECIALTY STRUCTURES

**ARCHITECTURE** These are brick structures with a roof that frame the entrances at the four corners around the quadrangle in the center of campus. Like most of the buildings around campus, the brick masonry is in fair condition with extensive staining and efflorescence at some locations. As required for all the other buildings on campus, the towers will require masonry repairs to control movement, cracks, spalling, and efflorescence.

The brick masonry structures are roofed over with a PVC membrane that was replaced in 1999. However, they are inaccessible for investigation. The ceilings of the structures are comprised of panelized vinyl sheets. The vinyl panels are in poor condition

	79	ARCHITECTURAL CONDITION
	NA	M / E / P / FP CONDITION
	NA	CODE COMPLIANCE
	NA	TECHNOLOGY
	NA	ACCESSIBILITY
	NA	ADAPTABILITY
<b>79</b>		OVERALL BUILDING RATING

KEY BUILDING CONDITIONS

**BUILDING SUMMARY** These are voids which do not enclose usable space. They serve as visual connectors between the buildings around the central quadrangle of the campus, around the Crumb Memorial Library.