

“Being more than a collection of individuals, SUNY
Potsdam is a community dedicated to the pursuit of
common goals.”

- SUNY Potsdam Pledge



SUNY POTSDAM FACILITIES MASTER PLAN

PHASE IV

CONCEPT ALTERNATIVES

As a result of the academic utilization study, peer benchmarking, walkthroughs, campus meetings, and various levels of data analysis, Burt Hill determined there is adequate academic space on the SUNY Potsdam campus to accommodate growth to 5,005 student FTE with no need for new academic space. Academic departmental space requires modest expansions to accommodate academic growth. However, this growth can be accommodated within the campus's existing building assets. Phase IV provides three concept alternatives which explore different levels of phased implementation. With each option, proposed projects and their implementation vary, to offer an outlook on how different levels of campus transformation can take place while exploring different costing options, enhancing the existing student union, and addressing deferred maintenance projects.

Phase IV of the Facilities Master Plan Report utilizes the findings from the previous phases to generate strategies and options for facilities development and improvement. The following section of the Report illustrates three (3) Concept Alternatives for the 10 Year Facilities Master Plan. The proposed Concept Alternatives explore and address all major issues of the campus. With each option, proposed projects and implementation vary to offer an outlook on how different levels of campus transformation can take place while exploring alternate costing options, enhancing the existing student Union, and addressing deferred maintenance projects. The preliminary detail provided will be further developed in Phase V.

N O V E M B E R 1 , 2 0 1 0

BURT, HILL

SUCF PN: 12824 - FMP POTSDAM



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SUNY POTSDAM

F I N D I N G S

MISSION

SUNY Potsdam honors a long history of excellence in fine arts, music, and education. As the College grows, the goal of the institution is to continue providing the strong academic curriculum to students preparing them for successful careers in their respective fields of study. Fostering a hand-crafted education for students is fundamental to the College's success in teaching. SUNY Potsdam has identified objectives that will facilitate in continuing their ability to offer exceptional academic programs. Within the College's Strategic Plan there are goals that relate directly to the physical attributes of the campus. The quality of the physical attributes and facilities of a campus enhance a student's ability to learn and can positively affect student enrollment and retention rates. The Facilities Master Plan has responded to these goals with solutions chosen by many stakeholders on campus. Phase IV will describe in moderate detail the renovation and new construction options that will fulfill the goals set forth by the College.

PROJECTED GROWTH

Through our academic utilization study, peer benchmarking, walkthroughs, campus meetings, and various levels of data analysis, Burt Hill has determined there is adequate academic space on the SUNY Potsdam campus to accommodate growth to 5,005 student FTEs with no need for new academic space. Academic departmental space will require modest expansions to accommodate academic growth. However, this growth can be accommodated within the campus' existing building assets. Phase IV provides three concept alternatives that explore different levels of phased implementation. With each option, proposed projects and their implementation vary to offer an outlook on how different levels of campus transformation can take place while exploring different costing options.

UTILIZATION

Phase III of the Facilities Master Plan revealed that the College is currently inefficiently utilizing the larger classrooms existing on their campus. Overall, classrooms and class labs are significantly below target use levels given by the SUCF, as well as those recommended by Burt Hill, which is a reflection of both low time-use levels and low station- occupancy rates; although the larger lecture halls do compare well with SUCF standards. It is recommended that the current total area of classroom space remain but the inventory be modified to the needs of the campus considering there is no need for additional academic space on campus. There is currently a total of 53 classrooms and lecture halls on campus. The existing net assignable square feet on campus is enough to accommodate the student and faculty growth projections, therefore, the Facilities Master Plan recommendation is to keep the total number of classroom and lecture halls on campus at 53. Renovations to a number of buildings on campus is recommended in order to right-size classrooms and department spaces. By right-sizing a few of the 30-40 seat-count classrooms, there will be adequate learning environment space (classrooms, lecture halls or class laboratories) to accommodate the projected FTE enrollment of 5,005 by 2018. With small changes to classroom inventory and recommended revisions to the registrar's schedule, the existing facilities can handle the projected enrollment growth of 5,005 FTE.

It is important to note that solely looking at net assignable area with regards to space recommendations offers an incomplete view of the physical conditions and their

affect on the curriculum. The College must maintain its institutional commitment to fostering a hand-crafted education with a focus on the Arts. In order to do so the quality of the existing spaces on campus must be improved.

PERFORMING ARTS BUILDING

The new Performing Arts Building will not only enhance the strong arts foundation of the campus but will also consolidate Theater and Dance department into one facility. The building is scheduled to open in 2013.

PHASING

Phasing is essential to the implementation of all the options provided. The sequencing options provided in this section allow for swing space to be accommodated within existing facilities. As temporary facilities and multiple departmental and program moves are costly, the strategies provided have been thoughtfully developed to follow the highest and best use efficiency guidelines.

BARRINGTON STUDENT UNION

A program study is currently underway for the Barrington Student Union (BSU) and has revealed that with several potential enhancements to the building, the campus would have the ability to transform its identity internally to existing students and externally to future students touring the institution. In addition to resolving existing service and delivery issues, a renovation or addition to BSU has the potential to maximize food service and dining by creating a central, highly visible, and active dining hub. A new exterior facade would support a potentially new campus entry, serve as a visual beacon along a new pedestrian "loop" or campus walk, and provide a "new" facility for prospective students to stop in on their tour through campus.

DEFERRED MAINTENANCE

The options also address the deferred maintenance needs of many existing buildings, most of which can be brought to a level of good or excellent with a phased deferred maintenance program. The deferred maintenance projects should be woven into the program initiatives as applicable.

SITE/ LANDSCAPE IMPROVEMENTS

Potsdam's vehicular roadways and parking lots are currently being modernized, providing ideal location, organization, and layout of these spaces for the College. Most sidewalks are comprised of concrete, brick, or asphalt paving and are in excellent condition; however, replacement is recommended for approximately 25 percent of the pedestrian walkways as building accessibility upgrades are completed. Construction at the Barrington Student Union will strengthen the north-south pedestrian path between the Crumb Library and Bowman Hall, and the inclusion of a main entrance / vehicular drop-off at the west façade of Barrington will improve the pedestrian pathway from the southwest corner of the academic quad, providing a building identity from the Pierrepont Avenue campus entrance.

Additional considerations include the creation of a pedestrian link between the new student housing in Marshall Park and the Barrington Student Union, as well as service access via Ogdensburg Drive. A new daycare center on Canton Drive will also require drop-off and service access.

HOUSING

Upon reaching a campus enrollment of 5,005 FTEs, Potsdam will likely require an additional 379 beds. This proposed bed count is based upon the current proportion of resident students versus commuter students (60% residents), and also assumes a similar percentage of single and double occupancies. The recommended quantity of beds should be continuously reviewed by the College to maintain an up-to-date knowledge of housing trends to ensure that the housing is ideally serving the students.

In addition to understanding the quantity of beds needed, it is also important to review housing typologies. The campus should identify the housing styles and amenities requested by students to ensure that any future new student housing or residence hall renovations reflect these changes in typology. The goal of student housing is to create a sense of community for the students, while providing an enriched student life experience and maintaining a market-driven rental rate. This study does not address specific housing typologies or trends in student housing. Rather, it will identify potential locations for new or renovated housing.

COMMITTEE GOAL REVIEW

GOAL 1 Determine the proper UTILIZATION of existing campus space, both academic and administrative, with a goal of 5,005 FTEs. Assumptions should include modest to no growth in Crane within the next five year period, growth in Arts / Science and Liberal Arts, restoration of graduate population to 700, and the influence of transfer students. Limited faculty growth is projected; however, a shift to research should be considered. An eventual teaching load of 18 credits per year is anticipated, with an interim goal being 21 credits per year.

GOAL 2 Determine quantity and location for SWING / SURGE SPACE if necessary.

GOAL 3 Make recommendations on QUANTITY of all facilities based on program, course type, and pedagogy.

GOAL 4 Develop a plan to raise the QUALITY of all existing academic facilities from a poor / average condition to good / excellent. Accessibility, technology, and comfort (building systems) should be emphasized. Consideration will be given to renovation, repurposing, and/or demolition.

GOAL 5 Develop a long term plan for OUTDOOR FACILITIES such as open space, walkways, campus edges and gateways which integrate the campus. Special attention should be given to signage and wayfinding.

GOAL 6 Develop conceptual uses for LEHMAN PARK

GOAL 7 Consider the BRANDING of the College as a campus focused on the needs of the student where Arts plays a key role in the enrichment of all students.

GOAL 8 Consider all opportunities for FUNDING for new initiatives.

GOAL 9 Evaluate the environmental impact of all facets of the Facilities Master Plan, to allow for flexibility in planning and execution of campus renovations and new construction, to accommodate existing and future innovations that would result in a SUSTAINABLE campus fostering the health and wellness of the individual, the community and the environment.

COMMUNITY

SHARED INTERESTS

POTSDAM AND THE COMMUNITY

SUNY Potsdam offers a diversified list of opportunities to the residents of the North Country. As mentioned in Phase I, the College provides programs for local children and adults, including youth sports, summer arts and academic camps, non-credit and learning-in-retirement programs, lectures, and music and theater performances.

The Gibson Gallery, currently located in Brainerd Hall, serves as one of the College's community-outreach arts partnership. The Facilities Master Plan's recommends improving the physical facilities, including the Gibson Gallery, in order to further support the College's role within the community with regards to the arts. A renovated Merritt Hall and a new Arts Quad would create physical spaces on campus that can cultivate and sustain the relationship between the campus and the visiting community members.

Another organization offering a partnership with the community is the Community Performance Series, which provides concerts and recitals for Potsdam residents and neighboring areas. SUNY Potsdam hosts an array of summer programs for local children and adult residents. The introduction of the new Performing Arts Building is going to showcase the campus as a leading fine arts campus. The new facility will attract an even larger crowd to events on campus. Physically accommodating the large number of visitors is important in order to continue providing such services to the community. With so many visitors to campus, it is important that directional signage be designed and placed so there is no ambiguity or confusion from arrival to destination. Wayfinding methods range from vehicular directional and parking signage to building identification, pedestrian/bike signage, and temporary event signs. Wayfinding also includes the use of gateways to campus as a method of announcing arrival. The wayfinding elements offer another opportunity to communicate the image and character of SUNY Potsdam. These directional elements are essential to continue inviting the community to campus.

It is recommended that SUNY College at Potsdam negotiate / obtain full rights to the NATCO Park property. The property offers sustainable, educational, and economic development opportunities. The College has submitted proposals for a solar farm grant, and this land would provide three acres to house such an initiative. This program would also provide a minimum of thirteen percent total campus power usage. In addition to the development of a solar farm, it is recommended that the existing daycare center be relocated to the remaining acreage of the property. Constructing a new facility would provide continued service to the Colleges faculty and students, as well as increase the capacity to offer service to more community members.

Preservation of greenspace and natural elements are very important to the College, as well as the Potsdam Community. It was evident among all participants of the Facilities Master Plan that Lehman Park should be developed and utilized as the great resource it is. The plans for Lehman Park create and provide multi-functional spaces needed by both the community and the College and create greater opportunity for interaction between the College and the Community, further strengthening the relationship between the two.

An important goal for the College is service to the region, as stated in the SUNY Potsdam mission. The variety of potential projects identified in this phase of the Facilities Master Plan support that goal and will allow SUNY Potsdam to provide quality programs to both students and community.



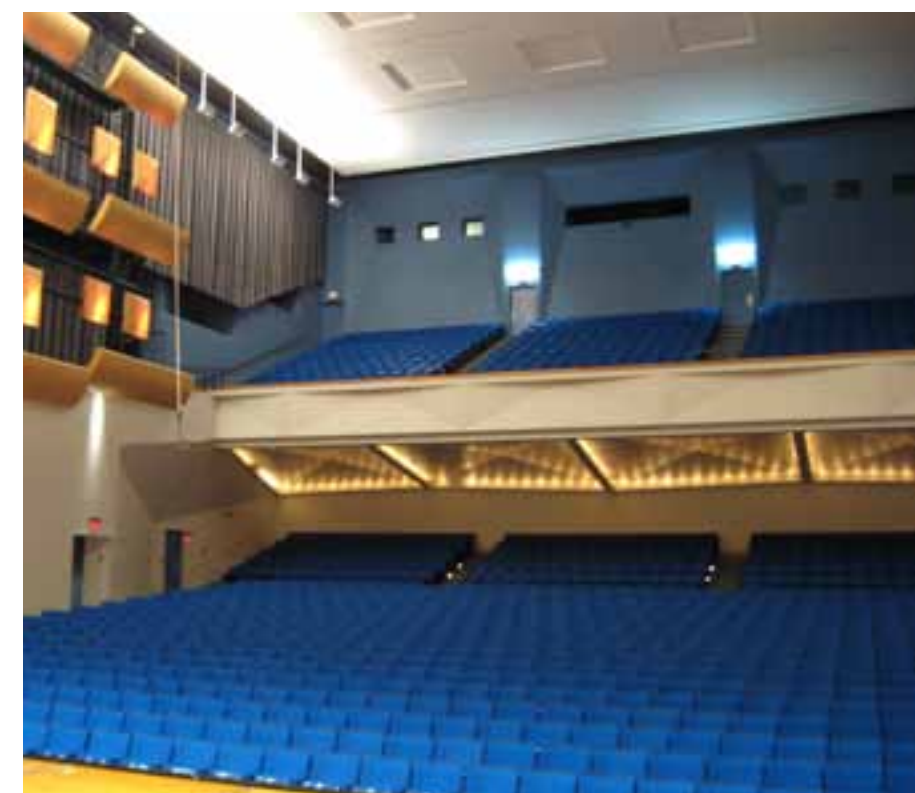
Lehman Park



Village of Potsdam



Gibson Art Gallery



H.M. Hosmer Concert Hall

GREENING

BENEFITS AND OPPORTUNITIES



WHAT IS "GREENING"?

Greening is a process of transforming space, lifestyle or image to a more environmentally friendly version. The act of greening involves incorporating green products and processes into ones environment and surroundings.

INITIATIVES ALREADY IN PLACE

Zero Sort Recycling is becoming a standard across campus. Research is currently being done on effective recycling techniques and how to make recycling productive.

In March in 2009 the College conducted a "Trayless Awareness Week". Students and Administration provided flyers around campus, at the student union and in the dining halls advertising and educating students, faculty and staff about the advantages of going "trayless". The next week Lehman Dining Center went Trayless. The positive feedback outweighed the negative comments pertaining to convenience. The campus now saves an average of 2 ounces of food per person and 200 gallons of water for the week.

PACES has made a commitment to purchasing over \$200,000 annually in local produce goods and services, used fryer oil is donated to be converted into bio diesel, and food scraps from Potsdam dining facilities are collected and composted for use by local farmers. In 2006 they adopted the Global Sullivan Principles which advances a development framework that enables businesses of all sizes and in all sectors to pursue their business objectives while being mindful and respectful of employees and the communities in which they operate. PACES has a website that shows, in more detail, their continuing efforts.

Starting in the fall semester of 2009, SUNY Potsdam installed CFL light bulbs in all of its college owned lamps, and placed a strong recommendation to all residential students that they use only CFL light bulbs in all non-college owned lamps. Halogen light bulbs are prohibited in the Residence Halls. "Refuse Stations" in each residence hall include trash, zero-sort recycling, plastic bags, technology recycling, battery recycling, and ink recycling. There are also "Swap Boxes" for items that student's may no longer need, but others may find useful. Also, the cleaning and janitorial staff use more environmentally friendly cleaning products.

In the summer of 2006, while less expensive models were a choice, Potsdam installed 150 new energy efficient (HE) washers / dryers on campus, making a conscious choice to initiate water and energy conservation practices on campus. It is estimated that the new equipment is saving about a million gallons of water a year. It is also believed that the new dryers are significantly decreasing electricity usage, although no official data is available.

SOLAR FARM AT NATCO PARK

In 2010, SUNY Potsdam submitted a grant application to the New York Power Authority as part of the New York Power Authority Solar Initiative. The grant is in conjunction with the Governor of State of New York's decree that public institutions receive at least 100 megawatts of solar power by 2015. The grant would allow a private company to construct

a solar panel farm on NATCO Park, and sell the power to the New York Power Authority. The New York Power Authority would then sell the green power to SUNY Potsdam. It is estimated that the solar farm would generate approximately 675 kilowatts of total power. This represents approximately 17 percent of the total campus electrical load. SUNY Potsdam would be required to complete a 20-year agreement with the New York Power Authority to provide the space and purchase power at NATCO Park.

A MORE SUSTAINABLE POTSDAM

Potsdam already has a considerable number of sustainability initiatives underway or in planning phases. In recent years, many American colleges and universities have joined the movement toward sustainability and have begun to "go-green". Simply stated, sustainable principles deal with limiting energy consumption and carbon output, conserving resources and protecting and restoring ecological systems. While increased understanding about the threat of climate change, environmental degradation, and the limited nature of non-renewable resources undoubtedly plays a role in encouraging institutions to be better stewards of the environment, there are many reasons why more sustainable campuses make sense. For example, the growing limitation of non-renewable energy sources has led to massive increases in heating, cooling, and electricity costs. In contrast, measures to increase sustainability can show significant and immediate economic benefits such as greatly reduced energy costs and more efficient buildings. Equally important is the realization that attempts to green a university can help to raise its profile and aid in attracting students, funding and media attention.

Like many American campuses, Potsdam has demonstrated a commitment to sustainability on campus. Potsdam's President, John Schwaller signed the "American College & University Presidents Climate Commitment" (ACUPCC) and the University has a sustainability policy which stresses conservation, education and green purchasing policy. Students, Faculty and Staff are actively working to implement green initiatives as evidenced by the support for local organic and fair trade foods, aggressive recycling and composting programs and use of electric carts by facilities, mail and dining services, and the fact that the campuses newest building, the Performing Arts Center, will have been designed for LEED Silver certification.

While efforts at increasing building efficiency should be a part of any development efforts, there is also a wide range of landscape efforts which can be undertaken to improve sustainability and create a green campus.

Wherever possible these "best management practices" should be incorporated into the Potsdam landscape in the future:

- Existing ecosystems should always be protected.
- Resources should be conserved.
- Lost or damaged ecosystems should be regenerated.
- Take advantage of site conditions such as solar, airflow, lighting, soil, vegetative, and topographic conditions.

- Create an open space framework within campus.
- Use natural drainage ways whenever possible.
- Provide incentives for walking, busing, bicycling, and ride sharing.
- Consider human safety above all other factors.
- All development should be planned with the intent to improve the local economy.
- Create designs that are responsive to social, economic, and cultural conditions.
- Provide regenerative systems for the use of future generations.
- Re-establish the integral natural processes between natural processes and human activity.

ENERGY USE, SUPPLY, AND DISTRIBUTION

When President Schwaller signed the ACUPCC he and the institution agreed to complete an emissions inventory (within two years), to set a target date and interim milestones for becoming climate neutral, to take immediate steps to reduce greenhouse gas emissions by choosing from a list of short-term actions, to integrate sustainability into the curriculum and make it part of the educational experience, and to make an action plan, inventory and progress reports publicly available.

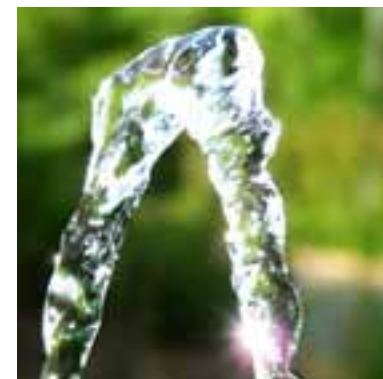
Although the College has purchased new Energy Star washers and dryers, participating in the Environmental Protection Agencies voluntary Energy Star and Green Light programs would provide ongoing benefits and discounts that could make buying and supporting these types of appliances profitable for SUNY Potsdam.

Plans for building-automation and energy management analysis are in progress on campus. Such analysis will increase operational efficiency throughout the campus. The FMP suggests a phased implementation of this type of system would be recommended to begin in late 2010 through early 2011.

STORMWATER MANAGEMENT

Plants can be highly effective in removing many of the toxins and pollutants that can be carried in stormwater. Vegetated swales, constructed wetlands, rain gardens, and vegetated strips can be used to slow and filter runoff, allowing stormwater to be cleaned, detained or infiltrated and for the groundwater to be recharged. The retention and infiltration of stormwater on site can minimize water quality degradation, erosion and flooding, as well as eliminate the expense associated with artificial stormwater conveyance systems (pipes, sewers, etc). Traditional piped systems should be used as a backup when natural systems become saturated.

- Minimize impervious surfaces and increase pervious surfaces
- Incorporate biofiltration systems such as bioswales or planting strips in parking lots to filter and remove pollutants from stormwater
- Minimize curbs where possible (curbs allow for the concentration of pollutants)
- Minimize hardscape where possible and use landscape, rain gardens or green roofs to reduce runoff and increase stormwater infiltration.



LOCAL AND RECYCLED MATERIALS

Ensure that 20-30% of materials used for new construction or renovation are harvested and/ or manufactured within 500 miles of the project site. Purchasing and supporting local recycled materials are readily available and should be used as much as possible. Reusing materials from the demolition of buildings on campus or in the local area is also considered recycling.

ENHANCE THE CAMPUS' PLANT PALETTE WITH NEW, NATIVE LANDSCAPE PLANTING & VEGETATION

Potsdam should encourage sustainability and landscape diversity that celebrates the native Adirondack highland landscape. Native plants are those which naturally occur in a particular region. These plants have evolved over time in response to the conditions of that region. These responses are derived from changes in climate, soil rainfall, pests, and disease. As a result, native plants have traits which make them uniquely adapted to a given area. Moreover, native plants can be used to create a beautiful and culturally appropriate landscape, and they are typically better suited than non-natives to resist periods of drought, weather extremes, and local insects and disease. The use of native plants should be encouraged as there are many ecological and practical benefits to their use. For instance, plants native to a particular region tend to be low maintenance, and require little or no irrigation. When appropriately placed, hedgerows and shrubbery help to channel cool summer breezes into buildings. Plants native to the Adirondack highlands and appropriate in a higher education setting include Bracken Fern whose green flowers bloom in the summertime; False Violet with heart-shaped green leaves and white flowers that bloom from mid-to-late summer; Trout Lily, which produces yellow flowers that bloom throughout spring; and Sweet Gale, a perennial shrub with blue flowers bloom in spring.

- Preservation of diversity in local plant populations
- Reduction or elimination of the need for harmful chemicals in the landscape which may infiltrate groundwater, reducing water quality and threatening aquatic species
- Increase in quality habitat for native birds, insects and small mammals
- Elimination of the possibility that exotic or invasive species may spread into neighboring areas, displace the native plant populations, disrupt ecological systems and degrade local environments.
- More vigorous growth, healthier plants, and greater probability of long term survival.
- Lower maintenance requirements, fertilizers, watering, pesticides, and lower maintenance costs.
- More effective stormwater filtration and higher water quality.

PERVIOUS LANDSCAPE MATERIALS ▼

There is a wide variety of paving materials which can help to increase stormwater infiltration and groundwater recharge. These include porous concrete, pervious pavers, and grass pavers.



PERVIOUS PAVER WITH "GRASS-BLOCKS"



PERMEABLE COMPOSITE PAVERS



TROUT LILY CLOSE-UP



TROUT LILY



FALSE VIOLET



SWEET GALE



BRACKEN FERN



BRACKEN FERN CLOSE-UP

DEVELOPMENT

GUIDELINES

CAMPUS AESTHETICS

The Potsdam campus has a consistent campus aesthetic, siting and massing. The majority of the campus buildings were erected between 1951 and 1970. During this period, the campus architecture could be described as pre-Barnes or post-Barnes. In 1964, Edward Larrabee Barnes completed a campus master plan that in-filled new structures amongst the existing buildings to create two distinct zones that in plan resemble Italian medieval walled towns.

The buildings erected prior to Edward Larrabee Barnes arrival are Merritt, MacVicar, Morey, Carson, Dunn, Stowell and Satterlee Halls on the academic quadrangle, and Sisson, Van Housen, Draime, and Thatcher Halls in the housing zone. These buildings are comprised of brick with wood or stone trim detailing. Three of these buildings have pitched roofs. The wood steeple on top of Satterlee Hall is a predominant campus feature that has become the primary campus icon. In general, these structures have greater architectural detail than their successors.

Buildings constructed between 1964 and 1973 followed Barnes' campus master plan and invoked a similar aesthetic. In fact, each of the architects for the buildings constructed during this times period worked in Barnes' studio. These brick buildings exhibit restrained modernism with simple detailing and flat roofs. The single building that deviated from these guidelines is Raymond Hall. The eight-story building towers above the rest of campus, and utilizes a greater expanse of glazing to brick ratio.

The common themes between the pre-Barnes' and post-Barnes' campus buildings are the brick envelope and the low rise structures in a tight knit density. This low-rise aesthetic is the predominant theme for the first-time visitor and sets the peaceful tone for the Potsdam community.

CONTEMPORARY POTSDAM

In recent years, new building construction has integrated contemporary design into the fabric of the campus. In 2006, townhouses were constructed on the south end of campus with pitched roofs, plank siding, and articulated detailing that runs slightly skewed to the Barnes orthogonal grid. In 2009, an addition to Carson Hall, along the outside face of the academic quad, counters the stoic nature of the Barnes' brick buildings. The steel and glass façade exerts itself as campus entry from the north side of campus. Lastly, the preliminary design for the upcoming Performing Arts Center introduces metal panel and stone cladding to the overall campus aesthetic.

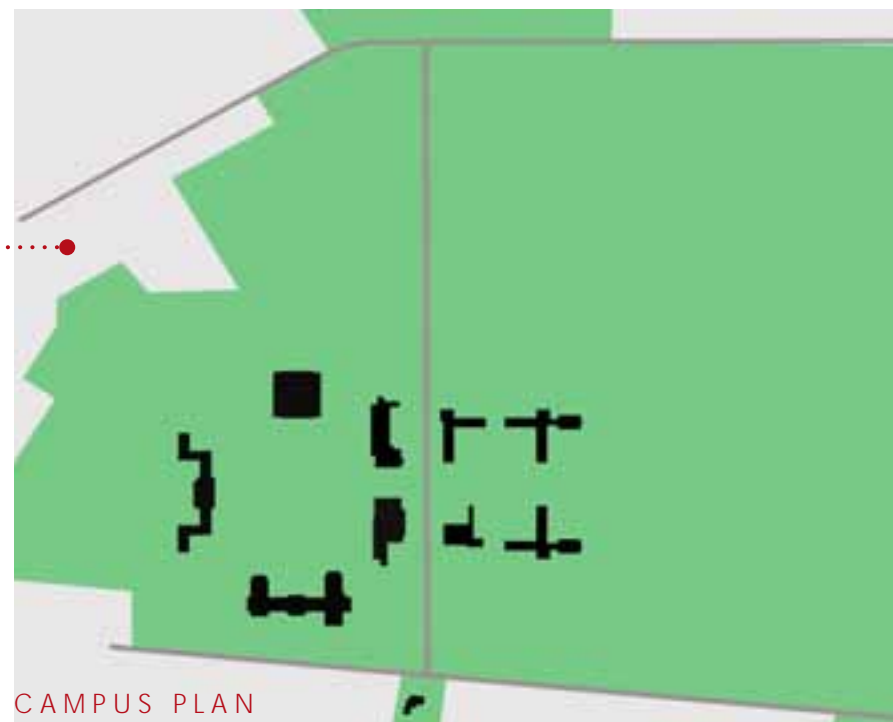
RECOMMENDATIONS

It is recommended that any construction activity within the academic quadrangle conform and complement the Barnes' aesthetic through the use of similar brick detailing, flat roofs, and low-rise building heights. Construction activity outside the academic quad can be flexible to allow for alternate materials and siting. However, the tight density of building siting should be maintained to mitigate campus sprawl, and retain the character of the enclosed town approach. Building heights should be limited to four stories in an effort to fit within the fabric of the existing structures, and allow for the Satterlee clocktower to remain as a predominant campus visual feature.



CAMPUS AERIAL

1961

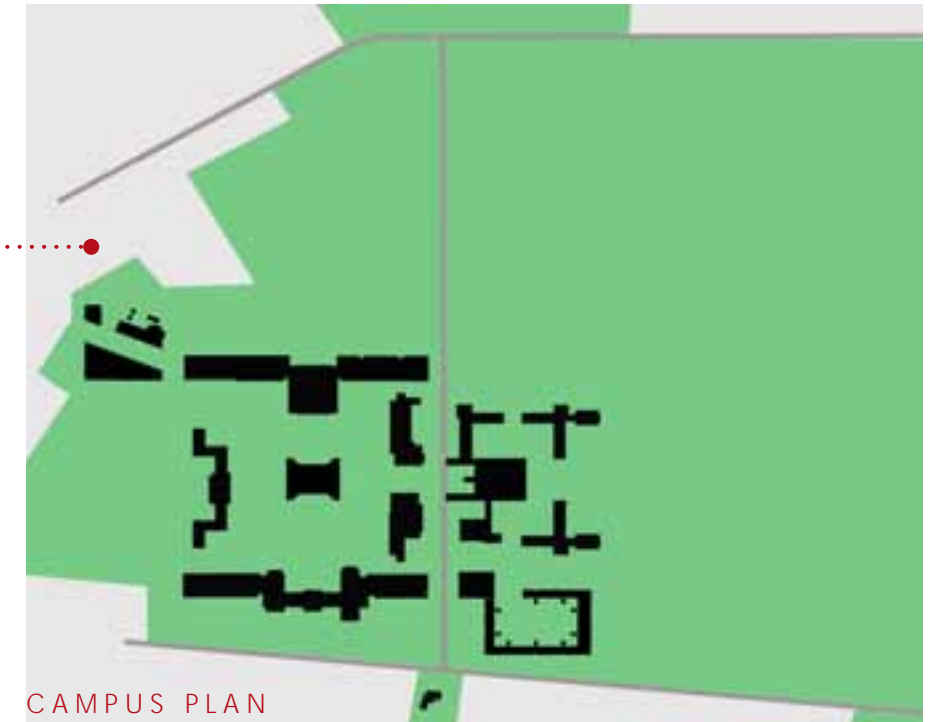


CAMPUS PLAN



CAMPUS AERIAL

1970



CAMPUS PLAN

LANDSCAPE GUIDELINES

CREATE AND OPTIMIZE OPEN SPACES TO ENCOURAGE SOCIAL INTERACTION

Potsdam’s most prevalent asset is the configuration of its outdoor space. The addition of a new student center affords opportunity to transform the existing adjacent green space to a traditional landscape of lawn and trees adjacent to the campus core. Refurbishing the water feature and vegetation edge along the east and west boundaries of Marshall Park will encourage additional student recreational activities to take place in the park and offer a valuable asset to the community. A new synthetic athletic field will not only be easier to maintain but also allow for teams to use it year-round and free up indoor areas for club and general use. Potential recommendations are:

- Merritt Quad – The proposed quad at Merritt will offer the opportunity to create a significant new campus greenspace. As the bridge between the Arts programs and the core campus, this space will see significant student pedestrian traffic and will become a new “see-and-be-seen” space. As such, the space should contain a variety of scaled spaces to encourage chance meetings and informal learning opportunities.
- Marshall Park – Already a key greenspace on campus, Marshall Park should be further enhanced to provide on-campus recreation opportunities for students as well as the community. Existing amenities such as the grills, fire pits, and sport courts should be maintained and enhanced.
- Student Housing – As part of the proposed student housing, the quad space will need to be developed to include a benches and bike racks. Social interaction can be encouraged through the design and construction of small plaza spaces with seat walls, benches, and human-scaled landscape.

STRENGTHEN CAMPUS EDGES TO ENHANCE COLLEGE IDENTITY

Strengthen the streetscape along Pierrepoint Avenue and create a strong identifiable visual gateway to the campus. Installing exterior lighting along Pierrepoint Avenue is a start to strengthening an existing campus gateway and enhancing the Universities public identity. Potential recommendations are:

- Campus Edges – Continue to maintain the edges of campus as open and inviting through general maintenance of green space and the existing landscape. Maintain the athletic fields to support the openness of campus and encourage the sense of community.
- Campus Entrances – Enhance the existing entrance to campus from Pierrpont Avenue through the installation of perennials near the existing entrance sign

CREATING A PEDESTRIAN FRIENDLY CAMPUS

In Option 1, demolishing Merritt Hall and creating a new landscaped plaza in its place creates a visual connection between the main quad and the arts campus. Potential recommendations are:

- Merritt Quad – Encourage the pedestrian flow through campus by the creation of the Merritt Quad. Install generous walkways to allow for comfortable pedestrian traffic and install a variety of seating and community spaces to encourage the use of this space. Use proper shade trees to identify the main walkways and add color to the space through the use of ornamental trees at seating areas.
- Sidewalks – Install the proper sidewalks throughout campus to promote better connectivity. Typically sidewalks are between 8-10 feet wide and are not to be confused with plazas or promenades which tend to be much wider. These “featured” areas are usually detailed with materials such as brick or stone to contrast the standard look of a stamped concrete sidewalk. Potsdam should continue the use of street trees to identify main campus connectors and support key intersections and activity nodes with ornamental trees.

WAYFINDING AND SIGNAGE

Well-designed wayfinding signs on Pierrepoint Avenue could help identify the property as part of the College. Banners, graphics or flags from other countries, for example, from international students home countries or from countries where Potsdam students are studying abroad could be welcoming, explicitly symbols of Potsdam in the larger world. Clear and beautiful signage, inside buildings as well as out, related to pathways and building entrances can help to tell the story of the College and facilitate wayfinding. Potential recommendations are:

- Signage Program – This master plan recommends that a technical study be performed to enhance the basic signage and wayfinding throughout campus. At a minimum, the study should address basic elements that would include campus identification and monument signage, street signs, campus maps, general wayfinding and building identification. This study will be the stepping stone for the design, documentation and implementation of a campus-wide wayfinding solution.

ENHANCE THE CAMPUS’ PLANT PALETTE WITH NEW, NATIVE LANDSCAPE PLANTING AND VEGETATION

Native plants are those which naturally occur in a particular region. These plants have evolved over time in response to the conditions of that region. These responses are derived from chances in climate, soil rainfall, pests, and disease. As a result, native plants have traits that make them uniquely adapted to a given area. Moreover, native plants can be used to create a beautiful and culturally appropriate landscape, and they are typically better suited than non-natives to resist periods of drought, weather extremes and local insects and disease. The use of native plants should continue, as there are many ecological and practical benefits to their use. Potential recommendations are:

- Arts Plaza – Develop the space between Merritt and Crane as a new Arts Plaza. Create a variety of humanly scaled spaces that will promote the linkage between the main campus core and the Arts buildings. Use shade trees to establish primary linkages and create small meeting spaces that are identified by ornamental trees.
- Marshall Park - Enhance the water feature at Marshall Park. Supplement the landscape with native, low maintenance plantings. Consider the creation of a campus arboretum that may promote the use of donor sponsored trees.
- Student Housing – Develop a new quad within the proposed student housing adjacent to Marshall Park. Create a formal landscape that compliments the other residential quads on campus using native, low maintenance material. Consider the introduction of new plant material to promote bio- diversity within the overall campus setting.



LEHMAN PARK

DEVELOPMENT

EXISTING PARK ▶

Lehman Park is currently a valuable asset to the College and the community alike. It offers access to the Raquette River and a variety of open and wooded areas for picnicking and informal outdoor recreation. All concept alternatives in Phase IV assume preservation of natural greenspace and encourage efforts to develop the site in an ecologically and environmentally responsible manner that will improve, maintain, and protect the existing waterway and wildlife. The option selected should be implemented with sustainable "best practices" in mind. During and after development this stewardship should be highlighted with educational components that will not only help SUNY Potsdam expose the benefits of Lehman Park, but contribute to its preservation.

LEHMAN PARK EXISTING SITE PLAN



OPTION 1 PRESERVATION ▶

This option proposes the preservation of the land as natural greenspace. Minor improvements would include a small structure that would house boat storage, a small multi-purpose room of approximately one-thousand square feet, and restroom facilities.

OPTION 2 – MIXED-USE DEVELOPMENT ▶

Contrary to the Preservation Plan, this option explores a more intense mixed-use development. The plan includes a multi-purpose classroom facility, which would be programmed on a regular basis for specific classes. It also includes a dedicated Alumni Center as part of the development. This structure would include meeting and gallery space, as well as some offices and multi-purpose space for small gatherings.

The remainder of the property would be developed as hotel and conference center which would include a hotel head-house and a variety of room types including townhouse style units for higher density and individual cottages for lower density opportunities. Approximately 60 units are envisioned for the development. Space for meetings, conferences, and presentations would be developed in the head house for the hotel.

As with Option 1, a boathouse and restrooms are proposed for a small building along the river's edge.

OPTION 3 – RETREAT CENTER & SUSTAINABLE ▶

While the program is similar to Option 2, the intensity of the development is much less. This option takes advantage of the frontage along Pierrepont as the location for the Alumni Center and capitalizes on the adjacency to campus, as well as the visibility that is offered along this main vehicular artery.

The hotel has been consolidated along the river and includes approximately 40 standard rooms. The size and scale that is anticipated would be similar to that of the nearby Clarkson Inn.

This plan maintains the concept of the cabins as part of a larger retreat center but isolates them more from the rest of the development. This would allow for different functions to take place at the same time and also offer users a better variety of choices for their needs.

Similar to Option 2, a dedicated classroom, restroom, and boathouse facility are included.

LEHMAN PARK

DEVELOPMENT

LEHMAN PARK OPTION 1 SITE PLAN



LEHMAN PARK OPTION 2 SITE PLAN



LEHMAN PARK OPTION 3 SITE PLAN



SITE IMPROVEMENTS
ANALYSIS OF SPACE NEEDS

NATCO PARK

DEVELOPMENT

NATCO PARK EXISTING SITE PLAN



OPTION 1 – HOUSING ►

Option 1 explores the maximum carrying capacity of the land and assumes that mixed residential would be most marketable in this area. The northwest side of the site shows new single-family housing. This would act as a buffer and transition zone to the higher density housing proposed for the southern portion of NATCO Park.

The plan reflects a mix of one and two bedroom garden style units that could potentially house a variety of users. While campus housing for undergraduates is not anticipated at this time, these units could serve graduate students and /or provide an alternative living option to complete with the current off-campus housing stock. Other potential uses would include market rate apartments and /or senior living. Total unit count is approximately eight single-family lots and 300 multifamily units.

The northwest corner of the site also includes a new location for the daycare that currently exists in Merritt Hall. The exterior and interior footprint is approximately the same size as the current facility and dedicated drop-off and parking is also shown.

It should be noted that any development on this site must be coordinated with the current lease agreements between the State of New York and related leases.

OPTION 2 – MIXED-USE ►

Option 2 builds off of the existing land use (office) and a proposed development, which includes a solar panel farm sponsored by SUNY Potsdam. The solar farm would be located on the northern portion of the site, adjacent to the existing sub station. It is anticipated that a decision on the location of the solar farm could be reached as early as the third quarter of 2010.

The southern portion of the property offers a location for the daycare facility, as well as a new life-long learning development, which may include approximately 80 beds of senior housing and a community center. The center could be used as an opportunity to provide educational classes, recreation and joint programs for the day care and senior care facilities. This structure could also host community events as well.

OPTION 3 – SUSTAINABLE DEVELOPMENT ►

As the College turns its focus to sustainability, NATCO Park offers a unique opportunity to promote this initiative on a variety of levels while fulfilling the goals and commitments of the institution for the properties maintenance and development. As with Option 2, the proximity to the transformer, level topography, and access to Outer Main Street makes the northern portion of the site ideal for the solar farm.

The daycare also requires easy access from Outer Main Street and is ideally situated closest to the campus. The southern corner of NATCO thus offers an ideal location. The building can front directly on Outer Main Street which will offer easy drop-off and parking for its users. The eastern portion of the property is indicated as single-family housing. What makes this a unique proposition is the concept of construction College-sponsored sustainable housing that use high performance materials, alternative energy and low impact landscape. This could potentially be targeted for graduate students or faculty and staff.

Under this proposal, the remainder of the site (the southeastern corner) would be dedicated for educational purposes specifically focused on sustainable initiatives. Opportunities for permaculture education, organic nurseries for landscape material, community gardens, etc could be explored and changed over time. This would create a truly unique living / learning environment that would benefit the student, faculty, staff, community and even the children that attend the daycare.

NOTE: There is an existing contractual agreement with the state of New York to maintain a willow farm on the NATCO Park property to 2020.

NATCO PARK

OPTIONS FOR DEVELOPMENT

NATCO PARK PROPOSED OPTION 1 SITE PLAN



NATCO PARK PROPOSED OPTION 2 SITE PLAN



NATCO PARK PROPOSED OPTION 3 SITE PLAN



SITE IMPROVEMENTS
ANALYSIS OF SPACE NEEDS

TECHNOLOGY IMPROVEMENTS

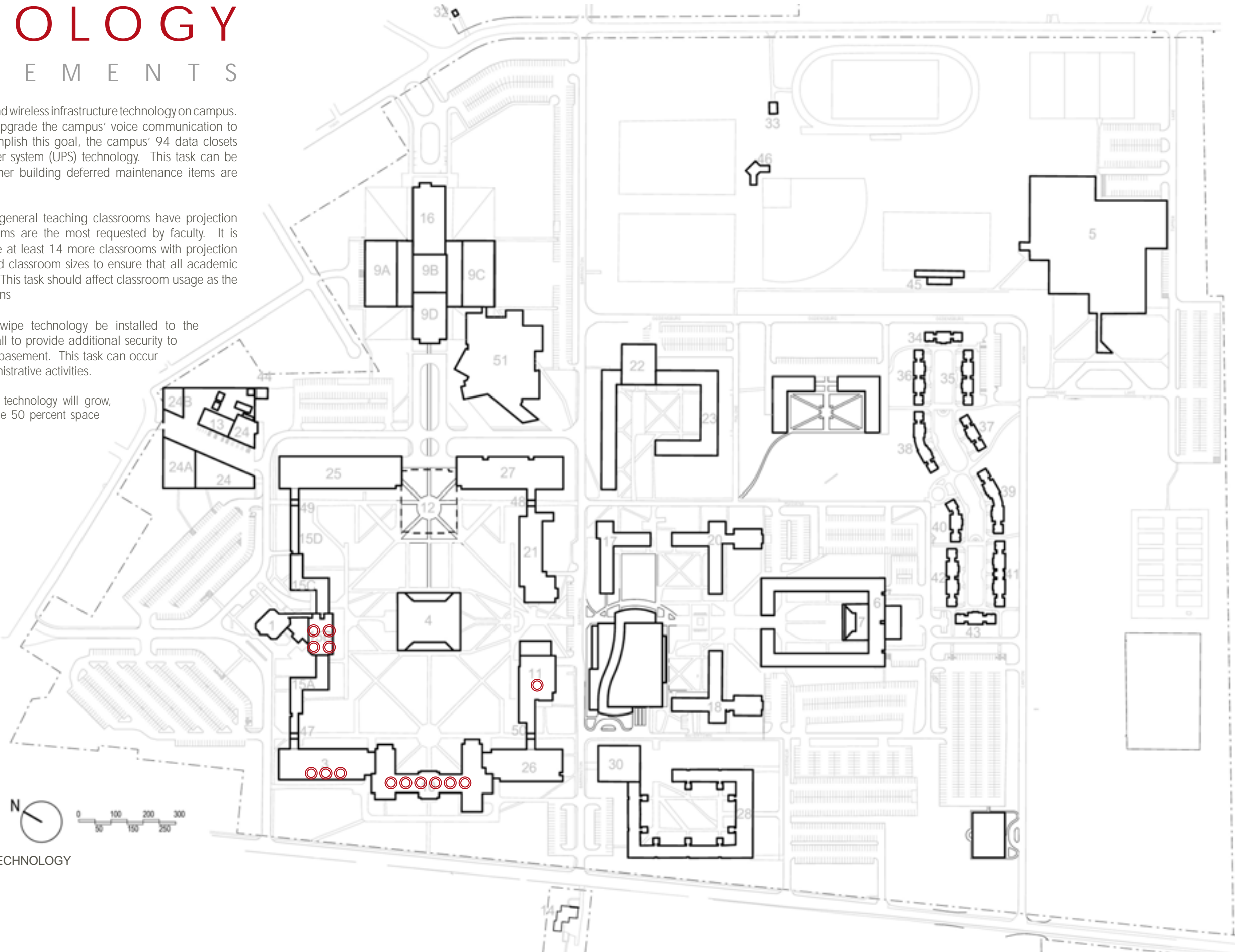
Potsdam has previously invested in fiber and wireless infrastructure technology on campus. However, there has been a request to upgrade the campus' voice communication to VOIP technology. In an effort to accomplish this goal, the campus' 94 data closets need to receive an uninterruptible power system (UPS) technology. This task can be accomplished in multiple phases as other building deferred maintenance items are being upgraded.

Approximately one-third of the current general teaching classrooms have projection technology. In general, these classrooms are the most requested by faculty. It is recommended that the campus upgrade at least 14 more classrooms with projection technology across multiple buildings and classroom sizes to ensure that all academic departments benefit from the upgrades. This task should affect classroom usage as the task can occur between academic sessions

Lastly, it is recommended that card swipe technology be installed to the basement egress doors of Raymond Hall to provide additional security to the confidential materials located in the basement. This task can occur at any time without interfering with administrative activities.

As there is no ideal way to predict how technology will grow, any new underground work should include 50 percent space capacity for future technology upgrades.

BUILDING NAME	ROOM NUMBER
Carson Hall	0201
	0204
	0203
	0214
Dunn Hall	0204
Flagg Hall	0237
	0210
	0205
Satterlee Hall	0202E
	0205
	0219
	0220
	0221
	0222



⊙ RECOMMENDED PROJECTION TECHNOLOGY

SITE UTILITIES

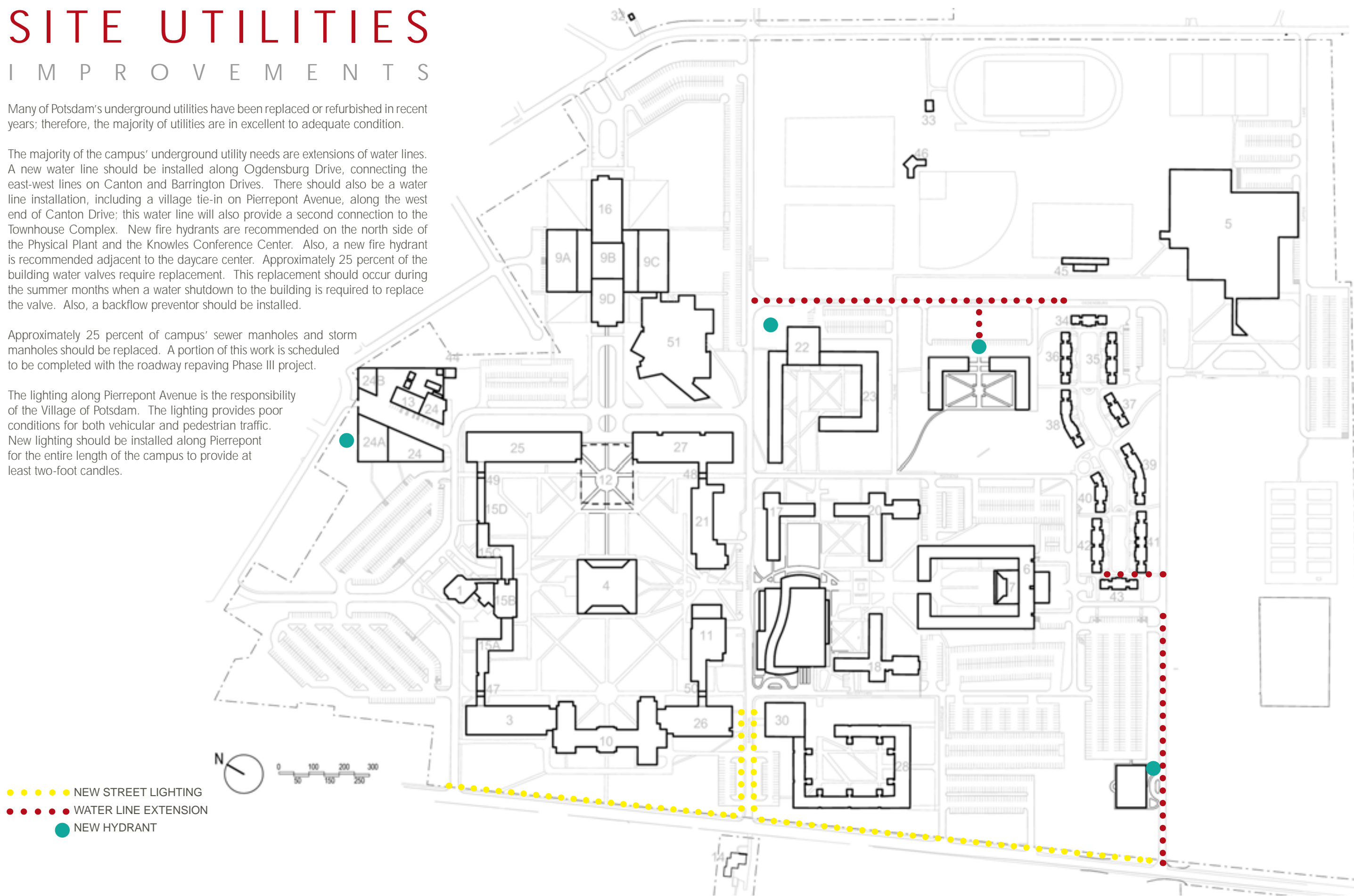
IMPROVEMENTS

Many of Potsdam's underground utilities have been replaced or refurbished in recent years; therefore, the majority of utilities are in excellent to adequate condition.

The majority of the campus' underground utility needs are extensions of water lines. A new water line should be installed along Ogdensburg Drive, connecting the east-west lines on Canton and Barrington Drives. There should also be a water line installation, including a village tie-in on Pierrepont Avenue, along the west end of Canton Drive; this water line will also provide a second connection to the Townhouse Complex. New fire hydrants are recommended on the north side of the Physical Plant and the Knowles Conference Center. Also, a new fire hydrant is recommended adjacent to the daycare center. Approximately 25 percent of the building water valves require replacement. This replacement should occur during the summer months when a water shutdown to the building is required to replace the valve. Also, a backflow preventor should be installed.

Approximately 25 percent of campus' sewer manholes and storm manholes should be replaced. A portion of this work is scheduled to be completed with the roadway repaving Phase III project.

The lighting along Pierrepont Avenue is the responsibility of the Village of Potsdam. The lighting provides poor conditions for both vehicular and pedestrian traffic. New lighting should be installed along Pierrepont for the entire length of the campus to provide at least two-foot candles.



- ● ● ● ● NEW STREET LIGHTING
- ● ● ● ● WATER LINE EXTENSION
- NEW HYDRANT



OPTION 1

CAMPUS PLAN

SUMMARY FINDINGS

Option 1 minimally solves the most basic needs of the campus physically providing for the projected enrollment growth, faculty/ departmental growth, and renovations to campus facilities aligning with the Academic Mission and Strategic Plan. No new academic space is required to arrive at the College's goal of 5,005 student FTE. However, there is a need for additional student life space to enhance the overall quality of the student experience on campus, and for additional student housing that is required as a result of the enrollment increase.

STUDENT FTE

Potsdam's Strategic Plan 2006-07 states a target of 5,000 student FTEs by 2023.

ACADEMIC

A new Performing Arts Center is currently in the design phase, and the Theater and Dance Programs will be relocated here when the facility is complete in 2013. Satterlee Hall will be renovated, with Satterlee Theatre and Dunn Hall used as swing space. Morey and MacVicar Halls will then be renovated, using Satterlee / Dunn as swing space. Although Merritt Hall will be demolished, there is ample academic square footage to accommodate the maximum growth model of 5,005 student FTEs.

STUDENT LIFE

The addition of the new Performing Arts Building will enhance the liberal arts quality of student life on the Potsdam campus. The proposed new student union will double the number of meeting rooms; provide dedicated student activities and organizations space; engage, program, and revitalize under utilized green space (offering space for outdoor programming); and provide students with enhanced social space (a new campus living room and lounge space).

COMMUNITY

Landscape upgrades to Marshall Park will not only enhance the beauty of the Potsdam campus, but also provide a natural asset for ongoing community use. The new Performing Arts Building will enhance the wealth and richness of the arts for both the campus and community. The renovated Barrington Student Union would provide faculty, staff, commuter and resident students with enhanced social space and outdoor programming areas to evoke a stronger sense of on-campus community. Finally, a new boat dock / public toilets / multi-purpose space on the Racquette River at Lehman Park will provide a connection to the river for both the College and village community.

RESIDENTIAL

There is a need for 379 new beds to be created on campus if the campus continues as a goal to house 60 percent of the student population. The east end of Marshall Park has been identified as the ideal location for a student residence hall.

LAND ACQUISITION

No land acquisition is required for this option.

OTHER

Daycare will be relocated to a new facility located on campus property at the corner of Pierrepont Avenue and Canton Drive.

BLDG #	BUILDING NAME
0001	Raymond Hall
0003	Flagg Hall
0004	Crumb Memorial Library
0005	Maxcy Hall
0006	Bowman Hall
0007	Bowman Dining Hall
0009A	Schuette Hall
0009B	Crane Music Center
0009C	Bishop Hall
0009D	Snell Music Theater
0010	Satterlee Hall
0011	Dunn Hall
0012	Merritt Hall
0013	Heating Plant
0014	President's Residence
0015A	Morey Hall
0015B	Carson Hall

BLDG #	BUILDING NAME
0015C	MacVicar Hall
0015D	Stillman Computing Center
0016	H. M. Hosmer Concert Hall
0017	Sisson Hall
0018	Van Housen Hall
0019	Thatcher DH
0020	Draime Hall
0021	Stowell Hall
0022	Knowles DH
0023	Knowles Hall
0024	Maintenance
0024A	Central Printing Services
0024B	Vehicle Repair Garage
0025	Kellas Hall
0026	Brainerd Hall
0027	Timerman Hall

NATCO PARK (See NATCO Park pages 12-13 for enlarged plans)



LEHMAN PARK (See Lehman Park pages 10-11 for enlarged plans)



PROJECT DESCRIPTION		OPTION		
		1	2	3
A PROGRAM / DEPARTMENT				
.1	Partial Renovation to the Crane Music Center	X	X	X
.2A	Renovate Merritt Hall for Fine Arts		X	X
.2B	New Construction Merritt Hall for Fine Arts		X	X
B GENERAL / SHARED DEPARTMENT USE				
.1A	Renovate the Satterlee Theater and Dunn Dance Studio for Academic Swing Space and Labs	X	X	X
.1B	New Construction Satterlee Theater	X	X	X
.2	Renovate Morey and MacVicar Halls for Student Success Center		X	X
.3	Renovate Satterlee Hall	X	X	X
.4	Renovate Brainerd Hall for Multiple Departments		X	X
.5	Renovate Morey and MacVicar Halls for current departments	X		
C ADMINISTRATION / SUPPORT SERVICES				
.1	Renovation/New Construction to the Barrington Student Union	X	X	X
.2	Renovation to Crumb Library	X	X	X
.3A	Crumb Library East/West Infill		X	X
.3B	Crumb Library South Building Addition			X
.4	New Child Day Care Center	X	X	X
.5	Install Projection Technology/Upgrade to Classrooms	X	X	X
.6	Install Card Access Technology to Raymond Hall Basement	X	X	X
.7	Install Campus-Wide VOIP System	X	X	X
.8	Install UPS to Campus-Wide Data Closets	X	X	X
.9A	Renovation to Maxcy Hall Existing Pool to become Fitness Center			X
.9B	New Construction to Maxcy Hall Existing Pool to become Fitness Center (Pool Infill)			X
.10	Pool Addition to Maxcy Hall			X
.11	Sisson Hall Housing Renovation (132 Beds)		X	X
.12	Marshall Park Housing (247 Beds)	X	X	X
.13	Maxcy Hall Ice Rink Addition		X	X
D SITE IMPROVEMENT PROJECTS				
.1	New Arts Quadrangle		X	X
.2	New Boat Dock / Assembly Space / Public Toilets	X	X	X
.3	Landscape Upgrades to Marshall Park	X	X	X
.4	New Synthetic Softball Outfield	X	X	X
.5	Install Exterior Lighting Along Pierrepont Avenue	X	X	X
.6	Close Barrington Drive/ New Landscape Plaza			X
.7	Campus-Wide Wayfinding			X
.8	New Conference Center/ Hospitality Housing at Lehman Park		X	X
.9	New Alumni Center at Lehman Park		X	X
.10	Zero Energy Housing at NATCO Park			X
.11	Demolition of Merritt Hall/ New Landscape Plaza	X		

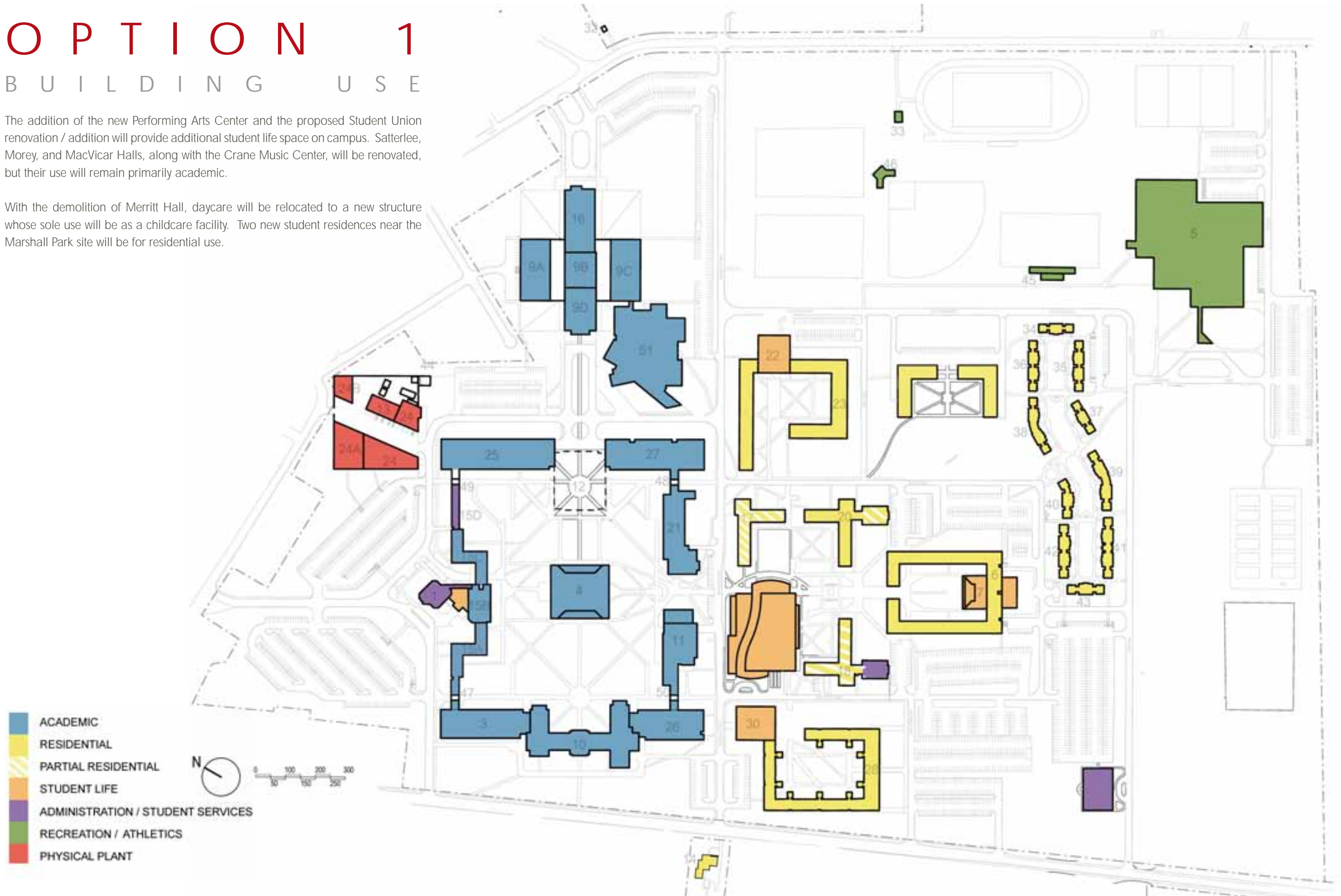


OPTION 1

BUILDING USE

The addition of the new Performing Arts Center and the proposed Student Union renovation / addition will provide additional student life space on campus. Satterlee, Morey, and MacVicar Halls, along with the Crane Music Center, will be renovated, but their use will remain primarily academic.

With the demolition of Merritt Hall, daycare will be relocated to a new structure whose sole use will be as a childcare facility. Two new student residences near the Marshall Park site will be for residential use.



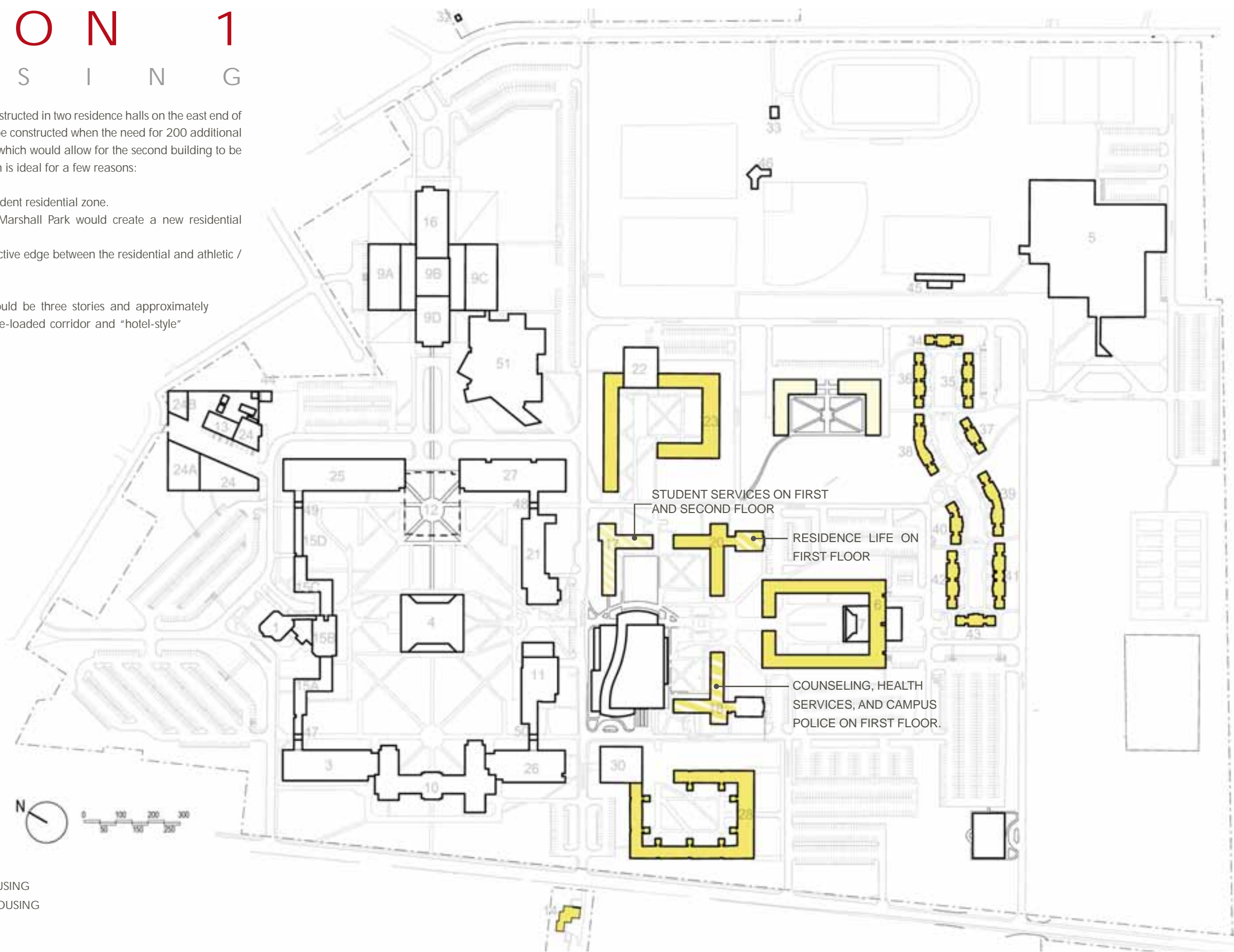
OPTION 1

HOUSING

It is recommended that 380 beds be constructed in two residence halls on the east end of Marshall Park. The first building could be constructed when the need for 200 additional beds is reached (approximately 2015), which would allow for the second building to be constructed at a later date. The location is ideal for a few reasons:

- The site is located in the existing student residential zone.
- Constructing on the east end of Marshall Park would create a new residential quadrangle for the students.
- The location would provide a distinctive edge between the residential and athletic / recreational zones.

It is anticipated that each structure would be three stories and approximately 55,000 gross square feet with a double-loaded corridor and "hotel-style" housing.

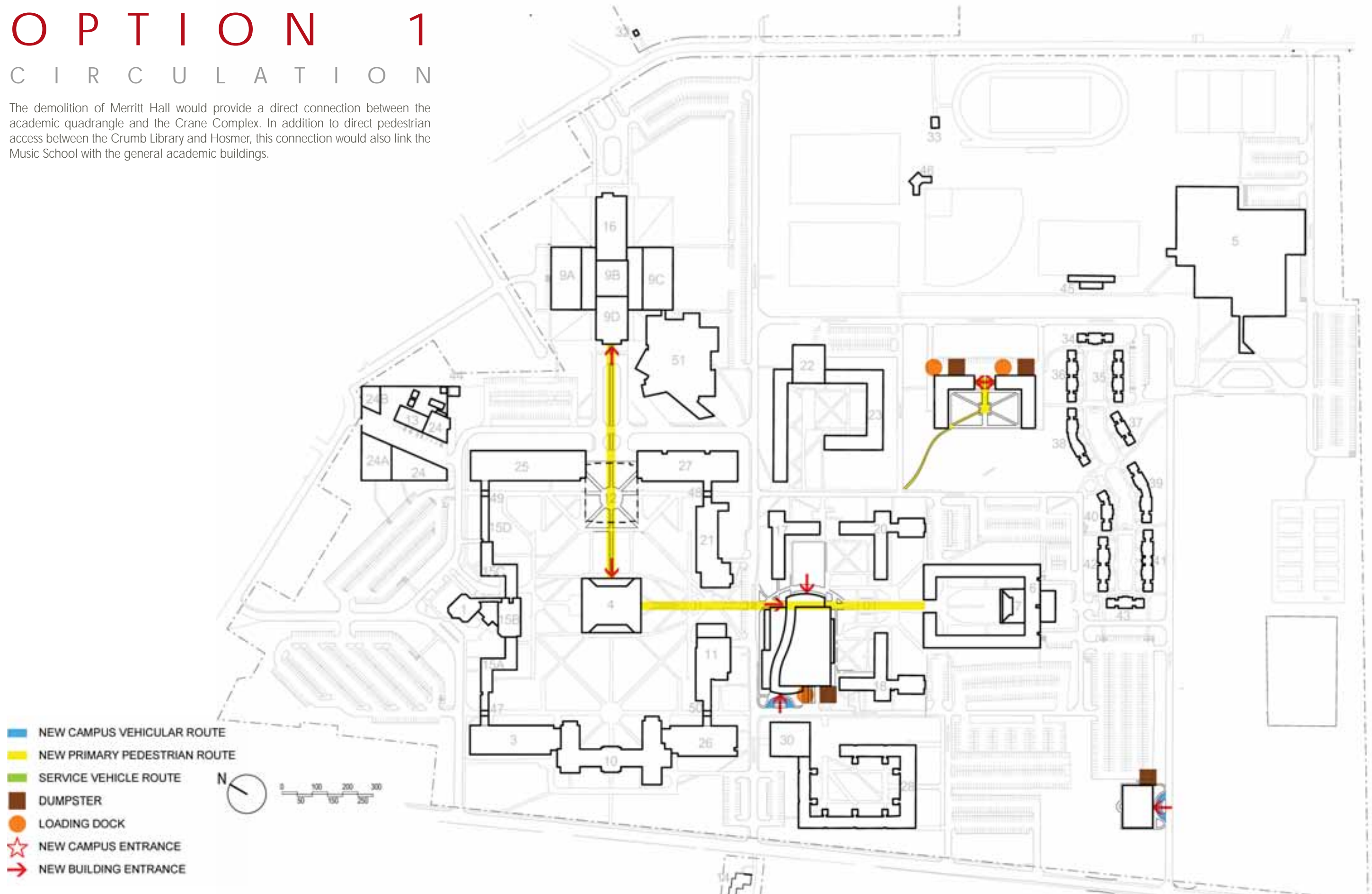


- NEW RESIDENTIAL HOUSING
- EXISTING RESIDENTIAL HOUSING
- EXISTING PARTIAL RESIDENTIAL HOUSING
- PROPOSED PARTIAL RESIDENTIAL HOUSING

OPTION 1

CIRCULATION

The demolition of Merritt Hall would provide a direct connection between the academic quadrangle and the Crane Complex. In addition to direct pedestrian access between the Crumb Library and Hosmer, this connection would also link the Music School with the general academic buildings.








OPTION 1

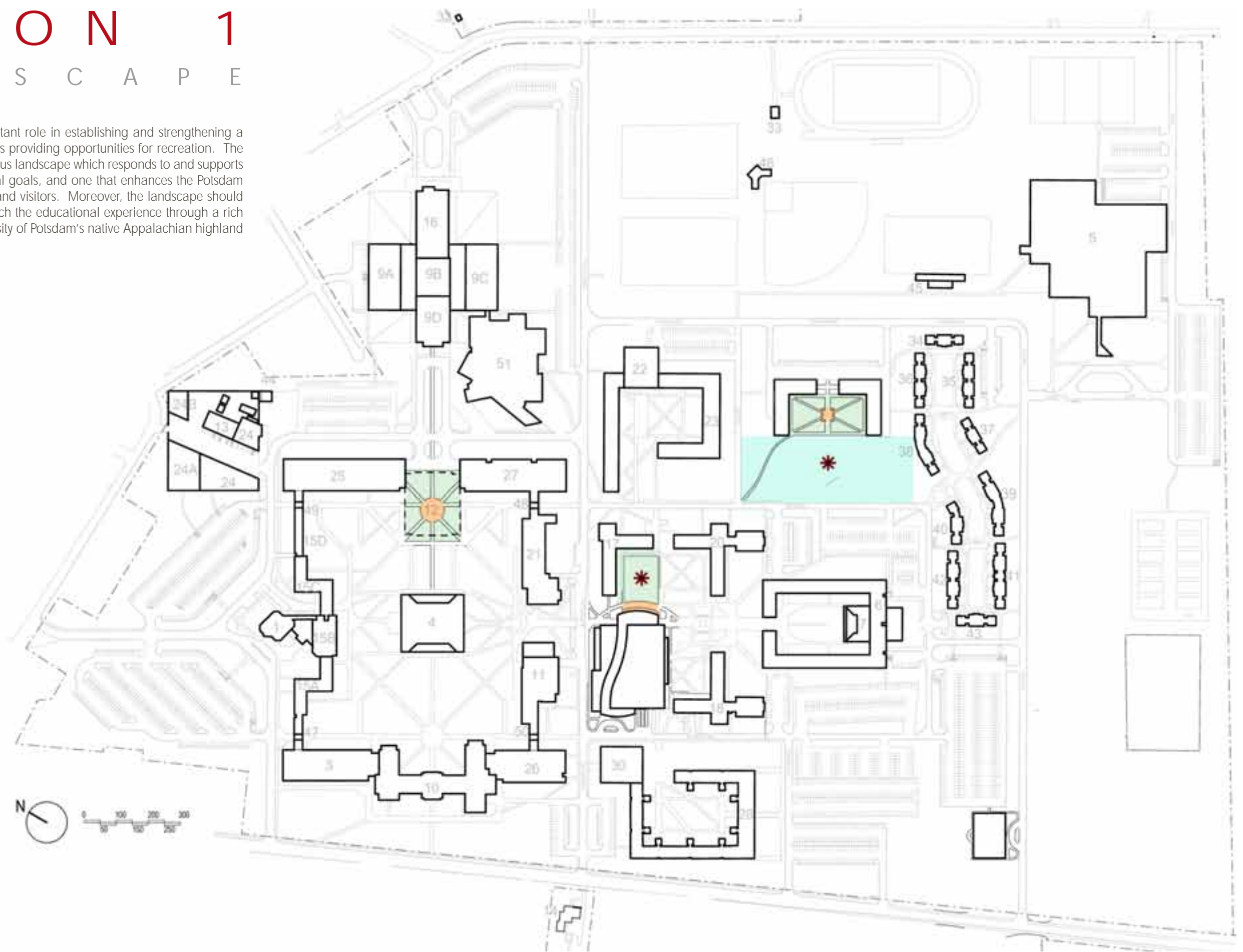
LANDSCAPE

LANDSCAPE

Landscape plays a unique and important role in establishing and strengthening a college's image and identity as well as providing opportunities for recreation. The goal of this section is to create a campus landscape which responds to and supports the College's educational and cultural goals, and one that enhances the Potsdam experience for students, staff, faculty and visitors. Moreover, the landscape should help create a sense of place and enrich the educational experience through a rich visual beauty that celebrates the diversity of Potsdam's native Appalachian highland landscape.

NEW LANDSCAPE ELEMENTS

-  PLAZA
-  ACADEMIC QUAD
-  ATHLETICS
-  PASSIVE OUTDOOR SPACE
-  OUTDOOR SCULPTURE



OPTION 1

FUNDING AND OPERATIONS

Option 1	Area (GSF)	Project Budget Types				Capital Budget Plan			Total		
		Unit Cost / GSF	Reno Costs	New or Addition Costs	Site Costs	2013-2018	2018-2023	Beyond 2023			
Construction Budget Costs											
A. Program / Department											
.1	Partial Renovation to the Crane Music Center	\$14,336	\$150	\$2,150,400			\$2,150,400		\$2,150,400		
B. General / Shared Department Use											
.1A	Renovate the Satterlee Theater and Dunn Dance Studio for Academic Swing Space	\$32,419	\$237	\$7,683,303			\$7,683,303		\$7,683,303		
.1B	New Construction Satterlee Theater	\$14,842	\$300		\$4,452,600		\$4,452,600		\$4,452,600		
.2	Renovate Morey and MacVicar Halls for Student Success Center	\$42,003	\$253	\$10,626,759			\$10,626,759		\$10,626,759		
.3	Renovate Satterlee Hall	\$77,029	\$255	\$19,642,395			\$19,642,395		\$19,642,395		
C. Administration / Support Services											
.1	Renovation/New Construction to the Barrington Student Union	\$120,500	\$272		\$32,776,000	\$2,868,641	\$35,644,641		\$35,644,641		
.2	Renovation to Crumb Library	\$25,682	\$224	\$5,752,768			\$5,752,768		\$5,752,768		
.3	New Child Day Care Center at NATCO Park	\$14,000	\$351		\$4,914,000	\$441,252	\$5,355,252		\$5,355,252		
.4	Install Projection Technology/Upgrade to Classrooms			\$331,409			\$331,409		\$331,409		
.5	Install Card Access Technology to Raymond Hall Basement			\$5,768			\$5,768		\$5,768		
.6	Install Campus-Wide VOIP System			\$528,859			\$528,859		\$528,859		
.7	Install UPS to Campus-Wide Data Closets			\$778,321			\$778,321		\$778,321		
.8	Marshall Park Housing (247 Beds)				\$0						
D. Site Improvement Projects											
.1	Demolition to Merritt Hall/New Landscape Plaza	\$30,000	\$50			\$1,500,000		\$1,500,000	\$1,500,000		
.2	New Boat Dock/Assembly Space/Public Toilets	\$1,986	\$330		\$655,380	\$671,229	\$1,326,609		\$1,326,609		
.3	Landscape Upgrades to Marshall Park			\$550,000			\$550,000		\$550,000		
.4	Install Exterior Lighting Along Pierrepont Avenue			\$391,964			\$391,964		\$391,964		
Sub-Total Construction Budget Costs					\$47,499,982	\$42,797,980	\$6,423,086	\$87,062,812	\$9,658,236	\$0	\$96,721,048
Other Project Budget Costs											
	Professional Fees, Equipment Costs, Contingencies Budgeted @	0.35					\$30,471,984	\$3,380,383	\$0	\$33,852,367	
	Sub-Total Project Costs						\$117,534,796	\$13,038,618	\$0	\$130,573,414	
	Escalation through Year 4 of Funding Cycle (Beginning 01/01/2011) @ Rate/Year	0.038					\$30,852,884	\$5,867,378	\$0	\$36,720,262	
Total Projected Budget Costs							\$148,387,680	\$18,905,997	\$0	\$167,293,677	



OPTION 1

CAPITAL IMPROVEMENTS

PROJECTED GROWTH & SPACE NEEDS

The current net assignable square feet (NASF) on campus provides space for both student and faculty growth as projected by the College. The chart to the right illustrates the existing and recommended NASF for each type of academic and support space existing on campus. It is recommended that the campus see increases in square footage for the space types listed below:

- Departmental Faculty and Staff Offices
- Assembly
- Student / Faculty Activities

As a result of growth projections for 2023, it is recommended that the faculty and staff office spaces increase in NASF. These increases can be achieved by renovating and repurposing existing spaces, infill, and minor additions. The total assembly spaces on campus, as indicated in the chart, increase by 17,881 NASF despite benchmarking findings reported in Phase III. The construction of the new Performing Arts Building will result in an increase in assembly space on campus, even though the College Theater in Satterlee Hall will be repurposed. It is recommended that space dedicated to student / faculty activities see an increase as well. This is a result of the program study currently being completed by the campus. The following pages within this report section will describe the projects required to physically accommodate the recommended space needs mentioned above and in the chart to the right.

As evident in the chart, the College's current NASF per FTE is 216. This is higher than the theoretical NASF per student of 164 recommended by the consultant and the SUNY recommendation of 144, as stated in Phase III. The limited addition of a new footprint to this campus and the major repurposing of space allocations will allow the NASF per student to improve to 198 by 2023.

The Consultant's recommended space needs included in the Concept Alternatives (Phase IV) differ from the space recommendations reported in Phase III. The projected space needs for Phase IV acknowledge programming solutions placed into existing facilities, whereas the space recommendations provided in Phase III represent theoretical space models. To achieve theoretical space goals the College would be required to demolish valuable facilities, therefore, the space needs proposed as part of the Phase IV options, as well as the final recommendation suggest the College renovate and modify the existing facilities in order to function more efficiently and effectively, while allowing for future growth and development.

EXISTING AND RECOMMENDED SPACE SUMMARY

Space Type	2008 (4,381 FTE) Existing Space as Reported in PSI	2023 (5,005 FTE) Recommended Space by Consultant	Growth / Reduction (-)	Comments
INSTRUCTIONAL CLASSROOMS/LECTURE HALLS				
Classrooms	35,305	35,305	0	Inventory adjusted within existing total nasf for this category
Lecture Halls	15,362	15,362	0	
Sub-Total Registrar Controlled Space	50,667	50,667	0	
Classroom/Lecture NASF per FTE	12	10		
DEPARTMENTAL USE				
Teaching Labs	101,335	101,335	0	Class lab space needs accommodated by repurposing existing space.
Individual Study Labs	33,673	37,343	3,670	Includes addition of renovated practice rooms in the Sub-basement level of the Crane Music Center
Departmental Research Labs	15,420	15,420	0	
Faculty & Staff Offices	94,093	102,635	8,542	Includes new faculty offices for projected faculty FTE
General & Special Use	30,799	30,799	0	
Sub-Total Instructional & Dept Research	275,320	287,945	11,525	
Dept NASF per FTE	63	57		
CAMPUS-WIDE ACADEMIC SUPPORT				
Health & Physical Education	153,489	153,489	0	
Data & Resources Center (IT)	15,766	15,766	0	
Organized Activities	6,334	6,334	0	
Organized (Sponsored) Research	0	0	0	
Public Services	8,672	8,672	0	
Assembly & Exhibition	68,937	86,818	17,881	1. Theater & Dance vacating Dunn and Satterlee
Library	53,465	53,465	0	Renovation of first floor without addition of nasf or new footprint
Student/Faculty Activities	66,200	85,828	19,628	Includes new Barrington Student Union and taking Bowman Dining Hall offline
Food Service - Dining	15,021	13,021	-2,000	Includes new Barrington Student Union
Food Service - Kitchen / Servery	41,069	39,253	-1,816	Includes new Barrington Student Union and taking Bowman Dining Hall offline
Student Health Services	4,435	4,435	0	
General Administration	78,425	78,425	0	
Central Services	76,741	76,741	0	
Building Services	30,021	30,021	0	
Inactive Space	2,379	0	0	
Sub-Total Support Space	620,954	654,647	33,693	
Support NASF per FTE	142	131		
TOTAL CAMPUS-WIDE NASF				
Total Campus-Wide NASF	946,941	992,846	45,905	
Campus-wide Average NASF per FTE	216	198		

DEPARTMENT SPACE NEEDS SUMMARY

As previously stated, the space needs recommendations are identifying departmental use space types, specifically faculty and staff offices, which need to receive additional NASF in order to accommodate faculty and staff growth by the years indicated in Phase III. The departments recognized as growing between 2008 and 2023 (as illustrated in the FTE Projections Chart within Phase III) are list below:

- Health and Physical Education
- Community Health
- Business Administration
- Anthropology
- Art & Art Gallery
- Biology
- Computer Science
- English & Communications
- Theater and Dance
- Crane School of Music
- Curriculum & Instruction

The Politics Department will be experiencing a slight decline in faculty FTE, which will not result in a parallel decline in NASF. Similarly, the remaining departments not listed above will not see an increase or decrease in NASF.

Some departments show a decrease in space between 2008 and 2023. These departments are Theater and Dance, English & Communications, Modern Languages, History, Mathematics, and Sociology. The majority of the existing space in these departments is located in Morey and MacVicar Halls. The spaces mostly include faculty offices which are currently oversized for their function. This is due to the fact that the buildings were originally constructed as residential facilities. The recommendations for renovation to the buildings will include right-sizing faculty offices. Therefore the space recommendations in the chart to the left identify the appropriate NASF per department. For some departments that means a reduction in space; however, efficiency will be increased.

EXISTING AND RECOMMENDED DEPARTMENT SPACE NEEDS

Department Name	2008 Existing Department Use Net Assignable Square Feet	2023 Phase V Recommended Department Use Net Assignable Square Feet	Growth / Reduction (-)
	a	b	c-b
Special Education	611	1,200	589
Literacy	2,005	2,770	765
Secondary Education	2,786	3,100	314
Information and Communication Technology	2,678	3,800	1,122
Arts and Sciences Misc. Programs	5,459	6,000	541
Health and Physical Education	4,157	4,157	0
Community Health	1,744	3,600	1,856
Business Administration	1,087	2,200	1,113
Graduate Office	1,100	1,100	0
Anthropology	5,024	5,400	376
Art	20,025	23,825	3,800
Art Gallery	6,698	8,098	1,400
Biology	20,233	21,433	1,200
Chemistry	20,317	21,517	1,200
Computer Science	4,937	5,125	188
Theater and Dance	19,349	16,068	-3,281
Economics & Employment Relations	3,540	3,900	360
English & Communications	6,469	6,300	-169
Modern Language	4,888	2,100	-2,788
Geology	19,498	19,498	0
History	4,878	5,300	-678
Mathematics	4,033	3,720	-313
Philosophy	2,198	3,200	1,002
Physics	14,814	14,814	0
Politics	1,787	1,790	3
Psychology	22,687	22,687	0
Sociology	3,024	3,000	-24
Crane School of Music	59,093	59,093	0
Wilderness Education	2,189	4,300	2,111
Curriculum & Instruction B-G6	2,138	2,450	312
School of Education & Professional Studies Misc.	5,449	5,800	351
Field Experience & Teacher Certification	425	600	175
Total Department Use Space	275,320	287,945	11,525

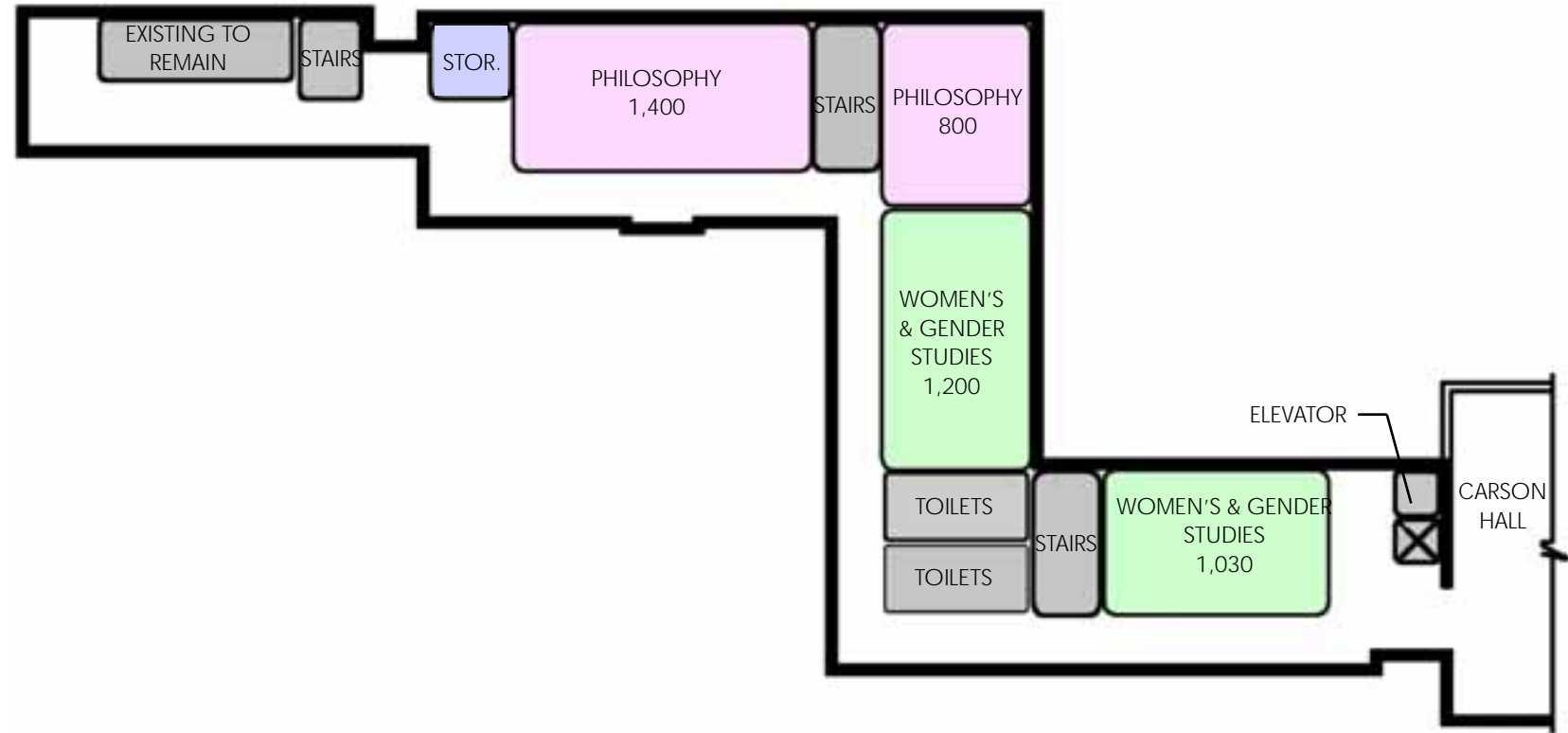
OPTION 1

CAPITAL IMPROVEMENTS

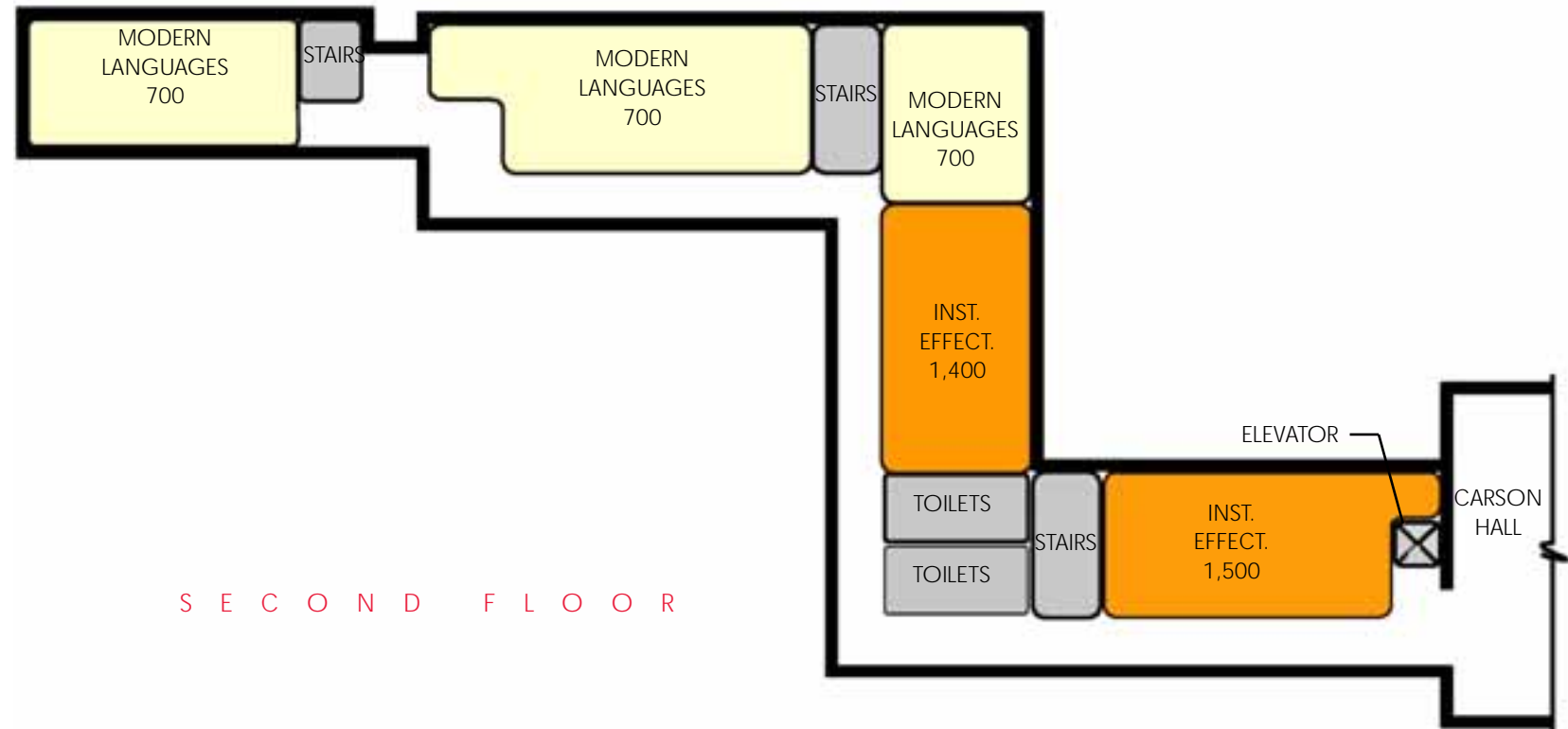
MOREY HALL

Morey Hall was originally constructed as a residential facility, but presently houses faculty offices. Due to the original design intent, the rooms currently utilized as offices are not appropriately sized. The spaces originally intended to accommodate two student beds are used today for a single faculty member office, in most cases. The narrow, double-loaded corridors are not conducive to the current use or ADA compliant. It is recommended that the building receive a major renovation. The renovated space should include a single-loaded corridor along the south side of the building at both the first and second floors.

Option 1 recommends the existing users be located in the renovated building as the renovation of the building will allow for right-sizing of spaces to occur. The appropriate 120 NASF will be used for offices, and this will maximize and efficiently utilize the available NASF for the users.



FIRST FLOOR



SECOND FLOOR

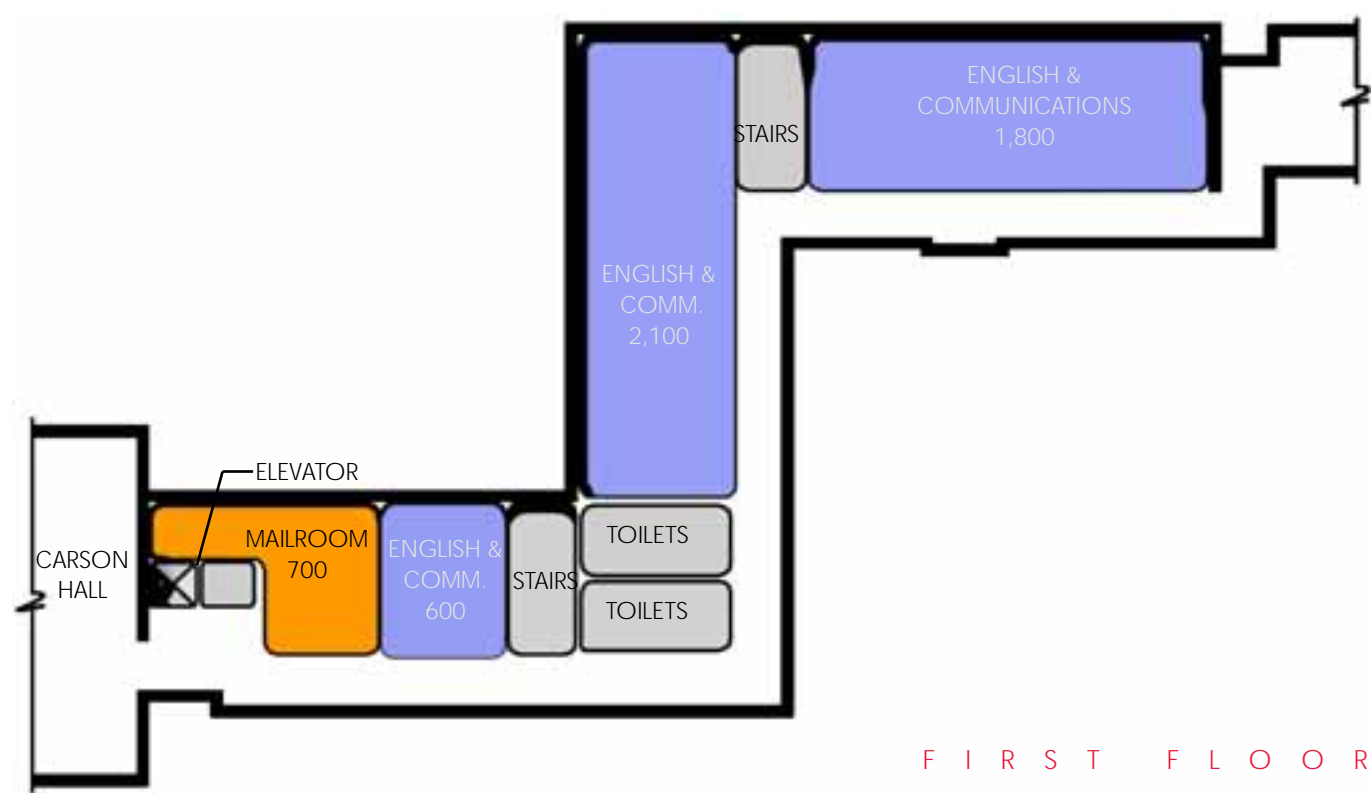
OPTION 1

CAPITAL IMPROVEMENTS

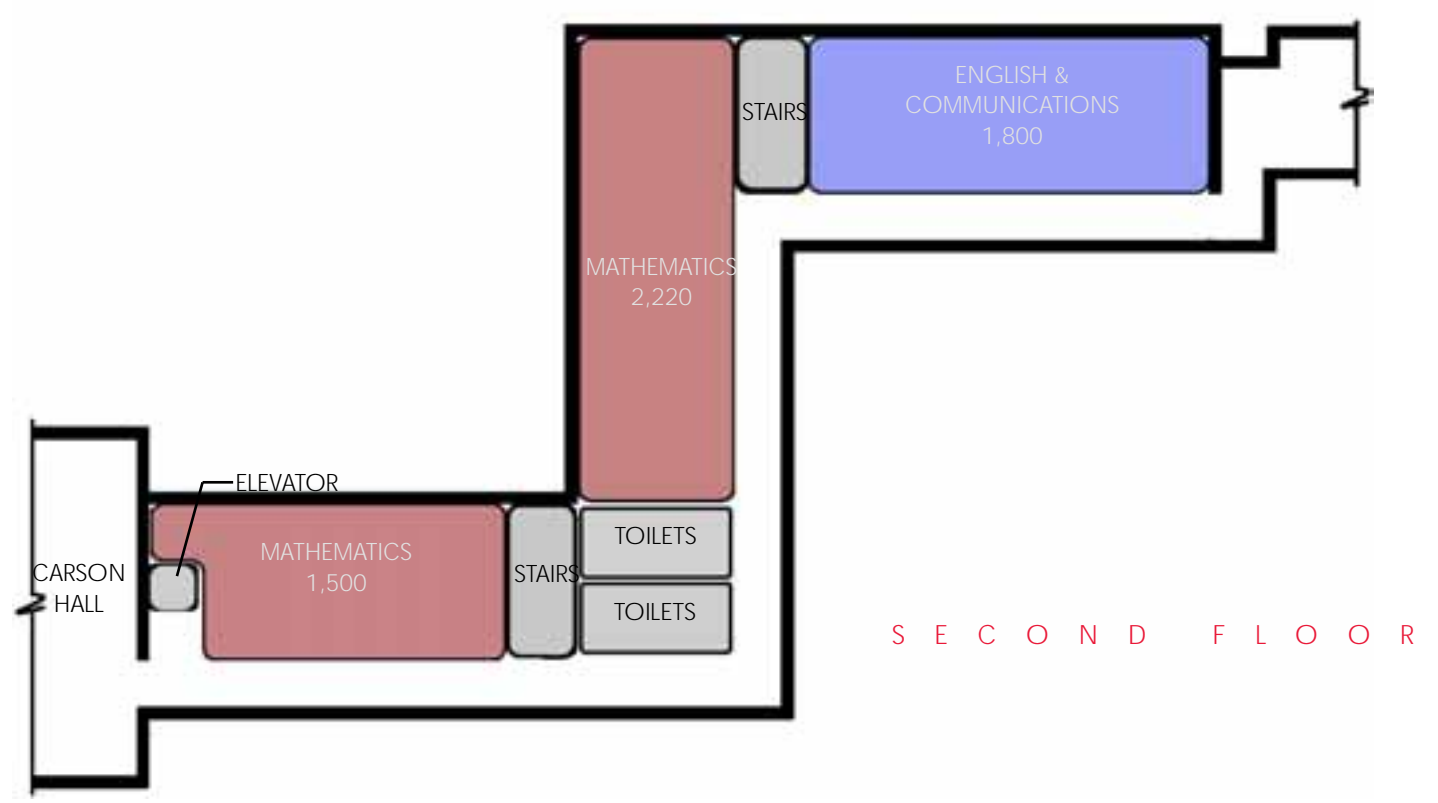
MACVICAR HALL

MacVicar Hall was originally constructed as a residential facility, but presently houses faculty offices. Due to the original design intent, the rooms currently utilized as offices are not appropriately sized. The spaces originally intended to accommodate two student beds are used today for a single faculty member office, in most cases. The narrow, double-loaded corridors are not conducive to the current use or ADA compliant. It is recommended that the building receive a major renovation. The renovated space should include a single-loaded corridor along the south side of the building at both the first and second floors.

Option 1 recommends the existing users be located in the renovated building as the renovation of the building will allow for right-sizing of spaces to occur. The appropriate 120 NASF will be used for offices, and this will maximize and efficiently utilize the available NASF for the users.



FIRST FLOOR



SECOND FLOOR

OPTION 1
ANALYSIS OF SPACE NEEDS

OPTION 1

CAPITAL IMPROVEMENTS

CRANE MUSIC CENTER

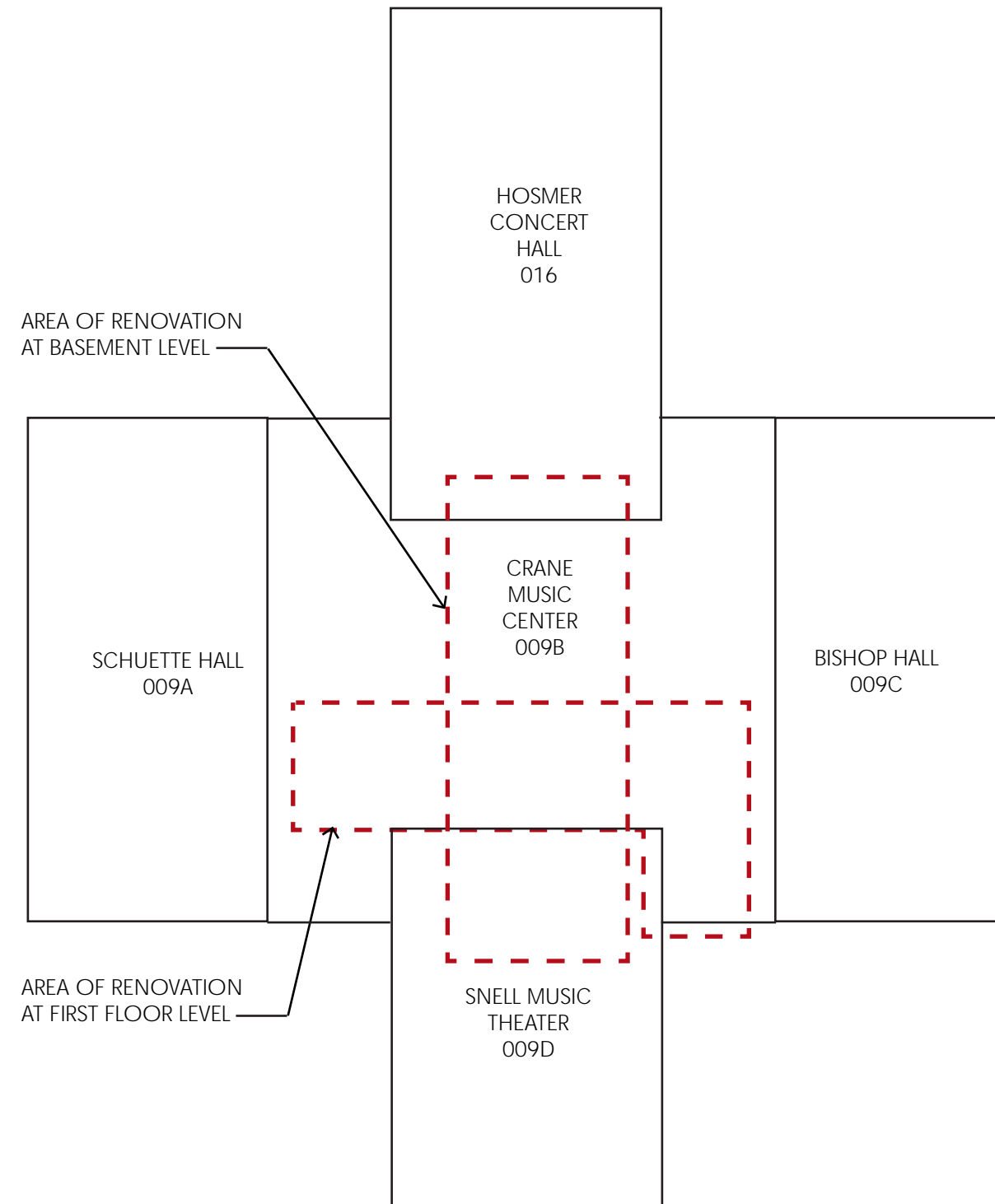
The Crane Music Center is occupied by students and faculty from 7:00 am to midnight daily. The building acts as the students base camp between classes throughout the day. The facility has not been renovated since its erection in 1973 and, as such, is in need of a partial renovation. As a result of the construction of the Performing Arts Center, the existing Costume Shop will be vacated. This vacated space should be repurposed to house instrument storage, which is currently an issue for users of the building. Storage areas and rooms are scattered throughout the building and many lockers are located in corridors. A dedicated location with humidity control will allow for consolidation of instrument storage.

The existing Student Commons should be expanded in its current location as the existing space is undersized for the Crane student population. There is a lack of "lounge" space dedicated to students within the building. The Crane Music students need a space to interact and study in between or after classes. An expansion of the Student Commons will enhance existing services and create the spaces needed as described above. The corridors should receive a floor and wall finish upgrade to mitigate the sterile feel of the concrete masonry unit partitions. The lighting within the corridors should also be reviewed to enhance the student experience.

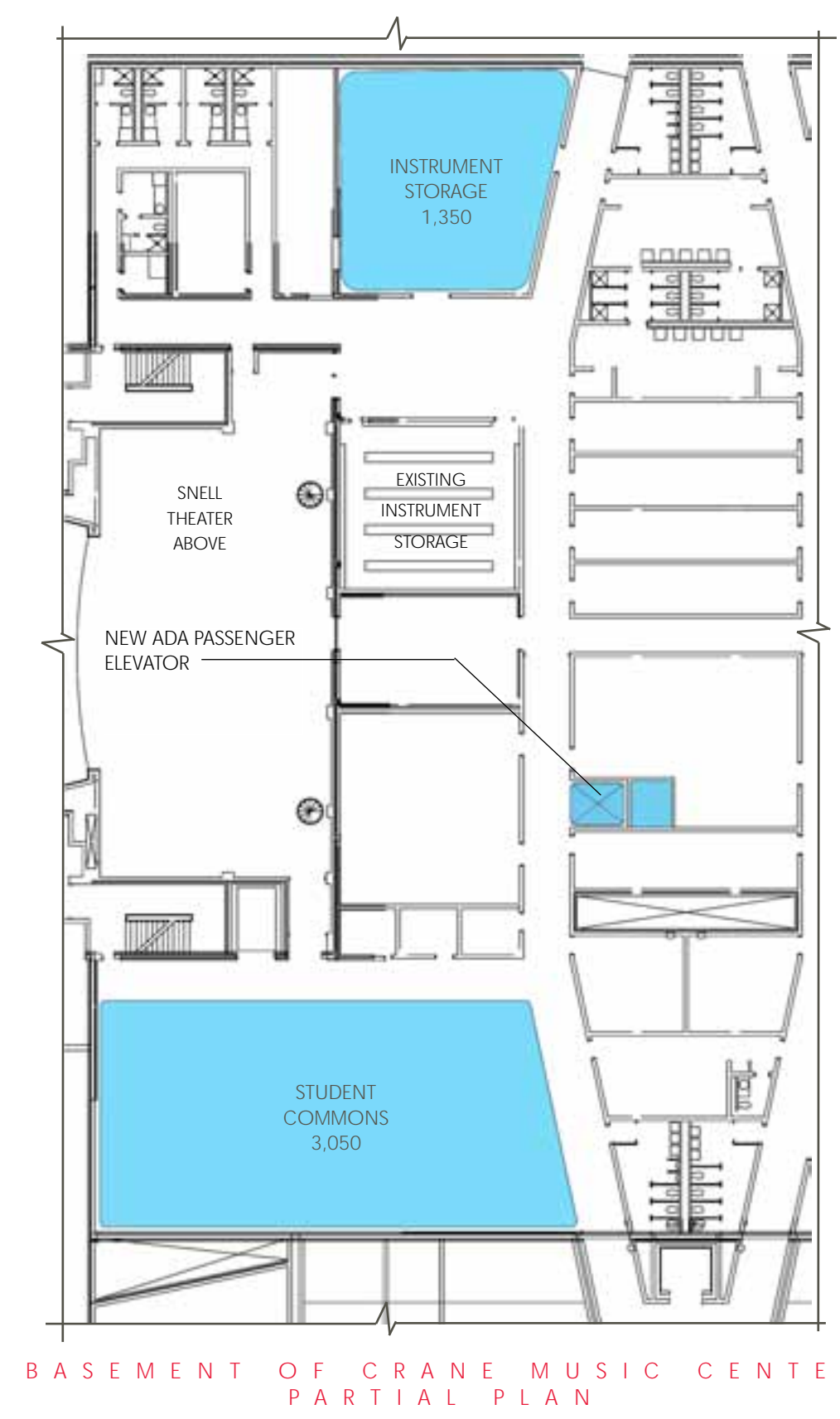
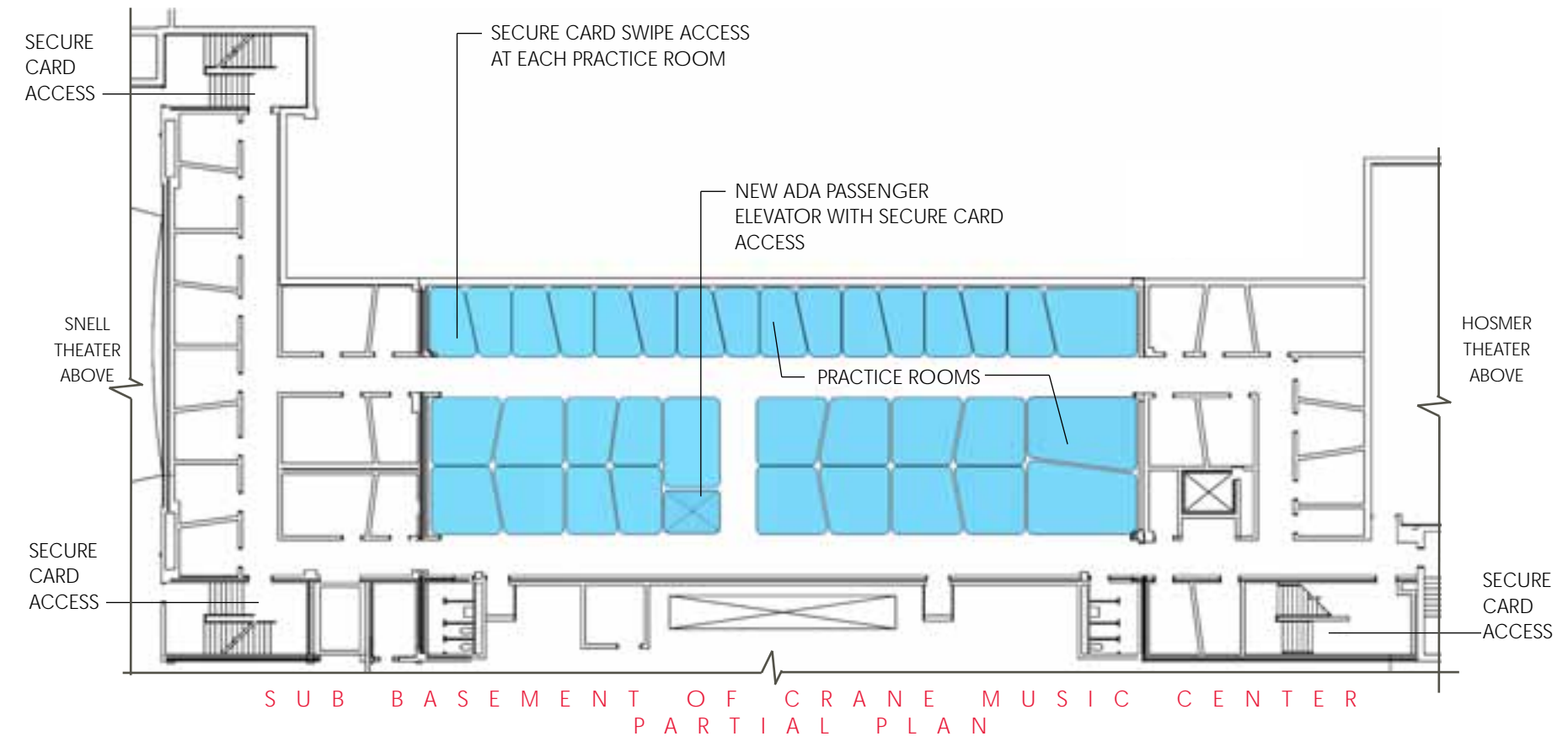
The practice rooms also present another spacial need. The existing 70 practice rooms located throughout the first floor of the Crane Music Center are experiencing severe stress during certain times of the day. It is recommended that the existing sub-basement storage rooms be moderately renovated and repaired to accommodate an appropriate number and inventory of practice rooms for students. The proposed count at the sub-basement level is:

- 19 Small Individual Practice Rooms
- 12 Large Individual Practice Rooms
- 3 Group / Ensemble Practice Rooms

In an effort to mitigate security concerns, card swipe access should be installed to all stairwells leading to the sub-basement level, and card swipe access should be installed to each practice room entry.



CRANE MUSIC COMPLEX
KEY PLAN



OPTION 1
ANALYSIS OF SPACE NEEDS

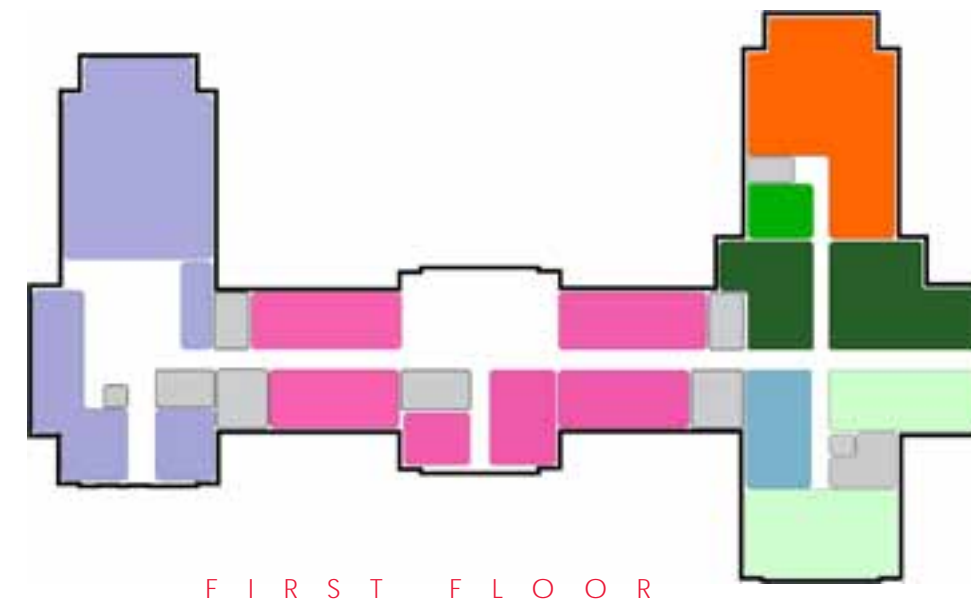
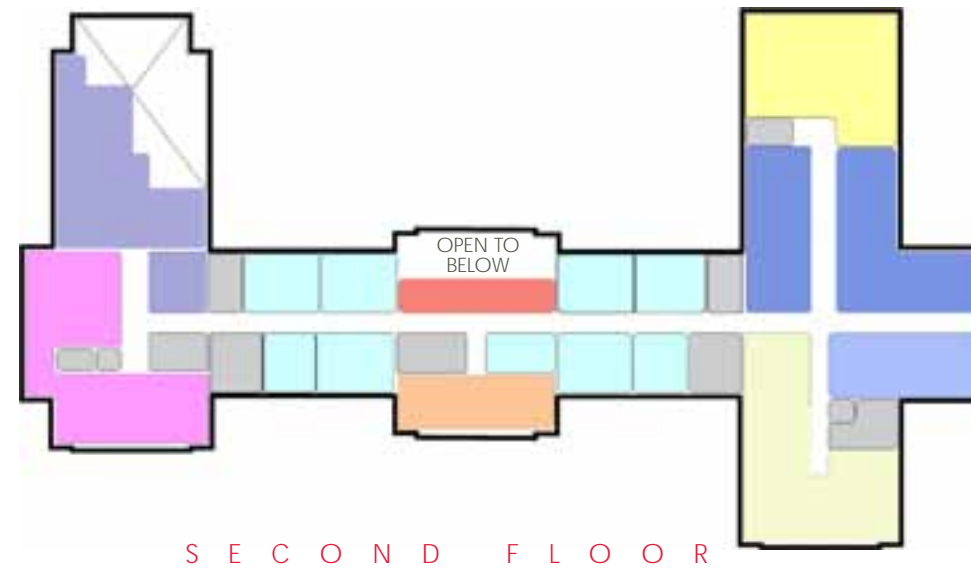
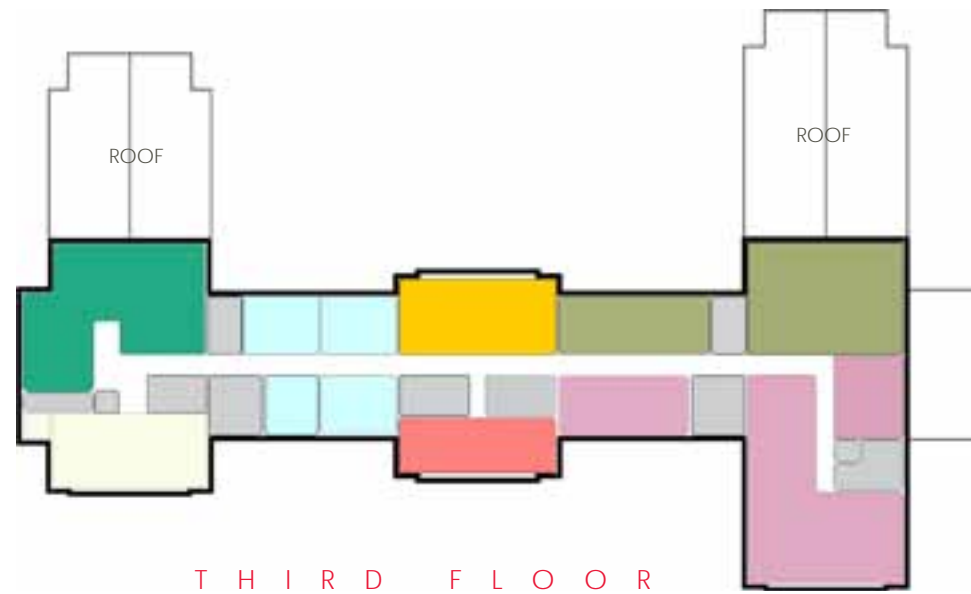
OPTION 1

CAPITAL IMPROVEMENTS

SATTERLEE HALL

After the new Performing Arts Center is completed and the users are moved out of their present spaces, there will be vacated space (currently used by Theatre and Dance) in a number of buildings on campus. Satterlee Hall's College Theater will be one of those vacated spaces. This space should be renovated to accommodate growth of existing departments in Satterlee Hall and relocated faculty offices from other buildings, mainly Morey and MacVicar. The Psychology faculty offices currently in Morey Hall will be relocated to Flagg Hall in the vacated Adirondack Audiology spaces.

The departments experiencing faculty growth, listed earlier in this section, will be accommodated in the renovated spaces. Right-sizing offices, similarly to classrooms, will allow for a more efficient use of space. The diagrammatic floor plans to the right illustrate the proposed department locations for Satterlee Hall post renovations.



DEPARTMENT COLOR LEGEND

 School of Education & Professional Studies	5,810 s.f.
 Literacy (includes Sheard Literacy Center)	7,770 s.f.
 Community Health	3,600 s.f.
 Wilderness Education	4,300 s.f.
 Field Experience	600 s.f.
 Graduate Offices	1,100 s.f.
 Interdisciplinary Studies	3,200 s.f.
 Secondary Education	3,100 s.f.
 Special Education	1,200 s.f.
 Art	4,800 s.f.
 Art Gallery	1,400 s.f.
 Curriculum & Instruction	2,450 s.f.
 Economics & Employment Relations	3,900 s.f.
 History	5,300 s.f.
 Sociology	3,000 s.f.
 Politics	1,780 s.f.
 Study/ Computer Lounge	750 s.f.
 General Instruction Classroom (9 classrooms @ 650 s.f. each)	5,850 s.f.
 Unprogrammed (Future Growth Space)	4,000 s.f.

OPTION 1

CAPITAL IMPROVEMENTS

T. BARRINGTON STUDENT UNION

A new or renovated Barrington Student Union should occur. The current Barrington Student Union does not provide adequate dining for the current student enrollment. There is also a lack of space dedicated to student organizations and other various student activity programs. The existing facility is outdated and needs considerable building systems renovations. The new or renovated Barrington should accommodate dining, kitchen, and servery within one facility. The current physical location of the servery and kitchen is incredibly inefficient.

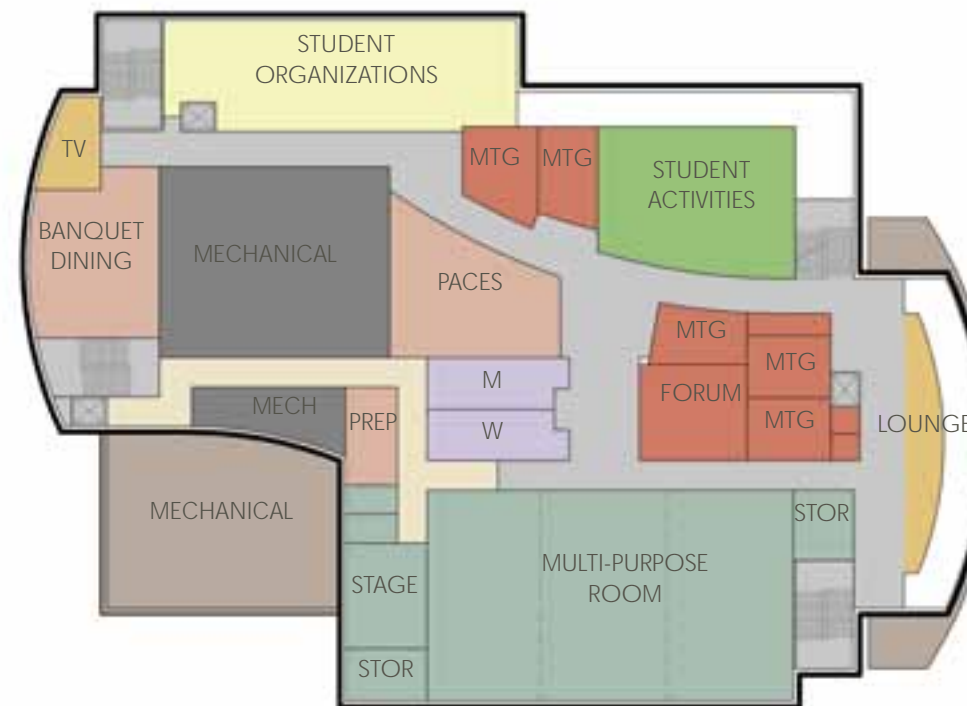
The kitchen currently in Bowman Hall, which provides salad prep, meat slicing, and baked goods, should be relocated to the new student union. The functions listed above should be accommodated within the new or renovated kitchen.

The Student Organization offices, currently located in Sisson Hall, should also be accommodated within the new or renovated union. Those office include the Black Student Alliance; the Lesbian, Gay, Bisexual, and Transgender Association; the CLASS; the campus Rescue Squad; and the Potsdam Association of Native Americans.

Program Study

SPACE CATEGORY	EXISTING NSF	PROPOSED NSF
Student Activities	6,381	5,832
Student Organizations	2,324	4,880
Bookstore and Retail	9,496	12,730
Convenience Store	0	2,545
Lounge Spaces	6,722	6,450
Multi-Purpose Space	9,646	12,200
Meeting Rooms	2,381	4,400
Dining And Food Service	12,877	29,090
Building Support	22,261	39,064
TOTAL	72,088	117,191

Note: Colors do not match Color Department Legend. Plans are a product of the T. Barrington Student Program Study.



SECOND FLOOR



FIRST FLOOR

OPTION 1

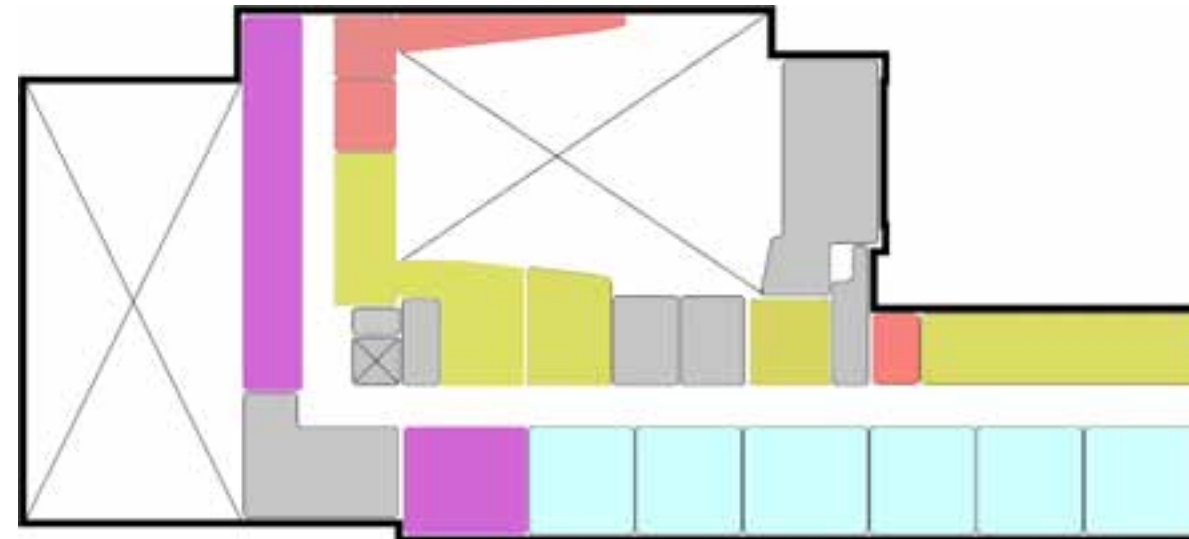
CAPITAL IMPROVEMENTS

DUNN HALL

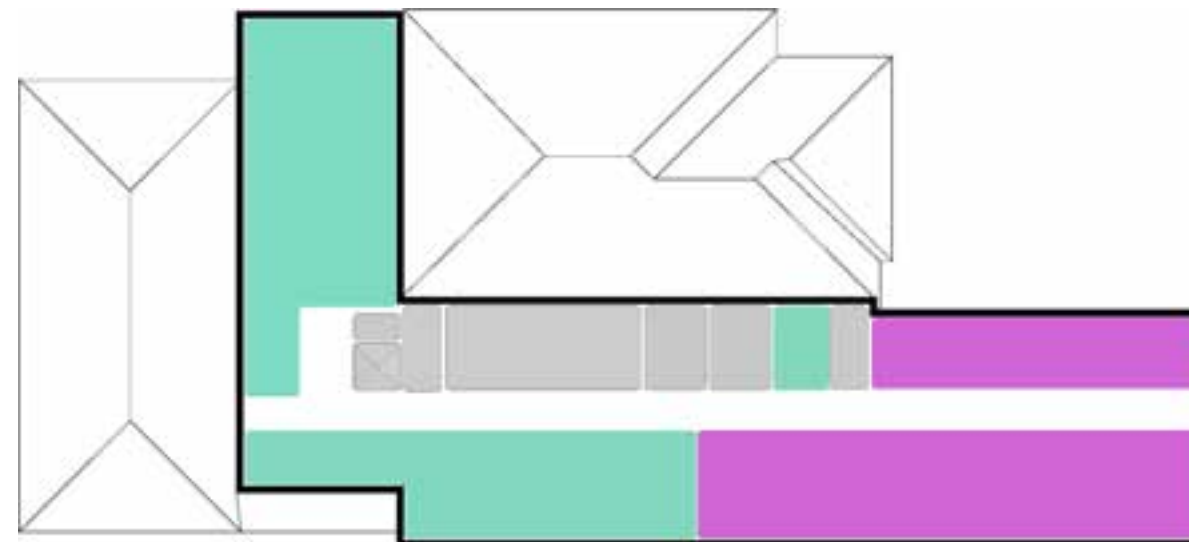
The Theater and Dance Department currently uses spaces within Dunn Hall. After the completion of the new Performing Arts Center those spaces will be vacated. The auditorium on the ground floor of the building will be dedicated to student activities; however, the remaining vacated spaces will be repurposed for Anthropology (5,400 SF), Biology (one lab at 1,200 SF), and Chemistry (one lab at 1,200 SF). The second and third floors will have some existing spaces currently not utilized that can accommodate the growth projected for the Computer Science, Business Administration, and Information & Communications Technology Departments. The two labs recommended on the first floor are to accommodate the class lab needs of the Biology and Chemistry Departments.













FIRST FLOOR



SECOND FLOOR



DEPARTMENT COLOR LEGEND

	School of Arts & Sciences	1,950s.f.
	Anthropology	5,400 s.f.
	Biology	1,200 s.f.
	Chemistry	1,200 s.f.
	Student Activities	1,200 s.f.
	Business Administration	2,200 s.f.
	Computer Science	5,125 s.f.
	Information & Communication Tech.	3,800 s.f.
	Study Lounge	150 s.f.
	General Instruction Classroom (existing)	3,000 s.f.

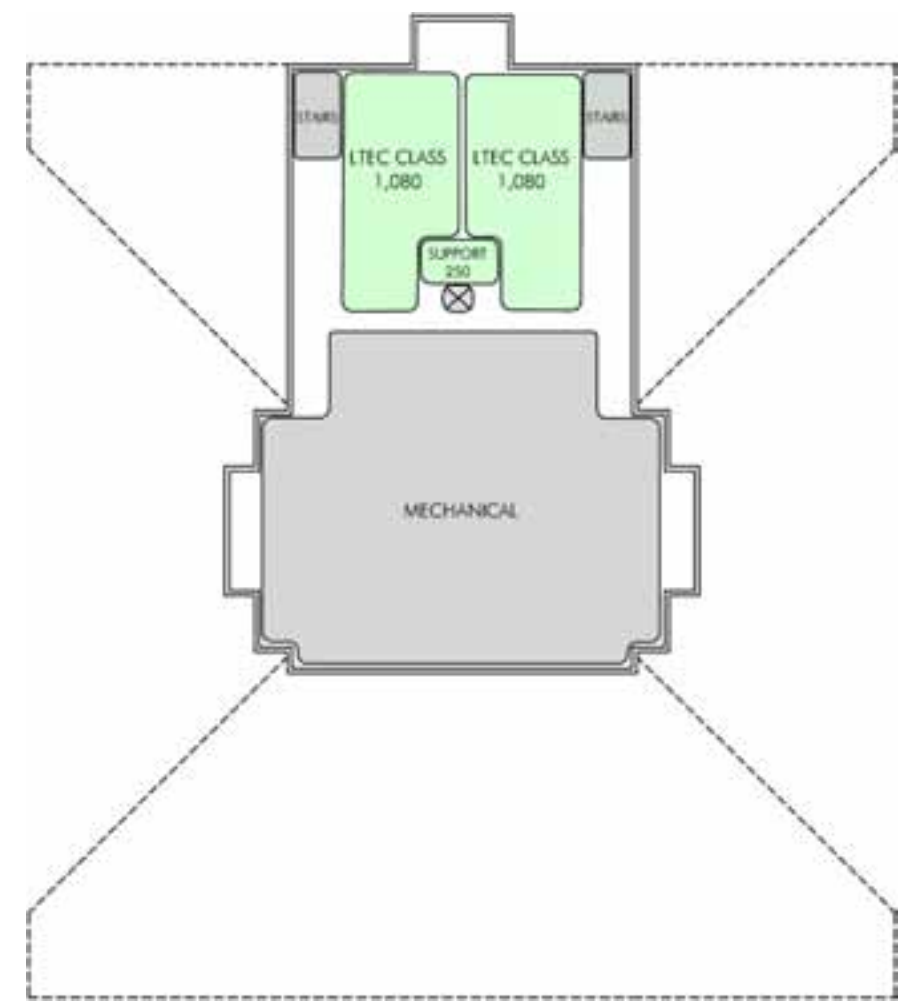
OPTION 1

CAPITAL IMPROVEMENTS

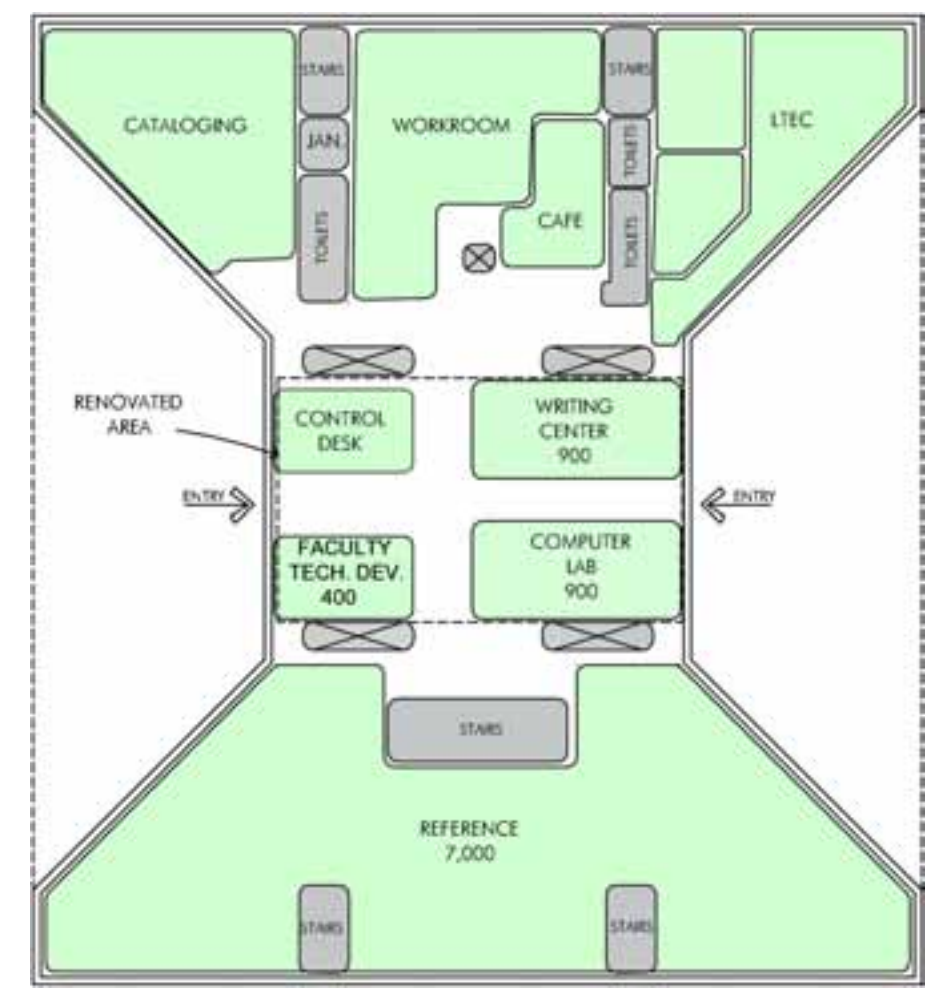
CRUMB LIBRARY

The project consists of a partial renovation to the first floor of a 1967 academic building. The building is comprised of three floors. The partial renovation consists of demolishing the interior partitions and room finishes, and the installation of new partitions and finishes to 26,773 gross square feet of building on the first floor and a small renovation to the basement level only. The second floor shall remain as existing (except for deferred maintenance issues). Renovation includes new toilet facilities, and new branch HVAC, electric, fire alarm, and a new fire sprinkler system. There will be (2) separate 5,000 gross square foot additions to the first floor (one-story additions). The additions are infilling existing building exterior alcoves, so there is one new exterior wall per addition, but no roof.

This partial renovation will allow the Library department to moderately achieve their mission plan. The Levitt Computer Center can be accommodated in the building after Merritt Hall is demolished. The Writing Center currently in Carson can be relocated to the first floor of Crumb as well, which will support the collaborative efforts of the Library. Other minor relocation of existing Library program can create a more efficient working and learning environment.



B A S E M E N T



F I R S T F L O O R

OPTION 1

PHASING

- PROGRAM / DEPARTMENT
- GENERAL / SHARED DEPARTMENT USE
- ADMINISTRATION / SUPPORT SERVICES
- SITE IMPROVEMENT PROJECTS

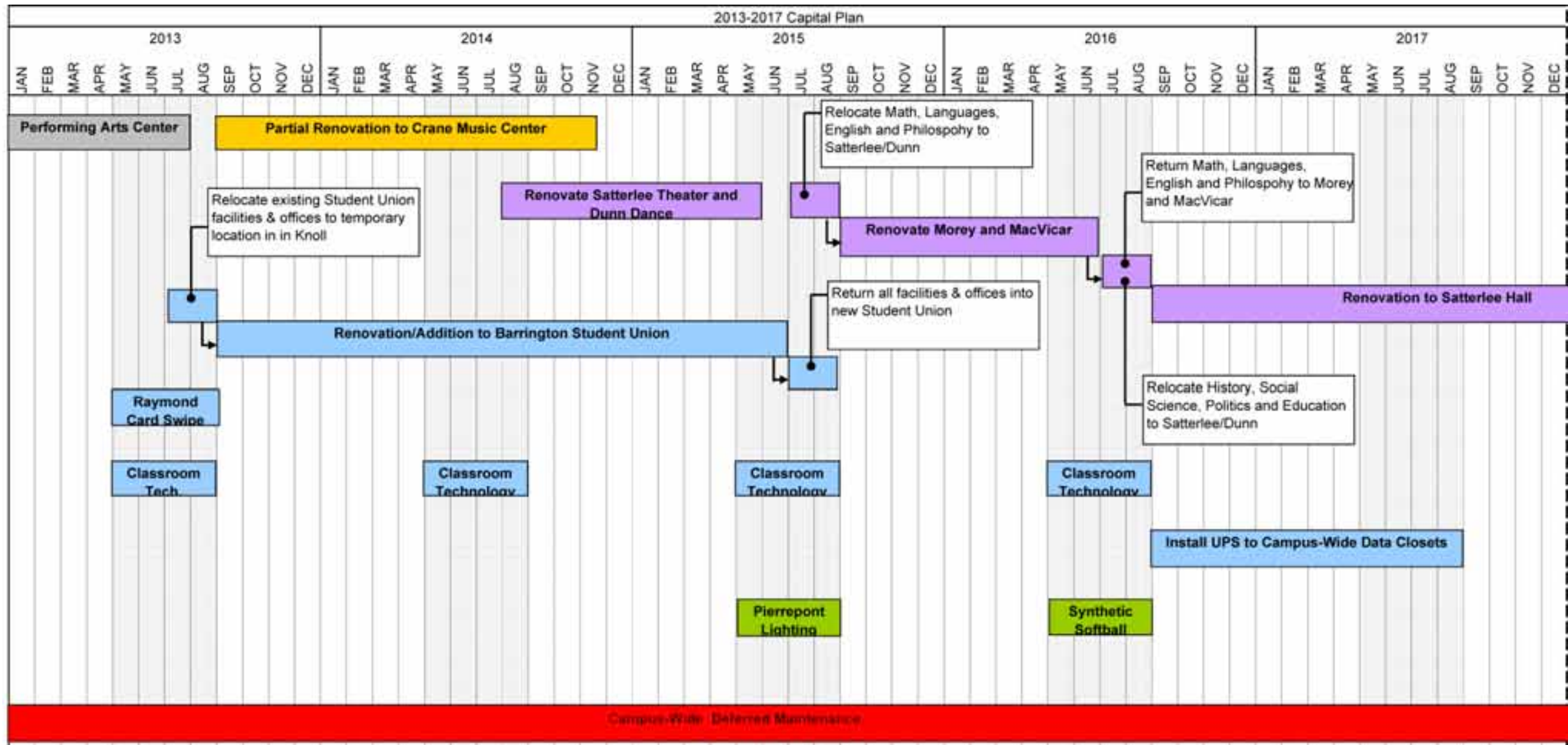
OPTION 1

New construction and major building renovations often cause disruption to the academic operations of the campus. However, the overall campus fabric must remain viable as an educational institution and as a recruitment tool for future students. Therefore, it is recommended that only two large scale construction projects be administered concurrently to mitigate disruption to the students, faculty, staff and visitors. Potsdam should take advantage of the limited student enrollment during the summer months to accomplish multiple small project renovations and to relocate academic departments. All departmental relocations should occur between semesters. Therefore, all building renovation projects related to academic and administrative departments need to be timed for completion near the end of the College's spring semester.

The campus-wide deferred maintenance projects should be administered as the appropriate needs arise, and when the deferred maintenance projects could be administered in conjunction

with a program initiative project. It is assumed that the deferred maintenance projects would be administered continuously for the next two capital plans.

This phasing plan will enable Potsdam to achieve the goals of the "Quick Fix" option by meeting the needs of the proposed academic department space needs, student life improvement, and the non-academic growth / upgrades. This option could be completed within ten years of initiation. This option has three subset phased group renovations: the renovation of Morey / MacVicar Halls requires the temporary relocation of those building occupants into the renovated Satterlee Theater / Dunn Dance Studio, and the temporary relocation of the Satterlee Building occupants to the Satterlee Theater / Dunn Dance Studio before the Satterlee Building is renovated.



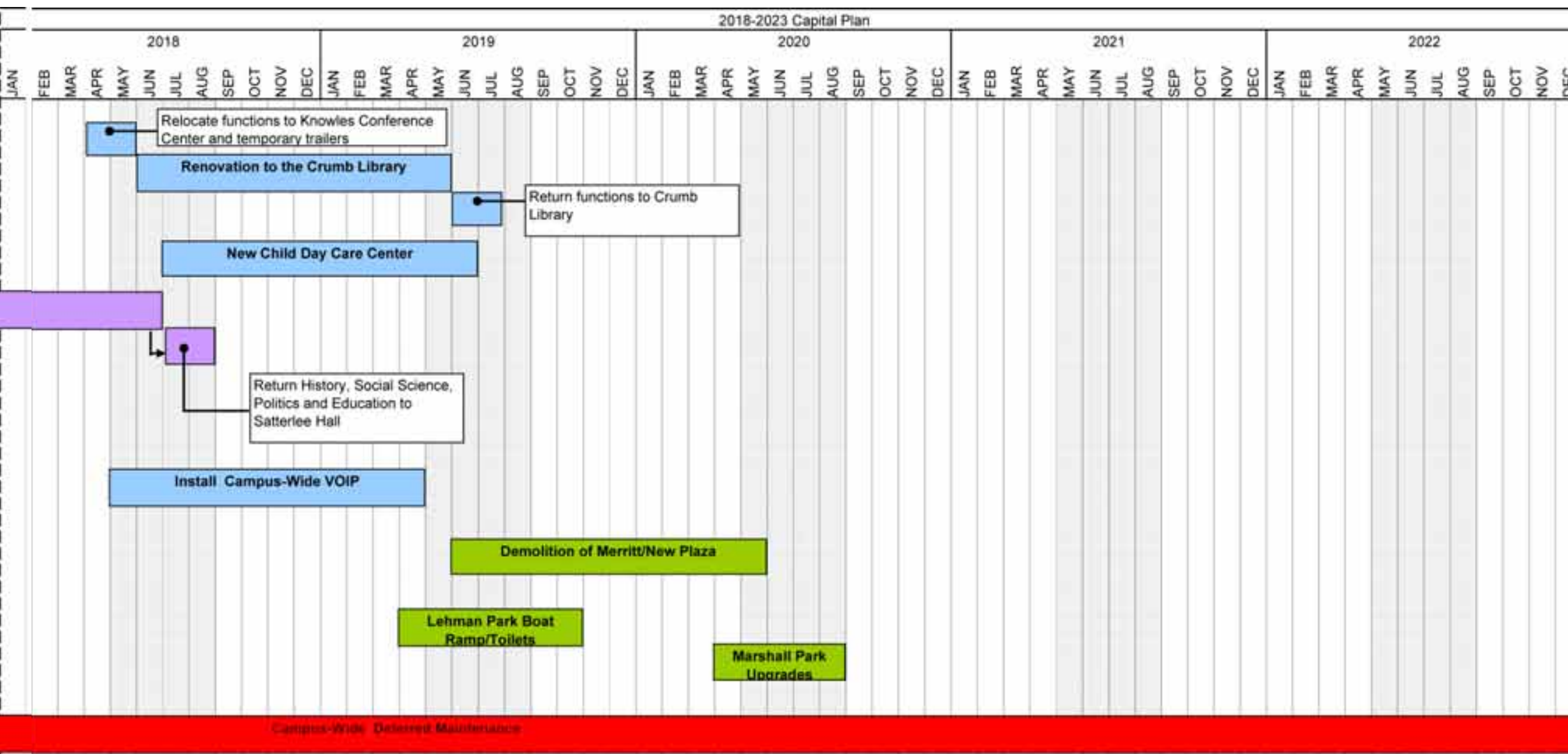
OPERATIONS

The largest disruption to the overall campus operation is the renovation / addition to the Barrington Student Union. Barrington is a primary food service venue, bookstore, and student meeting / activity facility for the Potsdam campus. To alleviate the reduction of food service options, it is recommended Knowles Conference Center be re-established as a temporary dining hall. The bookstore could be temporarily relocated to Merritt Hall or the former Bowman Dining Hall. Finally, the student meeting / activity space could be temporarily relocated to Thatcher second floor or Merritt Hall.

The renovation to Crumb Library will also create an operational disruption to library services. It is recommended that the entire first floor of the library be renovated, and a new construction in-fill of the east-west entrances. While there is a possibility of phasing the library renovation in an effort to allow the library to remain active, the most likely solution is a temporary

relocation of the Library Services during construction activities. Knowles Conference Center could be a temporary location for the Library along with the use of storage trailers for the existing book stacks.

Lastly, the demolition of Merritt Hall and subsequent replacement with a landscaped plaza will disrupt the (new) exterior walls of Kellas and Timerman Halls. Kellas and Timerman will still be able to operate as academic buildings during the demolition work activities; however, the demolition will require exterior wall patching and new building entry doors.



OPTION 1

SWING SPACE

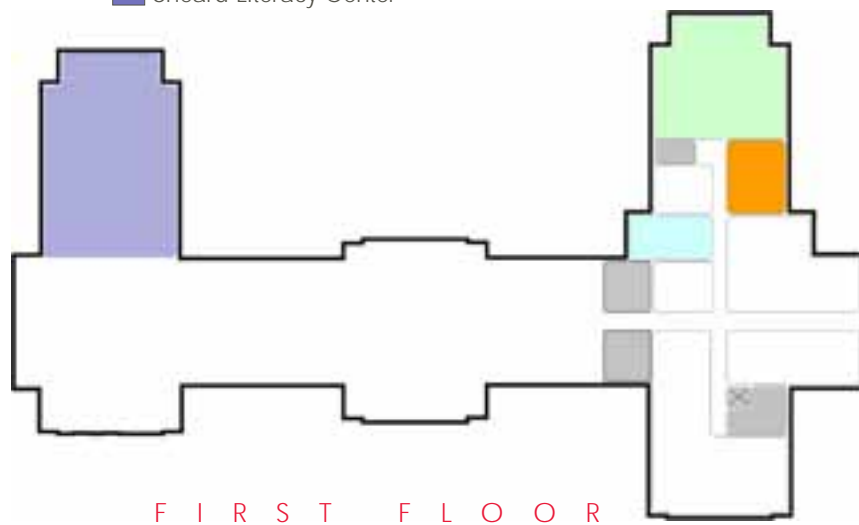
OPTION 1 - SATTERLEE HALL SWING SPACE While Morey and MacVicar Halls are receiving renovations, three departments will need to be relocated to Satterlee Hall, indicated as Phase I of the swing spaces in Satterlee Hall. The College Theater in Satterlee Hall, which is being vacated by the Theatre and Dance Department once the new Performing Arts Center is completed, will serve as swing space. The vacated spaces should be renovated to accommodate faculty/ staff offices and department support functions. The College Theater should be infilled to bring the floor level to the first floor elevation. A second floor should be construction within the existing two-story space. Renovations should be designed to allow for minimal modifications and adjustments occurring during Phase II.

Subsequent to the three departments moving back to Morey and MacVicar, Halls the swing space will be used to temporarily accommodate the departments currently located in Satterlee Hall during major renovations of the main part of the building. The Sheard Literacy Center will remain in its current location. After the completion of the renovation, faculty in the swing space will be moved back into the renovated space within the main section of Satterlee Hall. The location of the departments during construction should be designed so that the departments that will permanently reside in the renovated Theater and Dance spaces do not have to move more than once.

SWING SPACE FOR MOREY AND MACVICAR PHASE I ▼

Department Color Legend

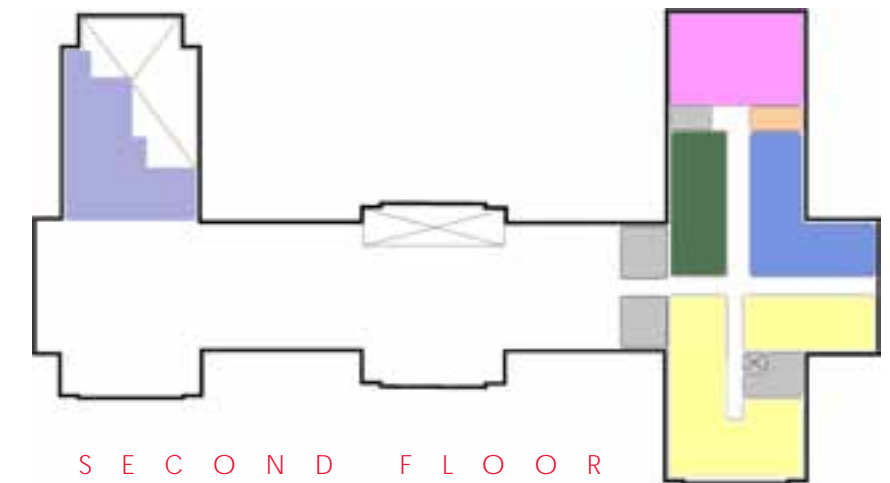
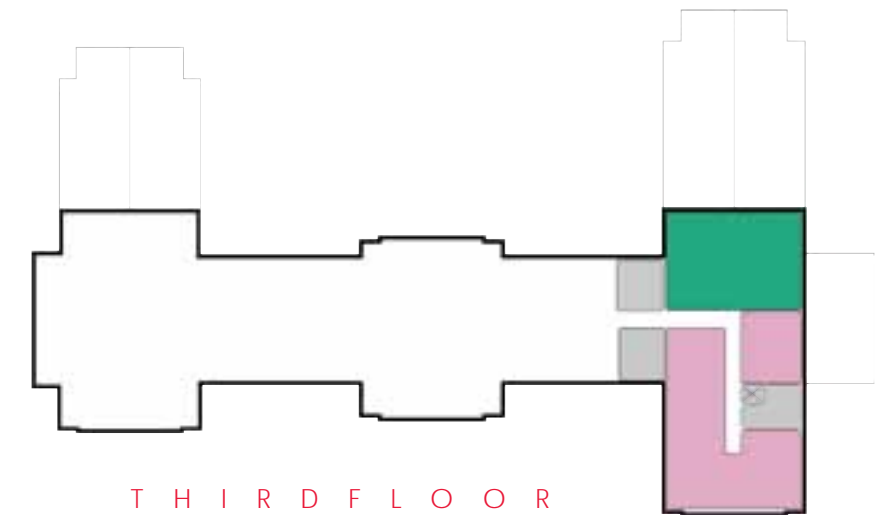
- General Administrative Offices
- General Instruction Classroom
- Interdisciplinary Studies - Womens & Gender Studies
- Sheard Literacy Center



SWING SPACE FOR SATTERLEE MAIN PHASE II ►

Department Color Legend

- General Instruction Classroom
- Field Experience & Teacher Cert.
- School of Education & Prof. Studies
- Wilderness Education
- Curriculum & Instruction
- Secondary Education
- Sociology
- History
- Special Education
- Literacy (not including the Sheard Center)
- Sheard Literacy Center



BARRINGTON SWING SPACE

The construction of the new Barrington Student Union will require the existing building functions to be temporarily relocated. The retail dining venues can be housed in the Knowles Conference Center second floor utilizing the existing kitchen equipment. Hurley's Night Club, located in Lehman Hall, can temporarily house the C-Store. The campus bookstore, C-Store and mailroom can be temporarily relocated to the Ethnic Unity Lounge in Bowman Hall. Lastly, the existing Barrington meeting rooms can be re-routed across campus (Crumb Library classroom, Kellas lecture halls, and Maxcy classrooms). The Thatcher private dining room can be temporarily located on the eighth floor of Raymond Hall. Student organization, gameroom, and multipurpose spaces can temporarily be accommodated for on the first floor of Knowles and in the ground level classroom in Maxcy Hall, during construction of the new student union. ▶

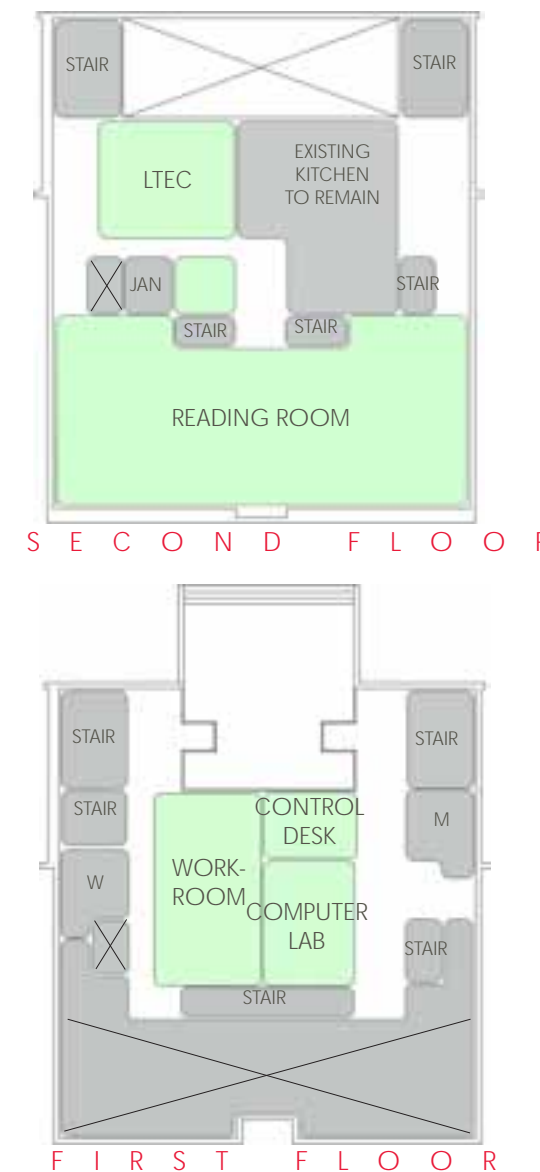
Existing Space		Swing Space	
Barrington Student Union		Knowles Conference Center	
Dining	4,525	Dining	4,243
PACES Offices	1,430	Multipurpose Space	2,043
Admin Offices	503	Bowman Dining Hall	
Bookstore	6,872	Open Area	5,721
C-store	1,634	Lounge D21	528
Mailroom	1,334	Lounge D22	528
Student Org	2,324	(rent trailer for storage)	
(includes VO, news & Radio Station)		Lehman Dining Hall	
Petes Place	2,109	Hurley's Night Club	1,763
Multipurpose Room	6,570	Dunn Hall	
Forum	1,180	Theater	4,482
Lounge	2,432	Raymond Hall	
Thatcher Hall		8th Floor Dining Room	1,430
Private Dining	3,239	Maxcy Hall	
		Classroom G-104	1,400

Note: Colors in chart do not match Department Color Legend. All Student Union program falls under Student Services.



CRUMB LIBRARY SWING SPACE

The renovation to the Crumb Library will require the temporary closure of the building. Temporary storage trailers should be rented and located adjacent to the Knowles Conference Center. The temporary trailers are efficient because books and reference materials can be stored adjacent to the swing space and allows the swing space to be utilized by services and library program. Staff members can quickly retrieve books from the trailer as necessary for student and faculty. The second floor of Knowles can be temporarily utilized as a reading room and LTEC classroom while the first floor can accommodate a workroom, and control desk. The Levitt Computer Lab currently in Merritt Hall will also be temporarily located on the first floor of Knowles once Merritt Hall renovations begin. The trailers will store the books and periodicals during the library renovation. ▼



OPTION 1
ANALYSIS OF SPACE NEEDS

OPTION 1

CONCEPT COMMENTS

OBJECTIVES

SUNY Potsdam honors a long history of excellence in fine arts, music, and education. As the College grows, the goal of the institution is to continue providing the strong academic curriculum to students preparing them for successful careers in their perspective fields of study. Fostering a hand-crafted education for students is fundamental to the College's success in teaching. SUNY Potsdam has identified objectives that will facilitate in continuing their ability to offer exceptional academic programs. Within the College's Strategic Plan there are goals that relate directly to the physical attributes of the campus. The quality of the physical attributes and facilities of a campus enhance a student's ability to learn and can positively affect student enrollment and retention rates. The Facilities Master Plan has responded to these goals with solutions chosen by many stakeholders on campus. The following sections in this report will describe in detail the renovation and new construction projects created to fulfill the goals set forth.

Through our academic utilization study, peer benchmarking, walkthroughs, campus meetings, and various levels of data analysis, the Facilities Master Plan has determined there is adequate academic space on the SUNY Potsdam campus to accommodate growth to 5,005 student FTEs with no need for new academic space (classrooms). Academic departmental space will receive modest expansions to accommodate student and faculty growth, achieved within the campus' existing building assets. The Facilities Master Plan achieves some of the goals set forth by the Strategic Plan and fully aligns with the College's mission statement. The planned program and described development will compliment the College's existing academic excellence. The execution of the proposed projects included in option 1 will improve physical conditions on campus, however they will no transform the campus.

Option 1 of the Concept Alternatives minimally achieves the goals and objectives set forth by the College. This option has the lowest cost attached, however, does not realize the full potential of the campus. The following lists identify the strengths, weaknesses and comments related to Option 1 raised during concept review.

STRENGTHS

- Lowest cost option
- Provides a clear visual connection between the academic quadrangle and the Crane School of Music
- Relocates the daycare center outside of the academic quad
- Enhances support for facilities and equipment for student learning
- Meets the enrollment targets outlined in the MOU and confirmed by the Facilities Master Plan Committees
- Supports an increase in student retention with the addition of a new Student Union

WEAKNESSES

- Reduction to the overall available campus square feet
- Requires the greatest amount of new construction student housing
- Does not provide exemplary Fine Arts growth
- Does not address the Maxcy Athletic Center needs
- Does not include proposed Minerva Center
- The demolition to Merritt Hall does not allow for the continuous interior walkway around the academic quadrangle
- Does not address a new campus entrance
- Does not make campus beautification a high priority
- Does not increase student engagement through curricular and co-curricular activities to its maximum potential

COMMITTEE COMMENTS

- The demolition of Merritt Hall is not an acceptable solution
- The student housing along Marshall Park provides a nice edge between the athletic fields and the housing zone
- Additional housing debt is a concern
- The campus' full potential is not maximized



OPTION 2

CAMPUS PLAN

SUMMARY FINDINGS

Option 2 minimally solves the primary needs of projected enrollment growth, faculty and departmental growth, and renovations to campus facilities to achieve the Academic Mission and Strategic Plan. The Renovation of Merritt Hall for the Fine Arts program and the creation of a new Arts Quadrangle will strengthen the Academic Mission of Potsdam being the premier “Arts” College in the SUNY System. A fine arts gallery /museum in the renovated Merritt Hall would provide a venue for the community and collaboration between the academic departments sharing the facility. No new academic space is required to arrive at the College goal of 5,000 student FTEs. However, there is a need for additional student life space to enhance the overall quality of the student experience on campus, and for additional student housing that is required as a result of the enrollment increase.

STUDENT FTE

Potsdam’s Strategic Plan 2006-2007 states a target of 5,000 student FTEs by 2023.

ACADEMIC

A new Performing Arts Center is currently in the design phase, and the Theatre and Dance programs will be relocated to this facility when construction is complete in 2013. Satterlee Hall will be renovated, with Satterlee Theatre and Dunn Hall used as swing space Merritt will be repurposed for fine arts programming and a new Arts Quad will be developed. Dunn and Brainerd Halls will be repurposed to accept the programs currently located in Morey and MacVicar Halls.

STUDENT LIFE

The addition of the new performing arts facility will enhance the liberal arts quality of student life on the Potsdam campus. The new student union will double the number of meeting rooms; provide dedicated student activities and organizations space; engage, program, and revitalize under utilized green space (offering space for outdoor programming); and provide students with enhanced social space (a new campus living room and lounge space).

The relocation of the Student Success Center functions from Sisson Hall to Morey MacVicar Halls will position student services closer to related administrative offices and situate the departments within a high student traffic zone. Being within the academic quad will be more convenient to students, therefore increasing utilization of these services, such as the Career Planning and Student Success Center.

COMMUNITY

Landscape upgrades to Marshall Park will not only enhance the beauty of the Potsdam campus, but also provide a natural asset for ongoing community use. The new Performing Arts Center will enhance the wealth and richness of the arts for both the campus and community. The renovated Barrington Student Union would provide faculty, staff, and commuter and resident students with enhanced social space and outdoor programming areas to evoke a stronger sense of on-campus community. The creation of an Arts Quadrangle between Snell and Merritt Hall will provide a sense of community for the Fine Arts, Theatre and Dance, and the Crane School of Music. Finally, a new boat dock / public toilets / assembly space on the Racquette River at Lehman Park will provide a connection to the river for both the College and village community.

RESIDENTIAL

There is a need for 379 new beds to be created on campus if the campus continues as a goal to house 60 percent of the student population. The relocation of the Student Success Center functions from Sisson Hall to Morey / MacVicar Halls will allow for 132 additional beds. The east end of Marshall Park has been identified as the ideal location for a student residence hall providing the remaining 247 beds.

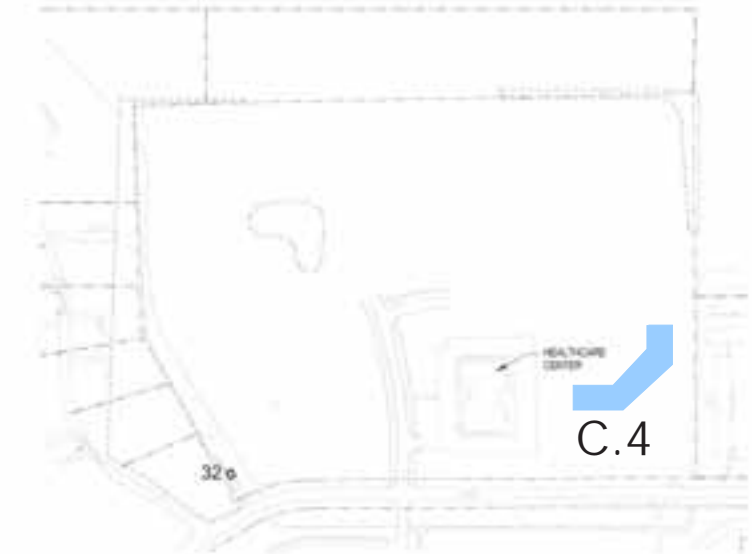
LAND ACQUISITION

No land acquisition is required for this option.

OTHER

A new daycare center will be provided on the existing NATCO Park site.

NATCO PARK (See NATCO Park pages 12-13 for enlarged plans)



LEHMAN PARK (See Lehman Park pages 10-11 for enlarged plans)



BLDG #	BUILDING NAME
0001	Raymond Hall
0003	Flagg Hall
0004	Crumb Memorial Library
0005	Maxcy Hall
0006	Bowman Hall
0007	Bowman Dining Hall
0009A	Schuette Hall
0009B	Crane Music Center
0009C	Bishop Hall
0009D	Snell Music Theater
0010	Satterlee Hall
0011	Dunn Hall
0012	Merritt Hall
0013	Heating Plant
0014	President's Residence
0015A	Morey Hall
0015B	Carson Hall

BLDG #	BUILDING NAME
0015C	MacVicar Hall
0015D	Stillman Computing Center
0016	H. M. Hosmer Concert Hall
0017	Sisson Hall
0018	Van Housen Hall
0019	Thatcher DH
0020	Draime Hall
0021	Stowell Hall
0022	Knowles DH
0023	Knowles Hall
0024	Maintenance
0024A	Central Printing Services
0024B	Vehicle Repair Garage
0025	Kellas Hall
0026	Brainerd Hall
0027	Timerman Hall

PROJECT DESCRIPTION		OPTION		
		1	2	3
A PROGRAM / DEPARTMENT				
.1	Partial Renovation to the Crane Music Center	X	X	X
.2A	Renovate Merritt Hall for Fine Arts		X	X
.2B	New Construction Merritt Hall for Fine Arts		X	X
B GENERAL / SHARED DEPARTMENT USE				
.1A	Renovate the Satterlee Theater and Dunn Dance Studio for Academic Swing Space	X	X	X
.1B	New Construction Satterlee Theater	X	X	X
.2	Renovate Morey and MacVicar Halls for Student Success Center		X	X
.3	Renovate Satterlee Hall	X	X	X
.4	Renovate Brainerd Hall for Multiple Departments		X	X
.5	Renovate Morey and MacVicar Halls for Current Departments	X		
C ADMINISTRATION / SUPPORT SERVICES				
.1	Renovation/New Construction to the Barrington Student Union	X	X	X
.2	Renovation to Crumb Library	X	X	X
.3A	Crumb Library East/West Infill		X	X
.3B	Crumb Library South Building Addition			X
.4	New Child Day Care Center	X	X	X
.5	Install Projection Technology/Upgrade to Classrooms	X	X	X
.6	Install Card Access Technology to Raymond Hall Basement	X	X	X
.7	Install Campus-Wide VOIP System	X	X	X
.8	Install UPS to Campus-Wide Data Closets	X	X	X
.9A	Renovation to Maxcy Hall Existing Pool to become Fitness Center			X
.9B	New Construction to Maxcy Hall Existing Pool to become Fitness Center (Pool Infill)			X
.10	Pool Addition to Maxcy Hall			X
.11	Sisson Hall Housing Renovation (132 Beds)		X	X
.12	Marshall Park Housing (247 Beds)	X	X	X
.13	Maxcy Hall Ice Rink Addition		X	X
D SITE IMPROVEMENT PROJECTS				
.1	New Arts Quadrangle		X	X
.2	New Boat Dock / Assembly Space / Public Toilets	X	X	X
.3	Landscape Upgrades to Marshall Park	X	X	X
.4	New Synthetic Softball Outfield	X	X	X
.5	Install Exterior Lighting Along Pierrepont Avenue	X	X	X
.6	Close Barrington Drive/ New Landscape Plaza			X
.7	Campus-Wide Wayfinding			X
.8	New Conference Center/ Hospitality Housing at Lehman Park		X	X
.9	New Alumni Center at Lehman Park		X	X
.10	Zero Energy Housing at NATCO Park			X
.11	Demolition of Merritt Hall/ New Landscape Plaza	X		

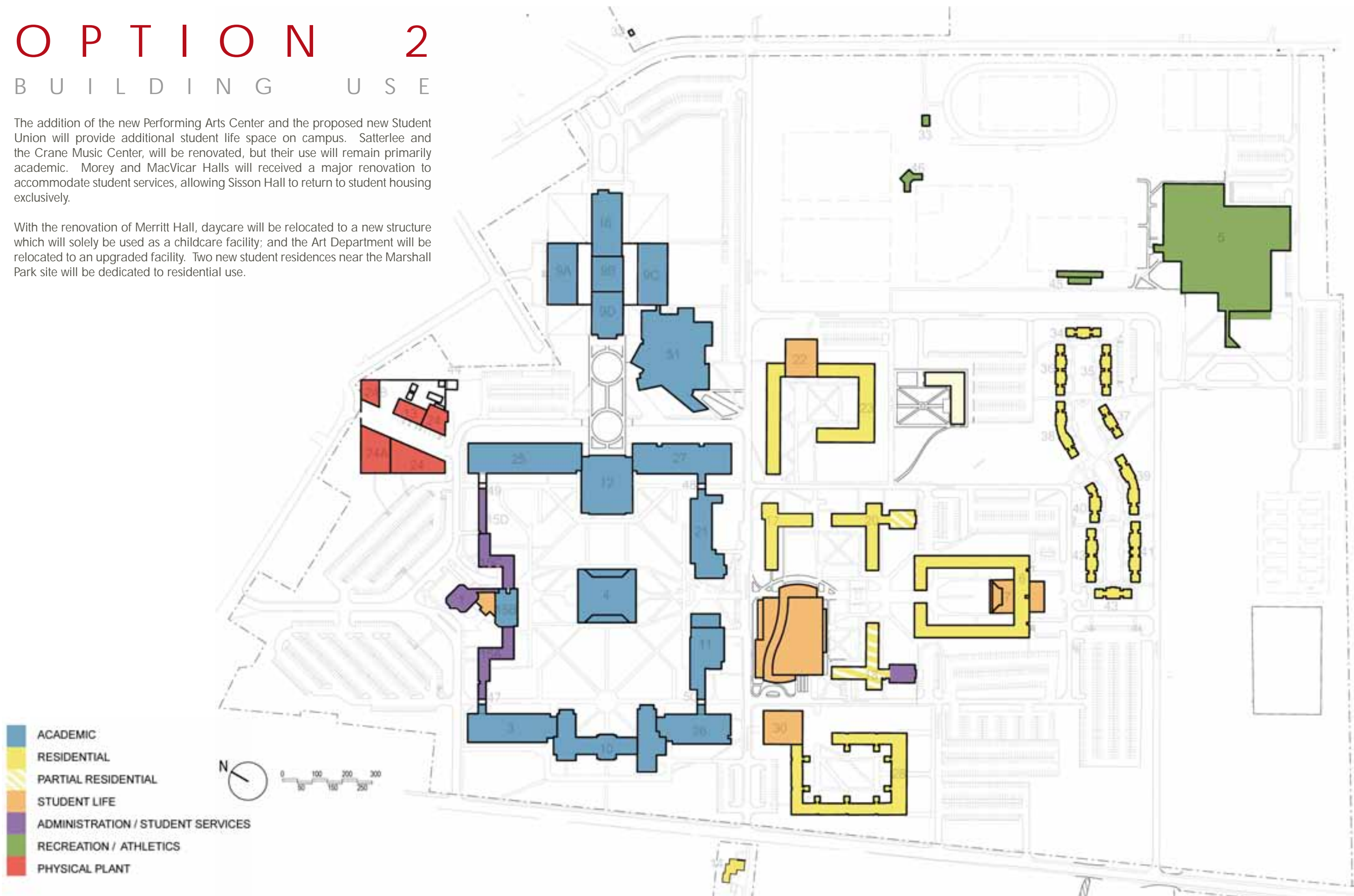


OPTION 2

BUILDING USE

The addition of the new Performing Arts Center and the proposed new Student Union will provide additional student life space on campus. Satterlee and the Crane Music Center, will be renovated, but their use will remain primarily academic. Morey and MacVicar Halls will received a major renovation to accommodate student services, allowing Sisson Hall to return to student housing exclusively.

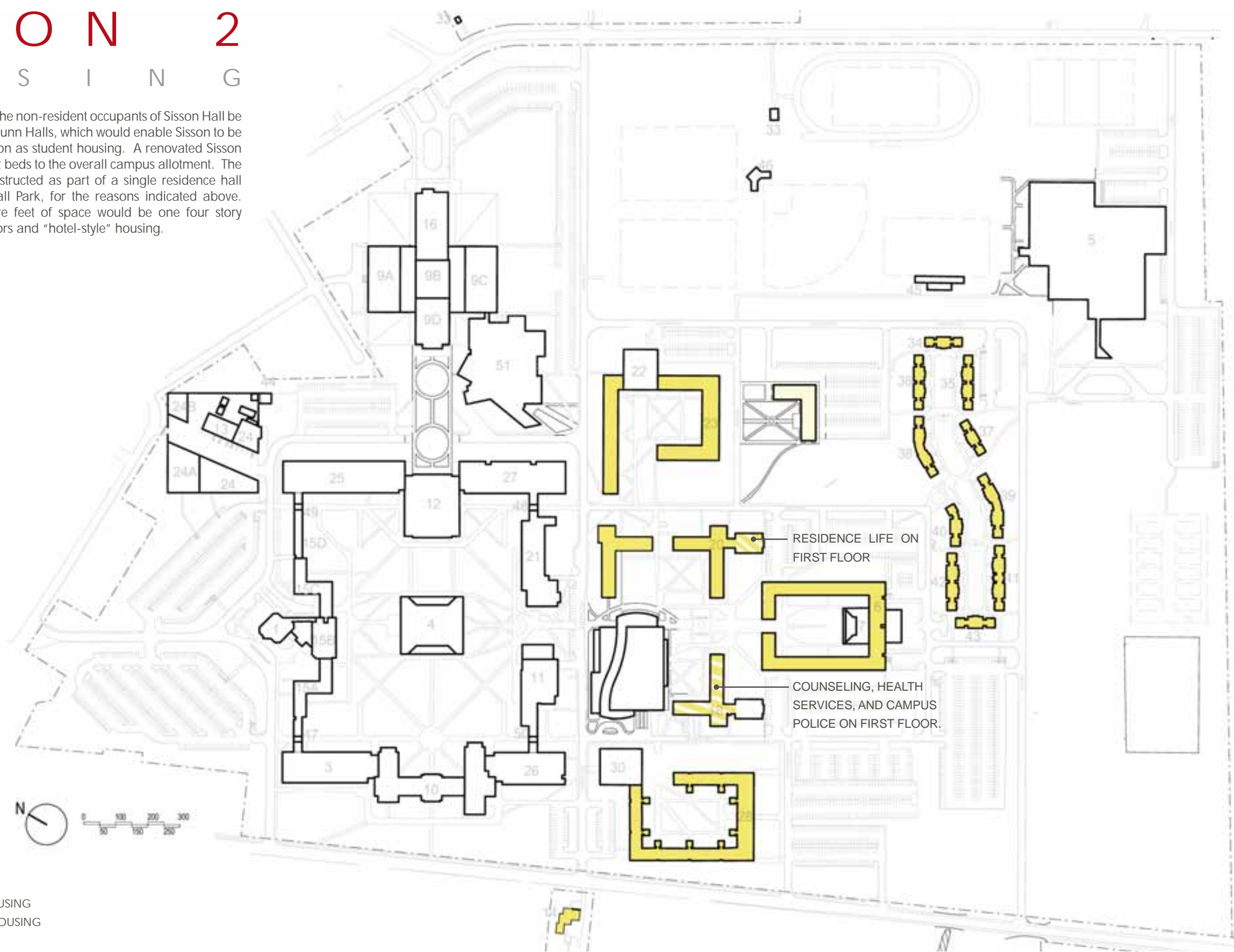
With the renovation of Merritt Hall, daycare will be relocated to a new structure which will solely be used as a childcare facility; and the Art Department will be relocated to an upgraded facility. Two new student residences near the Marshall Park site will be dedicated to residential use.



OPTION 2

H O U S I N G

Under this option it is proposed that the non-resident occupants of Sisson Hall be relocated to Morey, MacVicar, and Dunn Halls, which would enable Sisson to be renovated back to its original function as student housing. A renovated Sisson would repurpose approximately 132 beds to the overall campus allotment. The remaining 247 beds would be constructed as part of a single residence hall located on the east end of Marshall Park, for the reasons indicated above. Approximately 70,000 gross square feet of space would be one four story structure with double-loaded corridors and "hotel-style" housing.

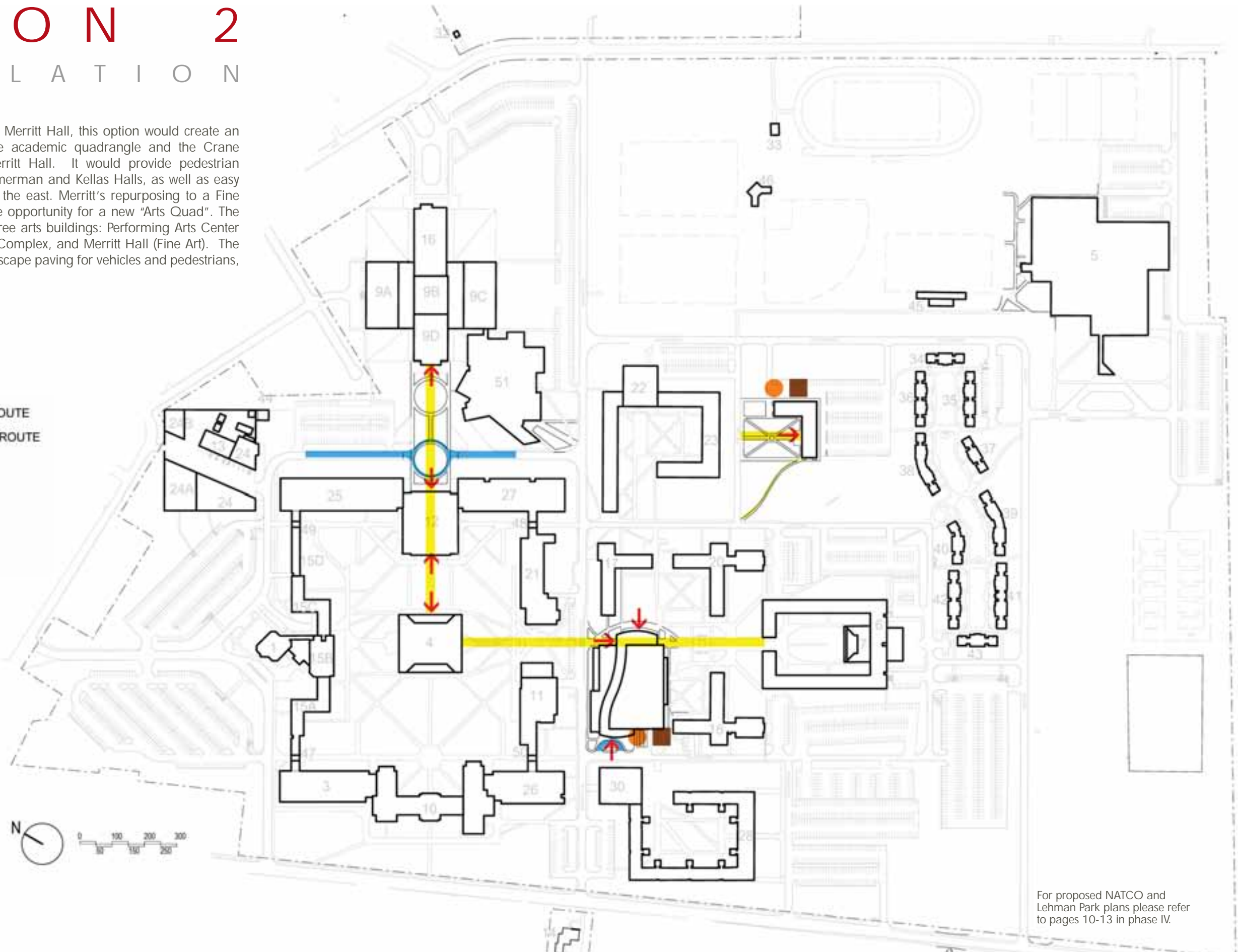


OPTION 2

CIRCULATION

Centering around the renovation of Merritt Hall, this option would create an indoor pedestrian link between the academic quadrangle and the Crane Complex through a renovated Merritt Hall. It would provide pedestrian access currently lacking between Timerman and Kellas Halls, as well as easy access from the academic quad to the east. Merritt's repurposing to a Fine Arts Building would also provide the opportunity for a new "Arts Quad". The new quad would tie the campus' three arts buildings: Performing Arts Center (Theater and Dance), Crane Music Complex, and Merritt Hall (Fine Art). The quad renovation would include hardscape paving for vehicles and pedestrians, and softscape plantings and lawn.

- █ NEW CAMPUS VEHICULAR ROUTE
- █ NEW PRIMARY PEDESTRIAN ROUTE
- █ SERVICE VEHICLE ROUTE
- █ DUMPSTER
- LOADING DOCK
- ☆ NEW CAMPUS ENTRANCE
- ➔ NEW BUILDING ENTRANCE



For proposed NATCO and Lehman Park plans please refer to pages 10-13 in phase IV.

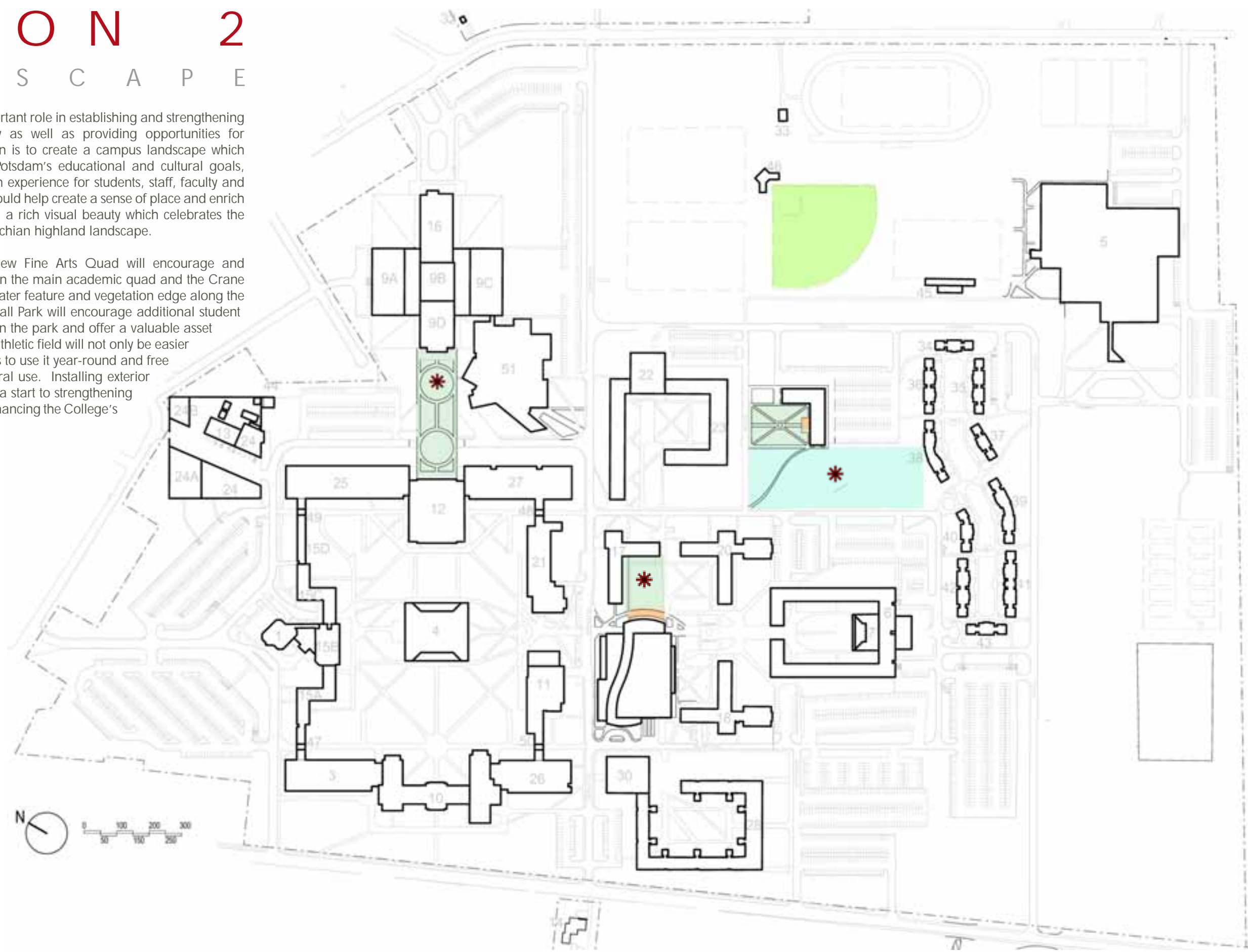
OPTION 2

LANDSCAPE

Landscape plays a unique and important role in establishing and strengthening an institutions image and identity as well as providing opportunities for recreation. The goal of this section is to create a campus landscape which responds to and supports SUNY Potsdam’s educational and cultural goals, and one that enhances the Potsdam experience for students, staff, faculty and visitors. Moreover the landscape should help create a sense of place and enrich the educational experience through a rich visual beauty which celebrates the diversity of Potsdam’s native Appalachian highland landscape.

In Option 2, the creation of a new Fine Arts Quad will encourage and strengthen social interaction between the main academic quad and the Crane Music Complex. Refurbishing the water feature and vegetation edge along the east and west boundaries of Marshall Park will encourage additional student recreational activities to take place in the park and offer a valuable asset to the community. A new synthetic athletic field will not only be easier to maintain but also allow for teams to use it year-round and free up indoor areas for club and general use. Installing exterior lighting along Pierrepont Avenue is a start to strengthening an existing campus gateway and enhancing the College’s public identity.

- PLAZA
- ACADEMIC QUAD
- ATHLETICS
- PASSIVE OUTDOOR SPACE
- * OUTDOOR SCULPTURE



OPTION 2

FUNDING AND OPERATIONS

Option 2	Area (GSF)	Unit Cost / GSF	Project Budget Types			Capital Budget Plan			Total			
			Reno Costs	New or Addition Costs	Site Costs	2013-2018	2018-2023	Beyond 2023				
Construction Budget Costs												
A. Program / Department												
.1 Partial Renovation to the Crane Music Center	\$14,336	\$150	\$2,150,400			\$2,150,400			\$2,150,400			
.2A Renovate Merritt Hall for Fine Arts	\$64,139	\$229	\$14,687,831			\$14,687,831			\$14,687,831			
.2B New Construction Merritt Hall for Fine Arts	\$13,690	\$296		\$4,052,240		\$4,052,240			\$4,052,240			
B. General / Shared Department Use												
.1A Renovate the Satterlee Theater and Dunn Dance Studio for Academic Swing Space	\$32,419	\$237	\$7,683,303			\$7,683,303			\$7,683,303			
.1B New Construction Satterlee Theater	\$14,842	\$300		\$4,452,600		\$4,452,600			\$4,452,600			
.2 Renovate Morey and MacVicar Halls for Student Success Center	\$42,003	\$253	\$10,626,759				\$10,626,759		\$10,626,759			
.3 Renovate Satterlee Hall	\$77,029	\$255	\$19,642,395			\$19,642,395			\$19,642,395			
.4 Renovate Brainerd Hall for Multiple Departments	\$37,288	\$237	\$8,837,256				\$8,837,256		\$8,837,256			
C. Administration / Support Services												
.1 Renovation/New Construction to the Barrington Student Union	\$120,500	\$272		\$32,776,000	\$2,868,641	\$35,644,641			\$35,644,641			
.2 Renovation to Crumb Library	\$25,682	\$224	\$5,752,768			\$5,752,768			\$5,752,768			
.3 Crumb Library East/West Infill	\$10,000	\$300		\$3,000,000		\$3,000,000			\$3,000,000			
.4 New Child Day Care Center at NATCO park	\$14,000	\$351		\$4,914,000	\$441,252	\$5,355,252			\$5,355,252			
.5 Install Projection Technology/Upgrade to Classrooms			\$331,409			\$331,409			\$331,409			
.6 Install Card Access Technology to Raymond Hall Basement			\$5,768			\$5,768			\$5,768			
.7 Install Campus-Wide VOIP System			\$528,859				\$528,859		\$528,859			
.8 Install UPS to Campus-Wide Data Closets			\$778,321			\$778,321			\$778,321			
.9 Sisson Hall Housing Renovation (132 Beds)			\$0									
.10 Marshall Park Housing (247 Beds)				\$0								
.11 Maxcy Hall Ice Rink Addition	\$6,560	\$366		\$2,400,960			\$2,400,960		\$2,400,960			
D. Site Improvement Projects												
.1 New Arts Quadrangle	\$70,000	\$13			\$910,000		\$910,000		\$910,000			
.2 Boat Dock/Assembly Space/Public Toilets	\$1,986	\$330		\$655,380	\$671,229		\$1,326,609		\$1,326,609			
.3 Landscape Upgrades to Marshall Park			\$550,000		\$550,000		\$550,000		\$550,000			
.4 New Synthetic Softball Outfield	\$55,000	\$15			\$825,000		\$825,000		\$825,000			
.5 Install Exterior Lighting Along Pierrepont Avenue			\$391,964			\$391,964			\$391,964			
.6 New Conference Center/Hospitality Housing at Lehman Park	\$52,000	\$322		\$16,744,000	\$1,464,581			\$18,208,581	\$18,208,581			
Sub-Total Construction Budget Costs						\$71,025,069	\$68,995,180	\$8,122,667	\$104,753,892	\$25,180,443	\$18,208,581	\$148,142,916
Other Project Budget Costs												
Professional Fees, Equipment Costs, Contingencies Budgeted @	0.35					\$36,663,862	\$8,813,155	\$6,373,003	\$51,850,021			
Sub-Total Project Costs						\$141,417,754	\$33,993,598	\$24,581,585	\$199,992,936			
Escalation through Year 4 of Funding Cycle (Beginning 01/01/2011) @ Rate/Year	0.0375					\$37,122,160	\$15,297,119	\$15,670,760	\$68,090,040			
Total Projected Budget Costs						\$178,539,915	\$49,290,717	\$40,252,345	\$268,082,976			



OPTION 2

CAPITAL IMPROVEMENTS

PROJECTED GROWTH & SPACE NEEDS

The current net assignable square feet (NASF) on campus provides space for both student and faculty growth as projected by the College. The chart to the right illustrates the existing and recommended NASF for each type of academic space existing on campus. It is recommended that the campus see increases in square footage for the space types listed below:

- Departmental Faculty and Staff Offices
- Assembly
- Library
- Student / Faculty Activities

As a result of growth projections for 2023, it is recommended that the faculty and staff office spaces increase in nasf. These increases can be achieved by renovating and repurposing existing spaces, infill, and minor additions. The total assembly spaces on campus is indicated in the chart to increase by 17,881, despite benchmarking findings reported in Phase III. The construction of the new Performing Arts Center will result in an increase in assembly space on campus, even though the College Theater in Satterlee will be repurposed. It is recommended that space dedicated to student/ faculty activities see an increase as well. This is a result of the technical study currently being completed by the campus. It is recommended that the Crumb Library receive additional NASF, despite the benchmarking findings reported in Phase III. The additional NASF is required in order to accommodate changing pedagogy and strengthen student academic success. The following pages within this report section will describe the projects required to physically accommodate the recommended space needs mentioned above and in the chart to the right.

As evident in the chart, the College's current NASF per FTE is 216. This is higher than the NASF per student of 164 recommended by the consultant and the SUNY recommendation of 144, as stated in Phase III. The limited addition of a new footprint to this campus and the major repurposing of space allocations will allow the NASF per student to fall to 212 by 2023.

The Consultant's recommended space needs included in the Concept Alternatives (Phase IV) differ from the space recommendations reported in Phase III. The projected space needs for Phase IV acknowledge programming solutions placed into existing facilities, whereas the space recommendations provided in Phase III represent theoretical space models. To achieve theoretical space goals the College would be required to demolish valuable facilities, therefore, the space needs proposed as part of the Phase IV options, as well as the final recommendation suggest the College renovate and modify the existing facilities in order to function more efficiently and effectively, while allowing for future growth and development.

EXISTING AND RECOMMENDED SPACE SUMMARY

Space Type	2008 (4,381 FTE) Existing Space as Reported in PSI	2023 (5,005 FTE) Recommended Space by Consultant	Growth / Reduction (-)	Comments
INSTRUCTIONAL CLASSROOMS/LECTURE HALLS				
Classrooms	35,305	35,305	0	Inventory adjusted within existing total nasf for this category
Lecture Halls	15,362	15,362	0	
Sub-Total Registrar Controlled Space	50,667	50,667	0	
Classroom/Lecture NASF per FTE	12	12		
DEPARTMENTAL USE				
Teaching Labs	101,335	103,735	1,165	Class lab space needs accommodated by repurposing existing space.
Individual Study Labs	33,673	33,673	3,670	Includes addition of renovated practice rooms in the Sub-basement level of the Crane Music Center
Departmental Research Labs	15,420	15,420	0	
Faculty & Staff Offices	94,093	94,093	57,539	Includes new faculty offices for projected faculty FTE
General & Special Use	30,799	30,799	0	
Sub-Total Instructional & Dept Research	275,320	277,720	2,400	
Dept NASF per FTE	63	63		
CAMPUS-WIDE ACADEMIC SUPPORT				
Health & Physical Education	153,489	167,489	14,000	Includes Ice Rink addition
Data & Resources Center (IT)	15,766	15,766	0	
Organized Activities	6,334	6,334	0	
Organized (Sponsored) Research	0	0	0	
Public Services	8,672	8,672	0	
Assembly & Exhibition	68,937	86,818	17,881	1. Theater & Dance vacating Dunn and Satterlee and 2. Construction of new Performing Arts Building
Library	53,465	69,955	16,490	Includes infill and addition projects
Student/Faculty Activities	66,200	85,828	19,628	Includes new Barrington Student Union and taking Bowman Dining Hall offline
Food Service - Dining	15,021	13,021	-2,000	Includes new Barrington Student Union
Food Service - Kitchen / Survery	41,069	39,253	-1,816	Includes new Barrington Student Union and taking Bowman Dining Hall offline
Student Health Services	4,435	4,435	0	
General Administration	78,425	78,425	0	
Central Services	76,741	76,741	0	
Building Services	30,021	30,021	0	
Inactive Space	2,379	2,379	0	
Sub-Total Support Space	620,954	685,137	64,183	
Support NASF per FTE	142	137		
Total Campus-Wide NASF	946,941	1,013,524	66,583	
Campus-wide Average NASF per FTE	216	212		

As previously stated, the space needs recommendations are identifying departmental use space types, specifically faculty and staff offices, which need to receive additional NASF in order to accommodate faculty and staff growth by the years indicated in Phase III. The departments recognized as growing between 2008 and 2023 (as illustrated in the FTE Projections Chart on page 3 within Phase III) are list below:

- Health and Physical Education
- Community Health
- Business Administration
- Anthropology
- Art & Art Gallery
- Biology
- Computer Science
- English & Communications
- Theatre and Dance
- Crane School of Music
- Curriculum & Instruction

The Politics Department will be experiencing a slight decline in faculty FTE, which will not result in a parallel decline in NASF. Similarly, the remaining departments not listed above will not see an increase or decrease in NASF.

EXISTING AND RECOMMENDED DEPARTMENT SPACE NEEDS

Department Name	2008 Existing Department Use Net Assignable Square Feet	2023 Phase V Recommended Department Use Net Assignable Square Feet	Growth / Reduction (-)
	a	b	c-b
Special Education	611	1,200	589
Literacy	2,005	2,770	765
Secondary Education	2,786	3,100	314
Information and Communication Technology	2,678	3,800	1,122
Arts and Sciences Misc. Programs	5,459	6,000	541
Health and Physical Education	4,157	4,157	0
Community Health	1,744	3,600	1,856
Business Administration	1,087	2,200	1,113
Graduate Office	1,100	1,100	0
Anthropology	5,024	5,400	376
Art	20,025	21,560	1,535
Art Gallery	6,698	9,600	2,902
Biology	20,233	21,433	1,200
Chemistry	20,317	21,517	1,200
Computer Science	4,937	5,125	188
Theatre and Dance	19,349	16,068	-3,281
Economics & Employment Relations	3,540	3,900	360
English & Communications	6,469	7,200	731
Modern Language	4,888	5,400	512
Geology	19,498	19,498	0
History	4,878	5,300	422
Mathematics	4,033	4,800	767
Philosophy	2,198	2,700	502
Physics	14,814	14,814	0
Politics	1,787	1,790	3
Psychology	22,687	22,687	0
Sociology	3,024	3,000	-24
Crane School of Music	59,093	62,763	3,670
Wilderness Education	2,189	4,300	2,111
Curriculum & Instruction B-G6	2,138	5,450	3,312
School of Education & Professional Studies Misc.	5,449	5,810	361
Field Experience & Teacher Certification	425	600	175
Total Department Use Space	275,320	298,642	62,374

OPTION 2

CAPITAL IMPROVEMENTS

CRANE MUSIC CENTER

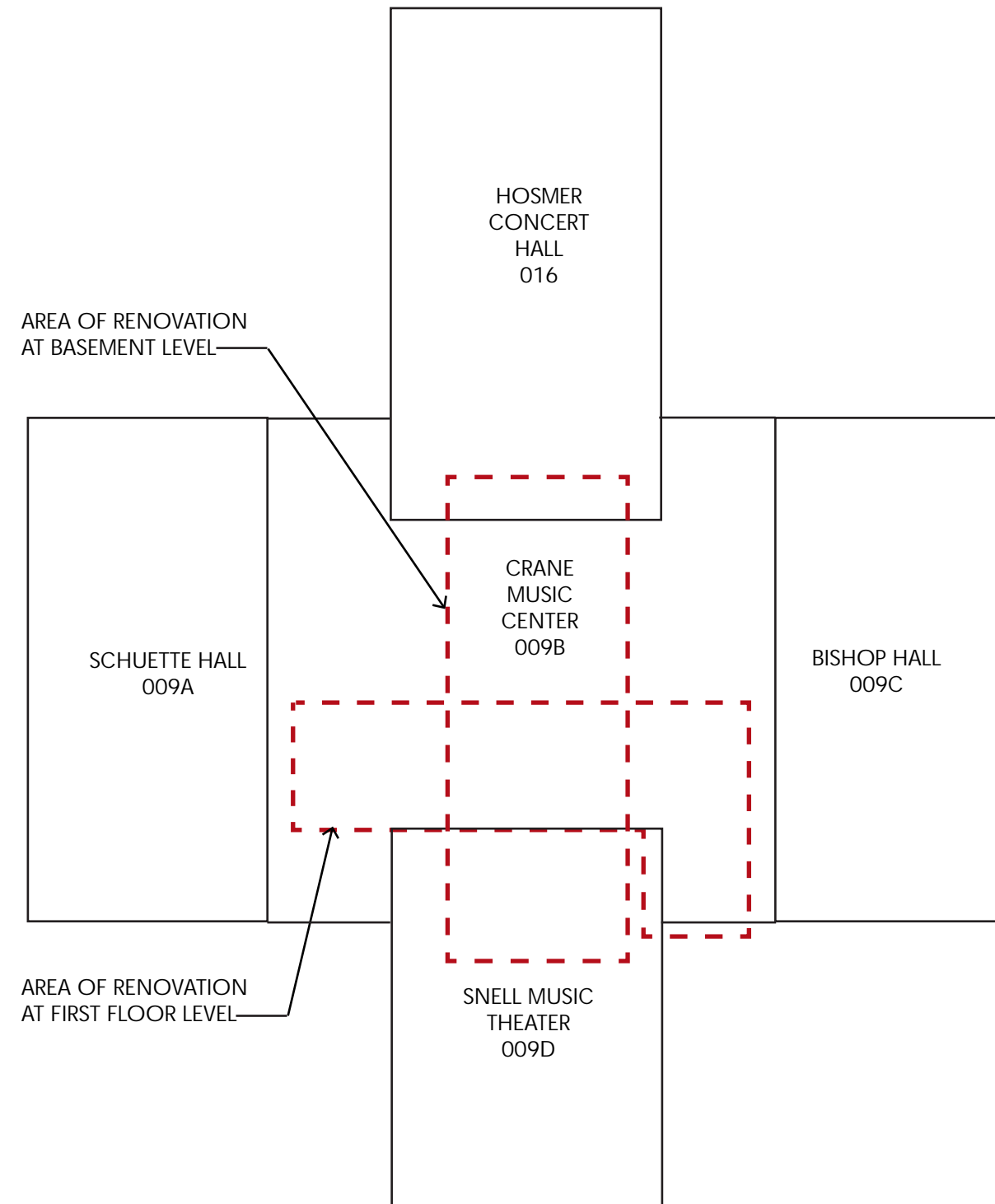
The Crane Music Center is occupied by students and faculty from 7:00 am to midnight daily. The building acts as the students base camp between classes throughout the day. The facility has not been renovated since its erection in 1973, and as such, is in need of a partial renovation. As a result of the construction of the Performing Arts Center, the existing Costume Shop will be vacated. This vacated space should be repurposed to house instrument storage, which is currently an issue for users of the building. Storage areas and rooms are scattered throughout the building and many lockers are located in corridors. A dedicated location with humidity control will allow for consolidation of instrument storage.

The existing Student Commons should be expanded in its current location as the existing space is undersized for the Crane student population. There is a lack of “lounge” space dedicated to students within the building. The Crane Music students need a space to interact and study in between or after classes. An expansion of the Student Commons will enhance existing services and create the spaces needed as described above. The corridors should receive a floor and wall finish upgrade to mitigate the sterile feel of the concrete masonry unit partitions. The lighting within the corridors should all be reviewed to enhance the student experience.

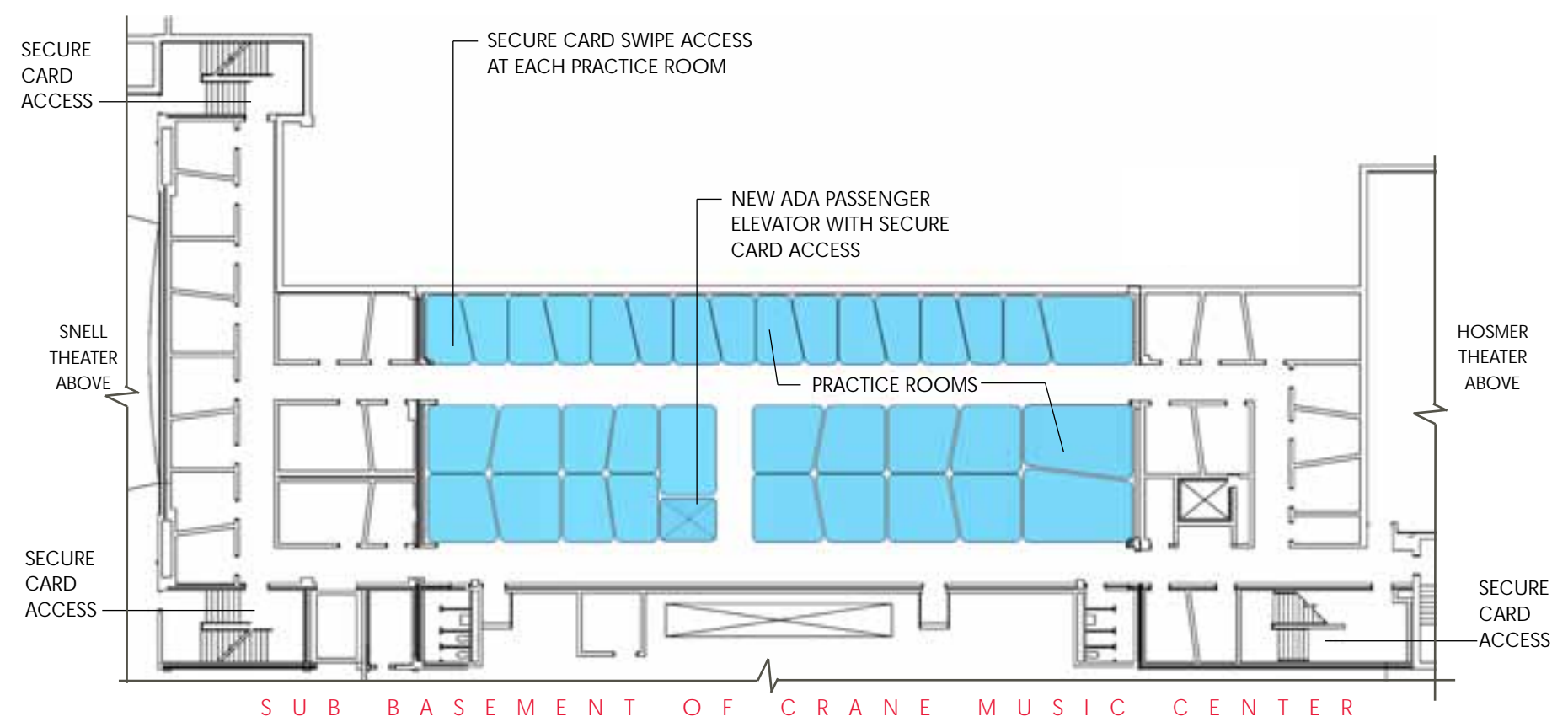
The practice rooms also present another spacial need. The existing 70 practice rooms located through-out the first floor of the Crane Music Center are experiencing severe stress during certain times of the day. It is recommended that the existing sub-basement storage rooms be moderately renovated and repaired to accommodate an appropriate number and inventory of practice rooms for students. The proposed count at the sub-basement level is:

- 19 Small Individual Practice Rooms
- 12 Large Individual Practice Rooms
- 3 Group / Ensemble Practice Rooms

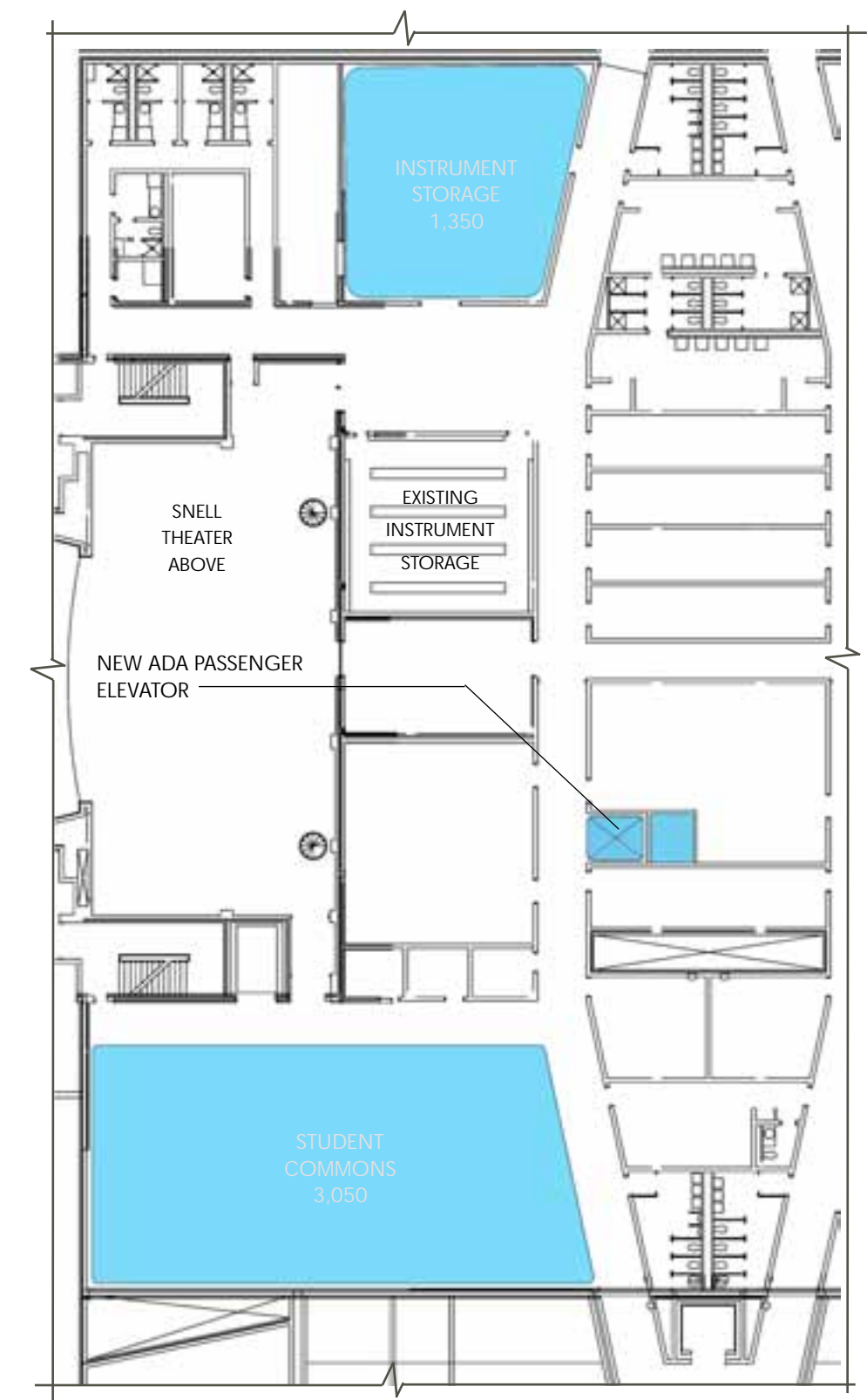
In an effort to mitigate security concerns, card swipe access should be installed to all stairwells leading to the sub-basement level, and card swipe access should be installed to each practice room entry.



CRANE MUSIC COMPLEX
KEY PLAN



SUB BASEMENT OF CRANE MUSIC CENTER



BASEMENT OF CRANE MUSIC CENTER

OPTION 2
ANALYSIS OF SPACE NEEDS

OPTION 2

CAPITAL IMPROVEMENTS

MERRITT HALL

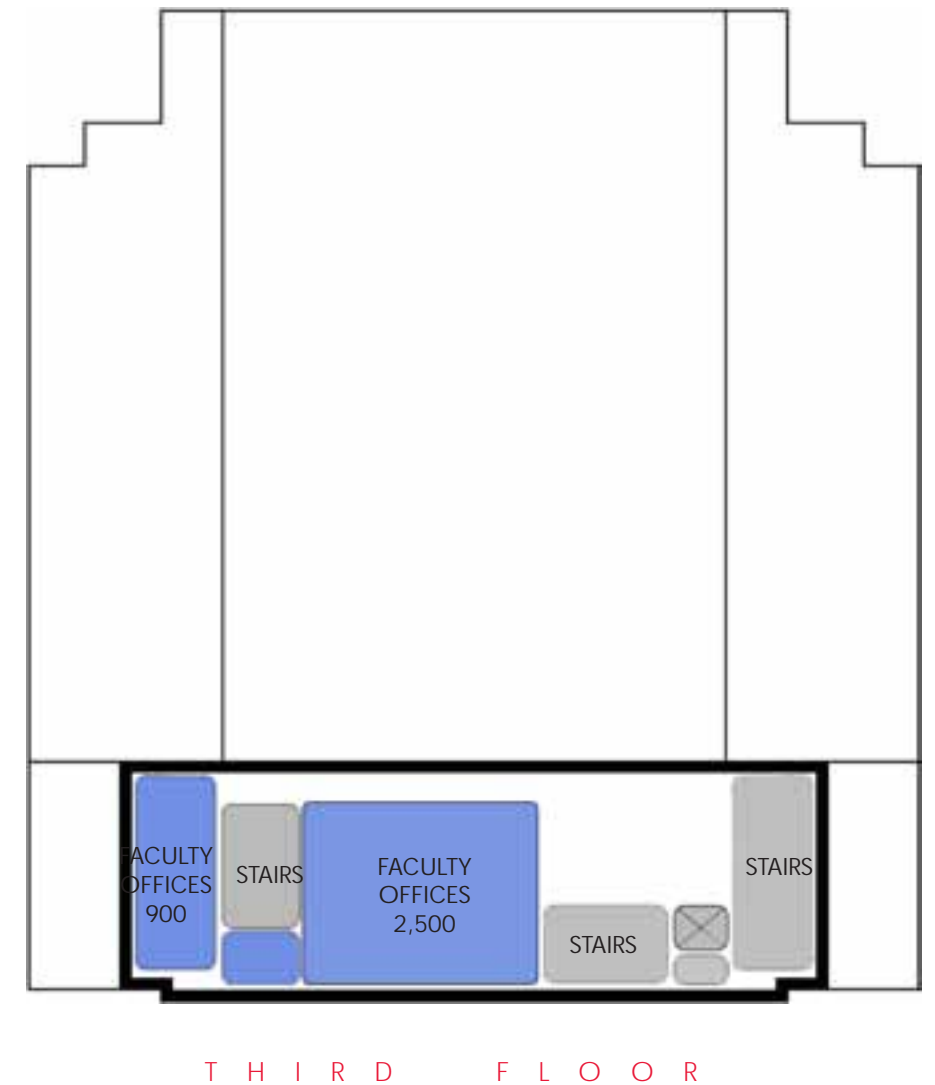
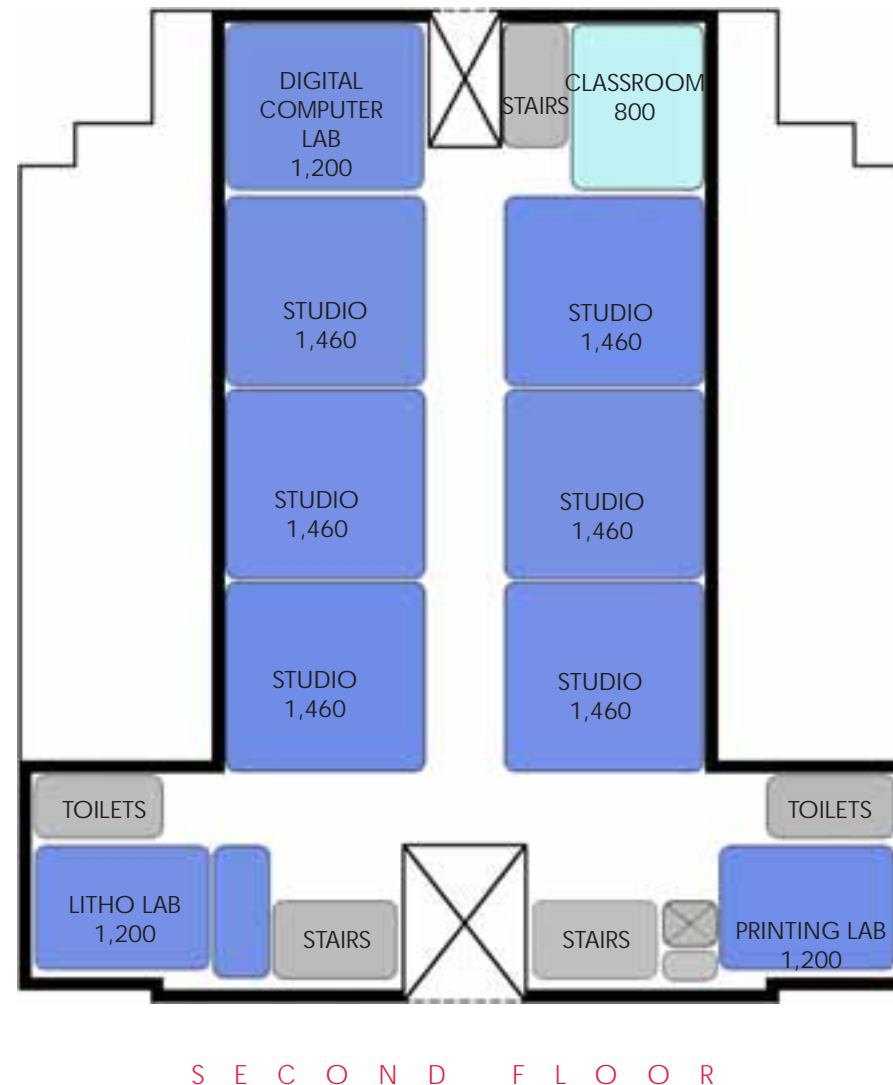
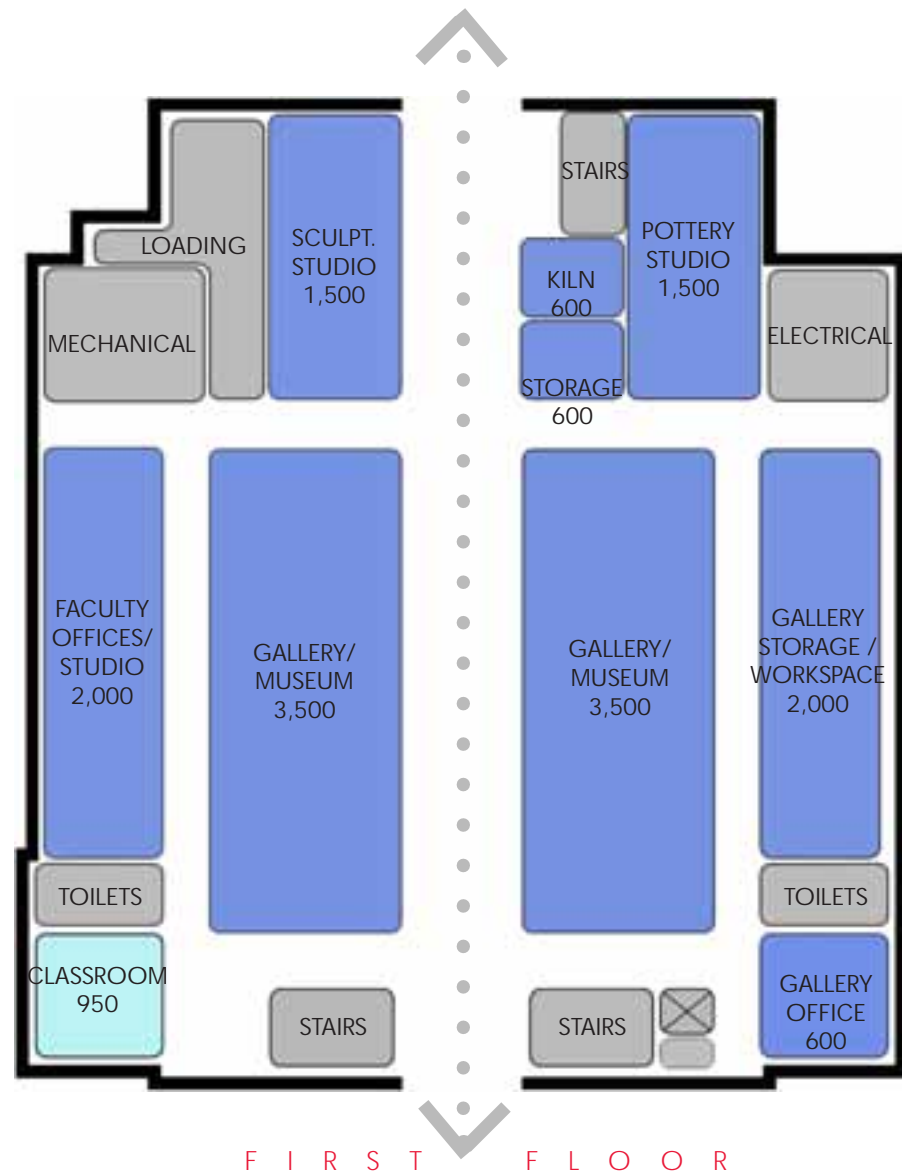
The relocation of Fine Arts to Merritt Hall, with proximity to Crane and the new Performing Arts Center will create a new Fine Arts Quad. Merritt Hall is ideal as an academic building for several reasons: the building is located on the academic quad, the structure is one of the first buildings on campus, and the facility has a tall floor-to-floor dimension allowing for inclusion of three dimensional arts programs. The existing Art Department studio spaces, faculty offices, and classrooms in Brainerd Hall would be relocated to a renovated Merritt Hall.

This emphasis on the Arts will physically support the College's mission to grow as a Fine Arts institution. A renovated Merritt Hall would allow for a major transformation of Potsdam situating itself as the premier arts campus within the SUNY System.

The Merritt Hall building will allow for departmental growth in faculty offices due to projected faculty FTE. The space also provides adequate studio space for the existing class labs currently in Brainerd. The Gibson Gallery will be relocated along with other departmental display functions such as anthropology (Weaver Museum), music, library, and biology / physics. The proposed gallery space will accommodate the existing art collection with room for growth. The adjacent

gallery storage on the south side of the building will provide sufficient storage and teaching space. There is also space available in the basement for additional storage, however this space will not be temperature / humidity controlled. A large part of the Museum Studies curriculum requires a space allocated for teaching appropriate packaging and care methods.

A large central corridor on the first floor would visually connect the academic quad to the Crane School of Music. Another cross-axial corridor would provide a connection between Kellas and Timerman Halls, thus improving an indoor wheelchair-accessible connection along the academic quad. Finally, the new combined campus gallery / museum would occur at these "cross-roads".



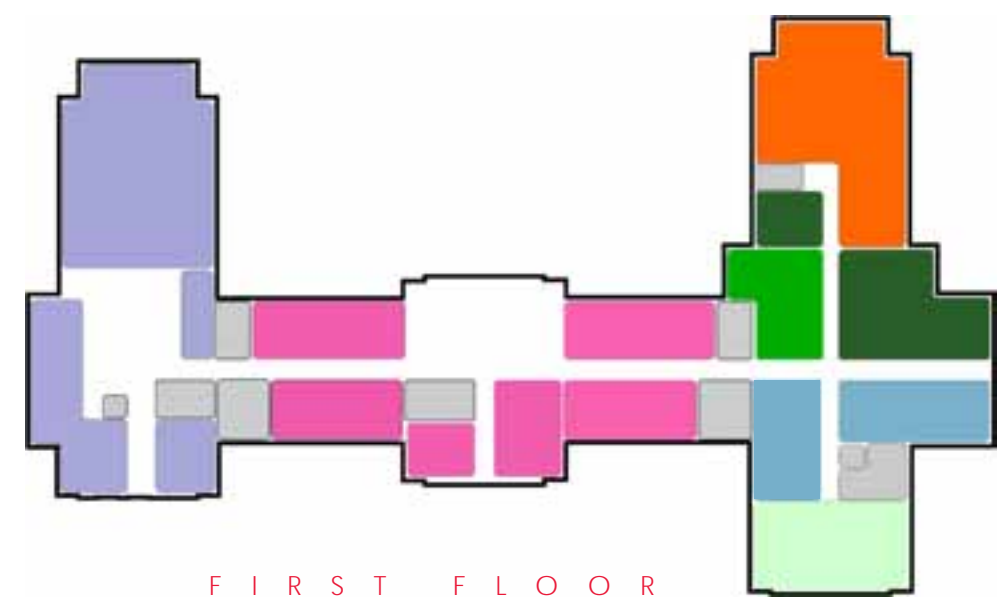
OPTION 2

CAPITAL IMPROVEMENTS

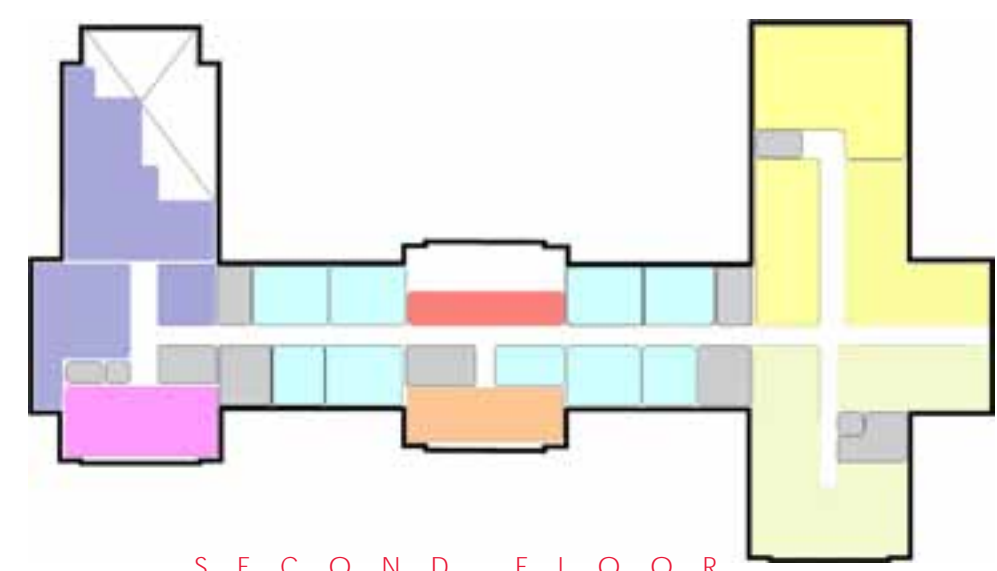
SATTERLEE HALL

After the new Performing Arts Center is completed and the users are moved out of their present spaces, there will be vacated space (currently used by Theatre and Dance) in a number of buildings on campus. Satterlee Hall's College Theater will be one of those vacated spaces. This space should be renovated to accommodate growth of existing departments in Satterlee Hall and relocated faculty offices from other buildings, mainly Morey and MacVicar. The Psychology faculty offices currently in Morey Hall will be relocated to Flagg Hall in the vacated Adirondack Audiology spaces.

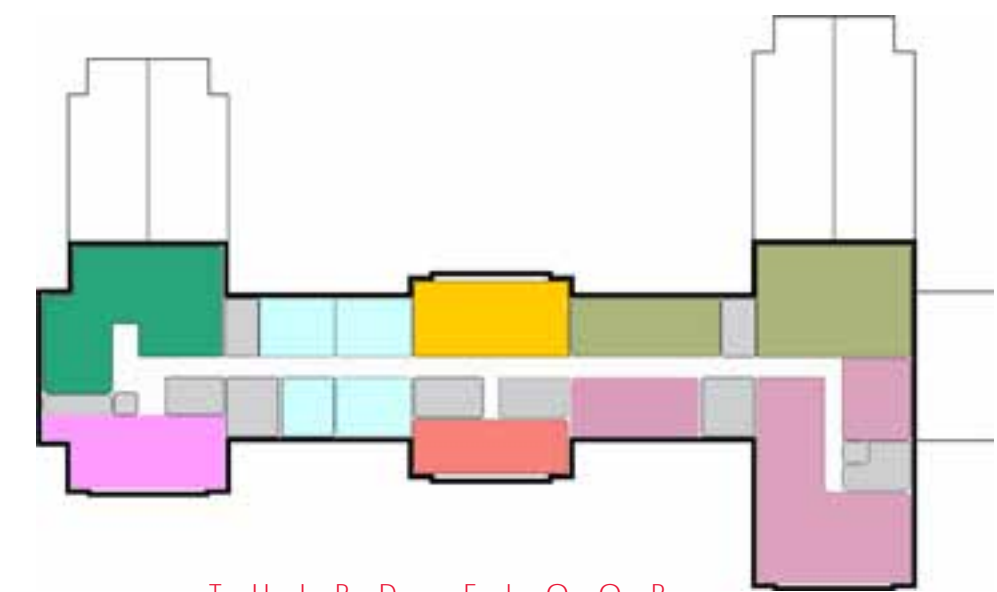
The departments experiencing faculty growth, listed earlier in this section, will be accommodated in the renovated spaces. Right-sizing offices, similarly to classrooms, will allow for a more efficient use of space. The diagrammatic floor plans to the right illustrate the proposed department locations for Satterlee Hall post renovations.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Department Color Legend

■ School of Education & Professional Studies	5,810s.f.
■ Literacy	7,770 s.f.
■ Community Health	3,600 s.f.
■ Wilderness Education	4,300 s.f.
■ Field Experience	600 s.f.
■ Graduate Offices	1,100 s.f.
■ Interdisciplinary Studies	3,200 s.f.
■ Secondary Education	3,100 s.f.
■ Special Education	1,200 s.f.
■ Curriculum & Instruction	5,450 s.f.
■ Economics & Employment Relations	3,900 s.f.
■ History	5,300 s.f.
■ Sociology	3,000 s.f.
■ Politics	1,780 s.f.
■ Study/ Computer Lounge	750 s.f.
■ General Instruction Classroom (9 classrooms @ 650s.f. each)	5,850 s.f.
■ Unprogrammed (Future Growth Space)	4,000 s.f.

OPTION 2

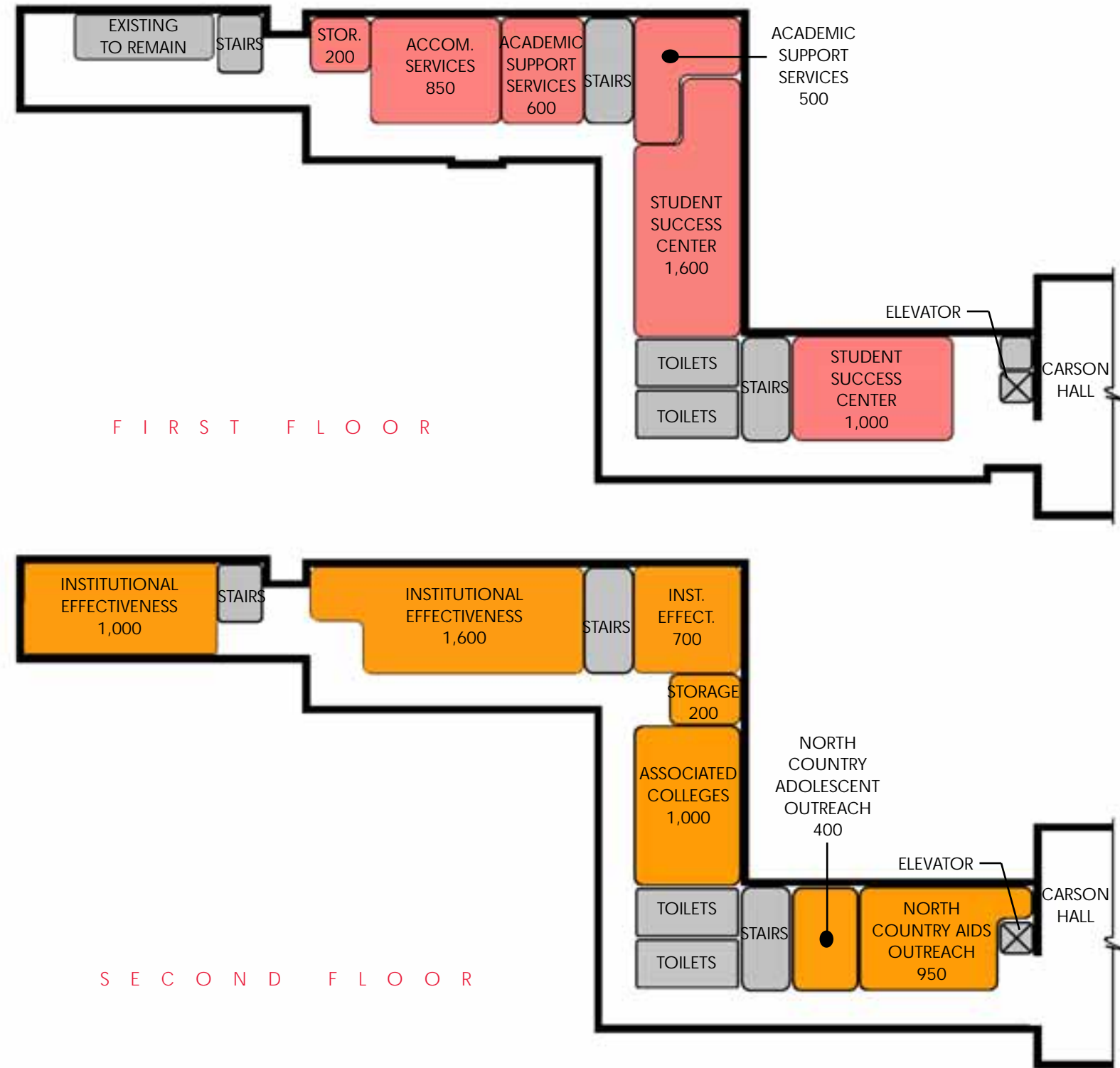
CAPITAL IMPROVEMENTS

MOREY HALL

Morey Hall was originally constructed as a residential facility and presently houses faculty offices. Due to the original design intent, the rooms currently utilized as offices are not appropriately sized. The spaces originally intended to accommodate two student beds is used today for a single faculty member office, in most cases. The narrow, double-loaded corridors are not conducive to the current use or ADA compliant. It is recommended that the building receive a major renovation. The renovated space should include a single-loaded corridor along the south side of the building at both the first and second floors.

Option 2 recommends the relocation of the existing department faculty offices to Satterlee, Brainerd, and Dunn Halls. The new users of the building will be student and academic services currently housed in Sisson Hall. The existing academic service offices currently in Merritt Hall will be relocated to Morey as well. The location for these services improves accessibility to other student and academic services currently in Raymond Hall, which will be remaining there.

The Career Planning offices currently in Sisson Hall will be relocated to the first floor of Lehman Dining Hall. The existing student activities space in Lehman Dining Hall, called Hurley's Nightclub, will be relocated to the new or renovated Student Union.



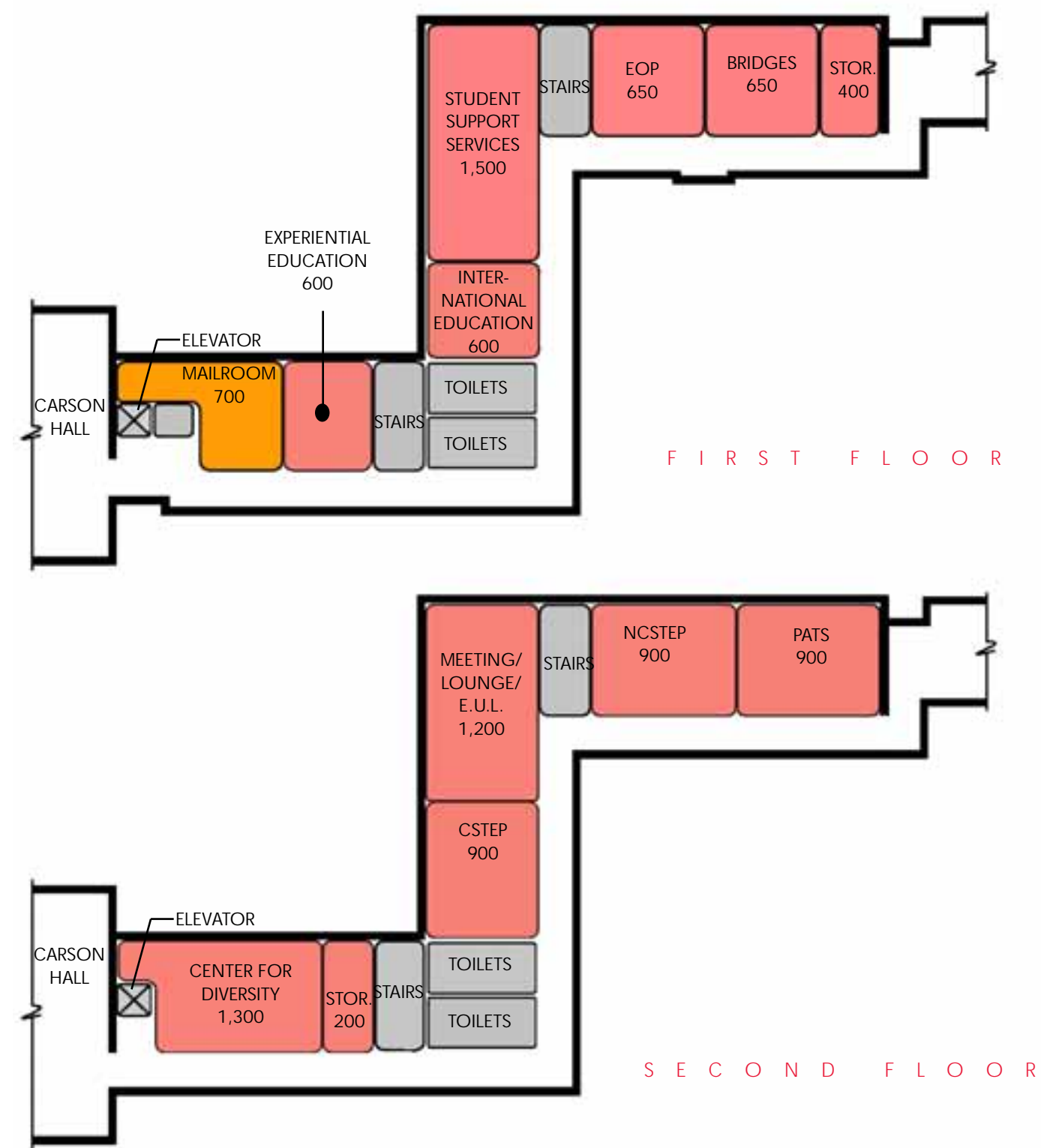
OPTION 2

CAPITAL IMPROVEMENTS

MACVICAR HALL

MacVicar Hall was originally constructed as a residential facility and presently houses faculty offices. Due to the original design intent, the rooms currently utilized as offices are not appropriately sized. The spaces originally intended to accommodate two student beds is used today for a single faculty member office, in most cases. The narrow, double-loaded corridors are not conducive to the current use or ADA compliant. It is recommended that the building receive a major renovation. The renovated space should include a single-loaded corridor along the south side of the building at both the first and second floors.

Option 2 recommends the relocation of the existing department faculty offices to Satterlee, Brainerd, and Dunn Halls. The new users of the building will be student and academic services currently housed in Sisson Hall. The location for these services improves accessibility to the other student and academic services currently in Raymond Hall, that will be remaining there. The proposed Meeting / Lounge / Ethnic Lounge of Unity (ELU) will serve dual purposes. The room will function as a meeting space for the Center for Diversity, which currently utilizes the second floor lounge in Sisson Hall. The proposed space will also accommodate the EUL currently in the basement of Bowman Hall. It is recommended that the existing space in Bowman be repurposed for building / facilities storage.



OPTION 2

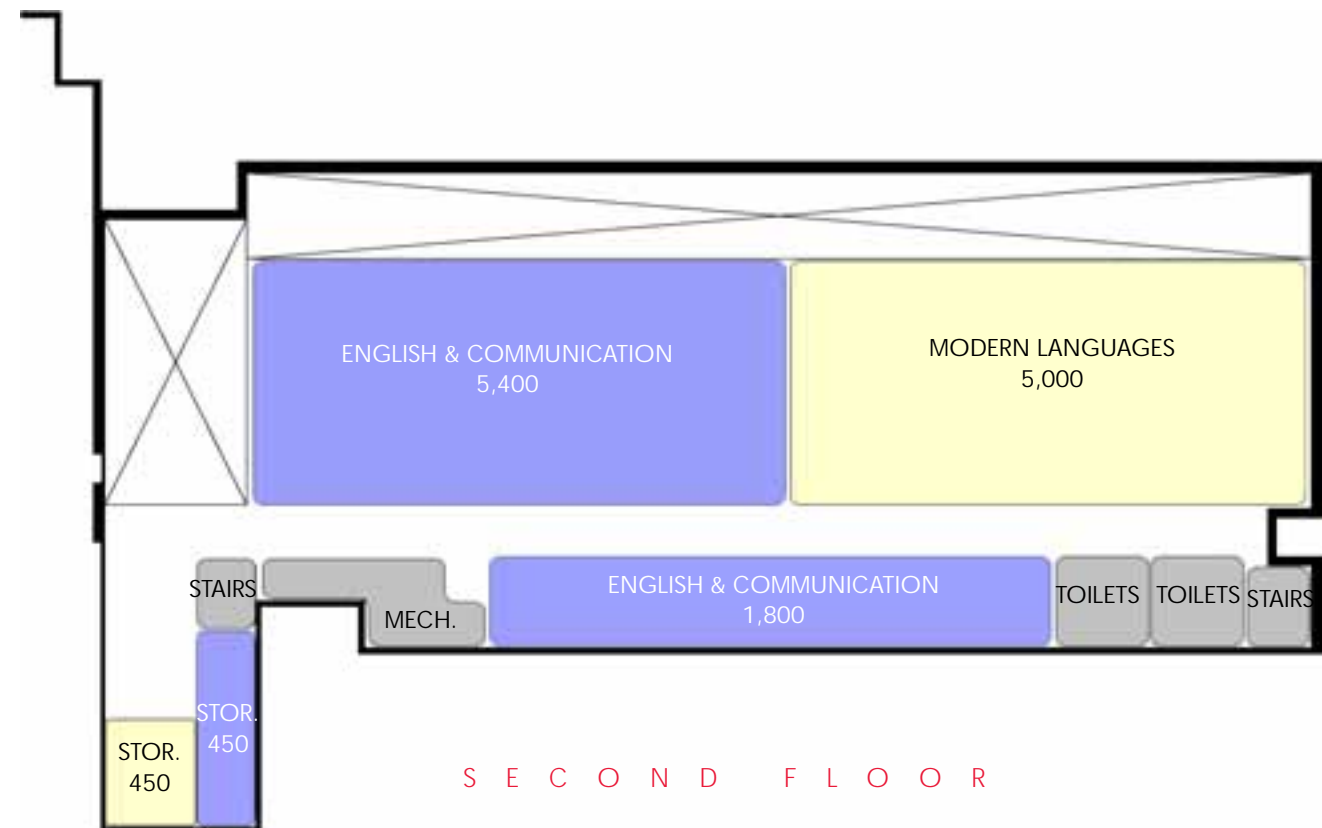
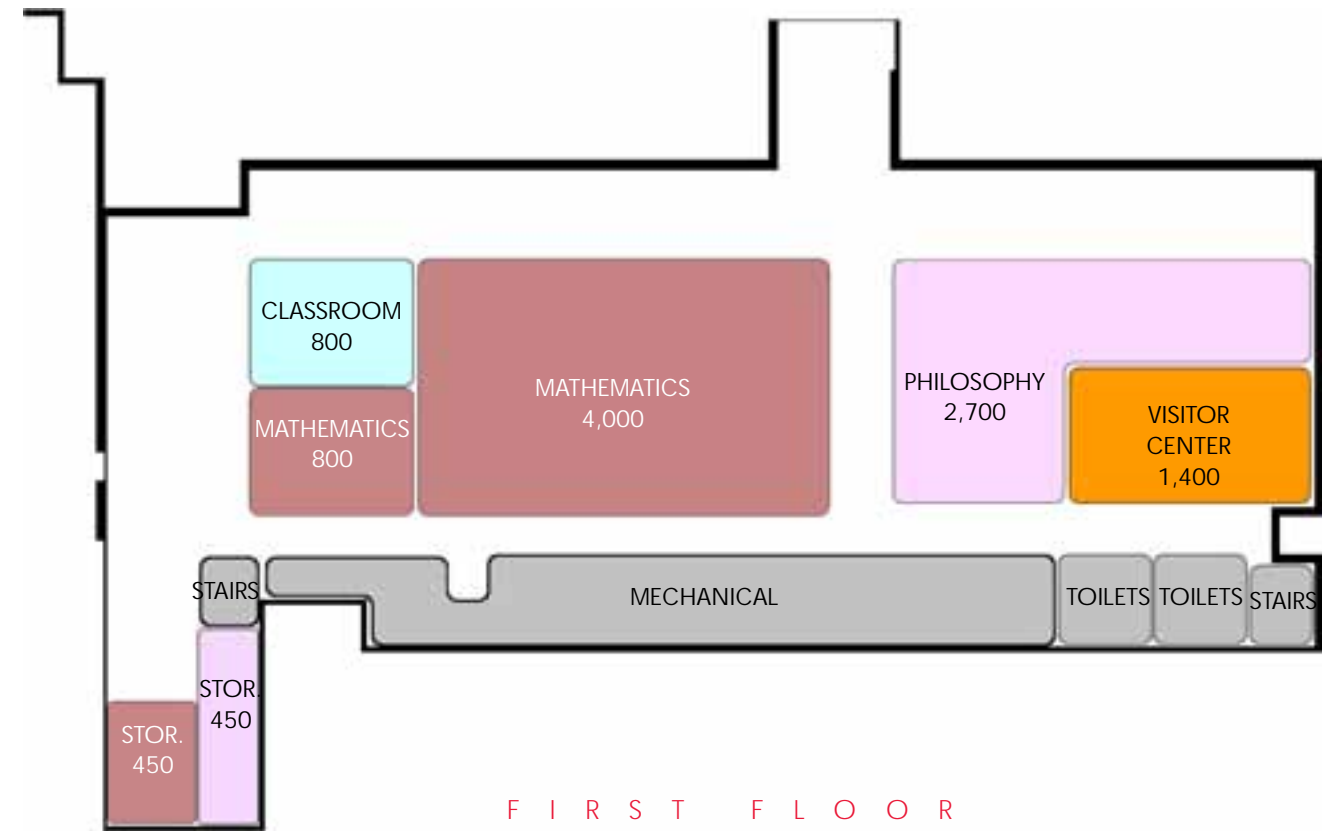
CAPITAL IMPROVEMENTS

BRAINERD HALL

The existing Art department in Brainerd Hall will be relocated to Merritt Hall as part of Option 2. The vacated building will be renovated to accommodate four departments moving from Morey and MacVicar. The departments are Mathematics, Philosophy, English & Communications, and Modern Languages. The College does not foresee growth in the four departments. The departments existing NASF are accommodated with a renovated Brainerd Hall, which will provide adequate room for any future growth beyond 2023.

The building will also be renovated to create an interior walkway connecting Satterlee and Dunn Halls on either side of the building. The Gibson Gallery is currently located along the east side of the facility, therefore, prohibiting the physical connection between buildings. The renovated space will have a similar feel to the student commons areas in Flagg, Timerman, and Kellas Halls.

A Visitor's Center is also being proposed for the building. Brainerd Hall is on the west side of the campus along Pierrepont Ave, off of Barrington Drive. The entry to Barrington Drive is ideal for a main gateway to the campus. Therefore locating a visitors center nearby to this location is practical. Prospective students and parents can enter the campus at the new gateway, visit the center, receive information, and speak to campus representatives in the center. Campus tours can be initiated from this location as well. The tours can begin there and continue east on Barrington Drive to the new Performing Arts Center and return back to the visitors center through the quad. Staffing the Visitor's Center does not require full time administrative personnel, allowing the administrative departments currently in Raymond Hall to remain.



OPTION 2

CAPITAL IMPROVEMENTS

T. BARRINGTON STUDENT UNION

A new or renovated Barrington Student Union should occur. The current Barrington Student Union does not provide adequate dining for the current student enrollment. There is also a lack of space dedicated to student organizations and other various student activity programs. The existing facility is outdated and needs considerable building systems renovations. The new or renovated Barrington should accommodate dining, kitchen, and servery within one facility. The current physical location of the servery and kitchen is incredibly inefficient.

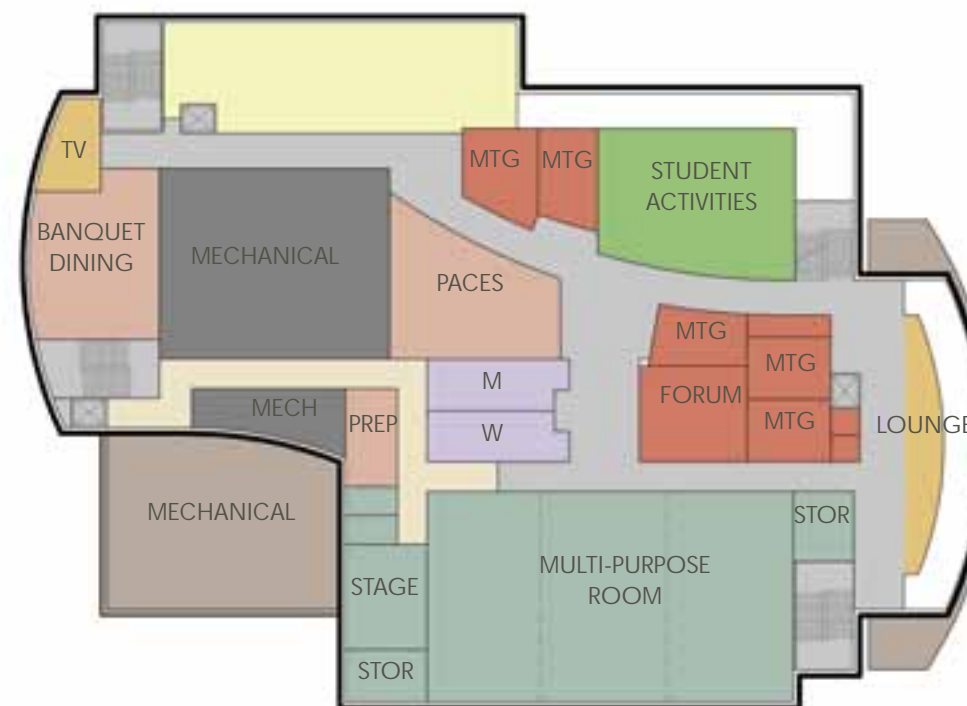
The kitchen currently in Bowman Hall, which provides salad prep, meat slicing, and baked goods, should be relocated to the new student union. The functions listed above should be accommodated within the new or renovated kitchen.

The Student Organization offices, currently located in Sisson Hall, should also be accommodated for within the new or renovated union. Those office include the Black Student Alliance; the Lesbians, Gay, Bisexual, and Transgender Association; the CLASS; the campus Rescue Squad; and the Potsdam Association of Native Americans.

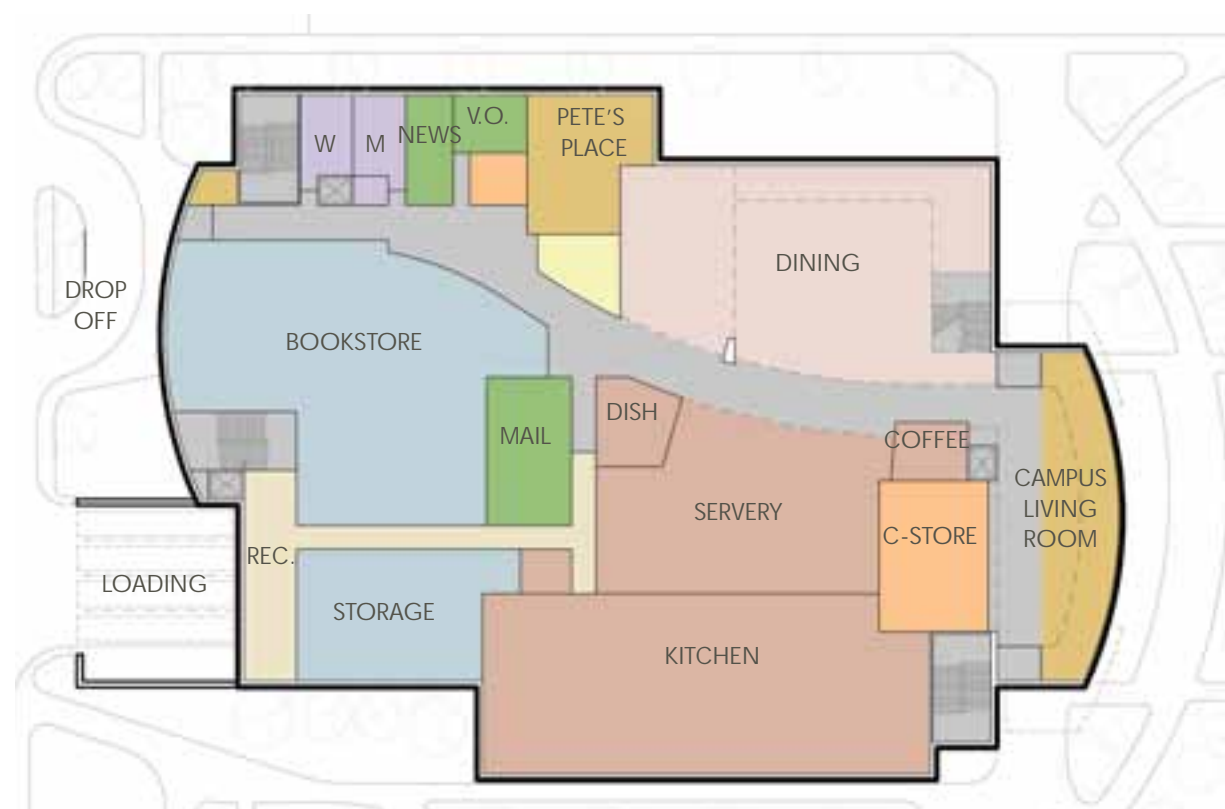
Program Study

SPACE CATEGORY	EXISTING NSF	PROPOSED NSF
Student Activities	6,381	5,832
Student Organizations	2,324	4,880
Bookstore and Retail	9,496	12,730
Convenience Store	0	2,545
Lounge Spaces	6,722	6,450
Multi-Purpose Space	9,646	12,200
Meeting Rooms	2,381	4,400
Dining And Food Service	12,877	29,090
Building Support	22,261	39,064
TOTAL	72,088	117,191

Note: Colors do not match Color Department Legend. Plans are a product of the T. Barrington Student Program Study.



SECOND FLOOR



FIRST FLOOR

OPTION 2

CAPITAL IMPROVEMENTS

CRUMB LIBRARY

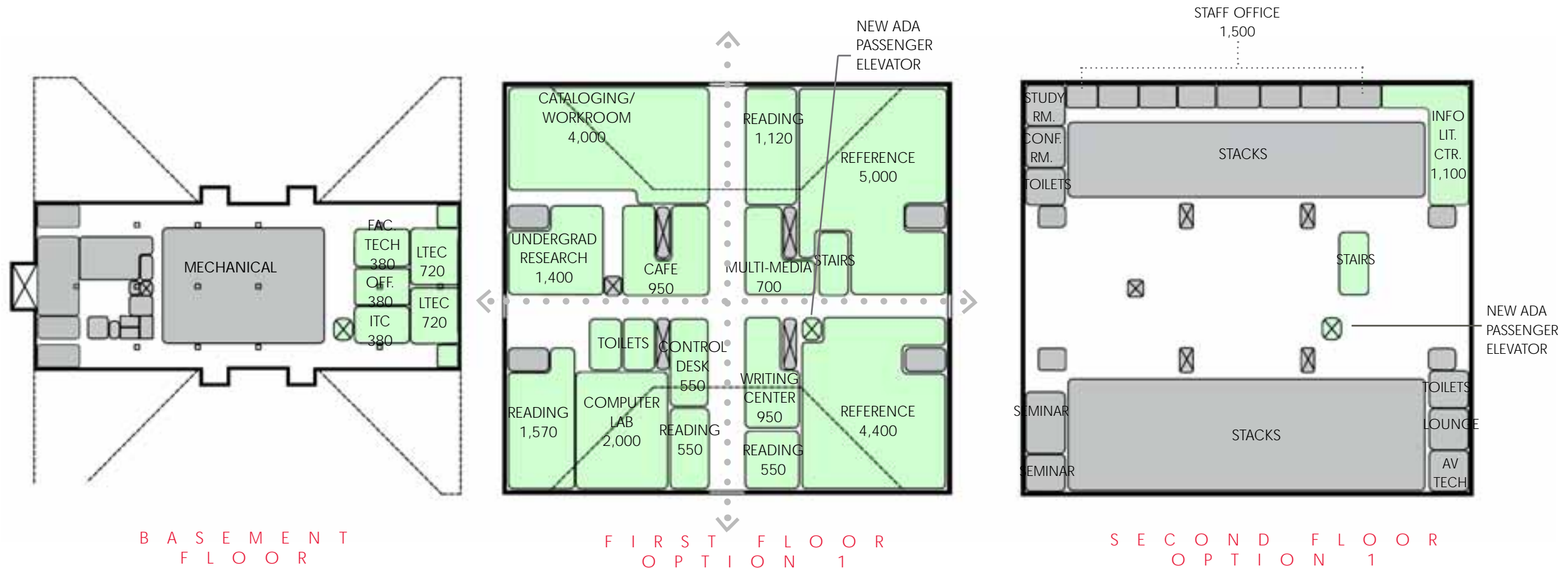
It is recommended that the Crumb Library receive renovations and additional space, each would greatly support the College Library's mission to support learning for the College community through information resources and services. The project would include a complete renovation of the first floor, a partial renovation of the second floor, and the infilling of the existing east and west ramped entryways. The existing programs that would be relocated from other buildings on campus are:

- Undergraduate Research
- Writing Center
- Info. Tech. Center
- Faculty Technology Development
- Levitt Computer Lab

The new programs further transforming the role of the library are:

- Information Literacy Instruction
- Multi-Media Lab
- Student Practice Space

The collaboration of the program is ideal to the College's mission. The grouping of student services and resources under one roof is highly beneficial to the students and their success of their academic careers.



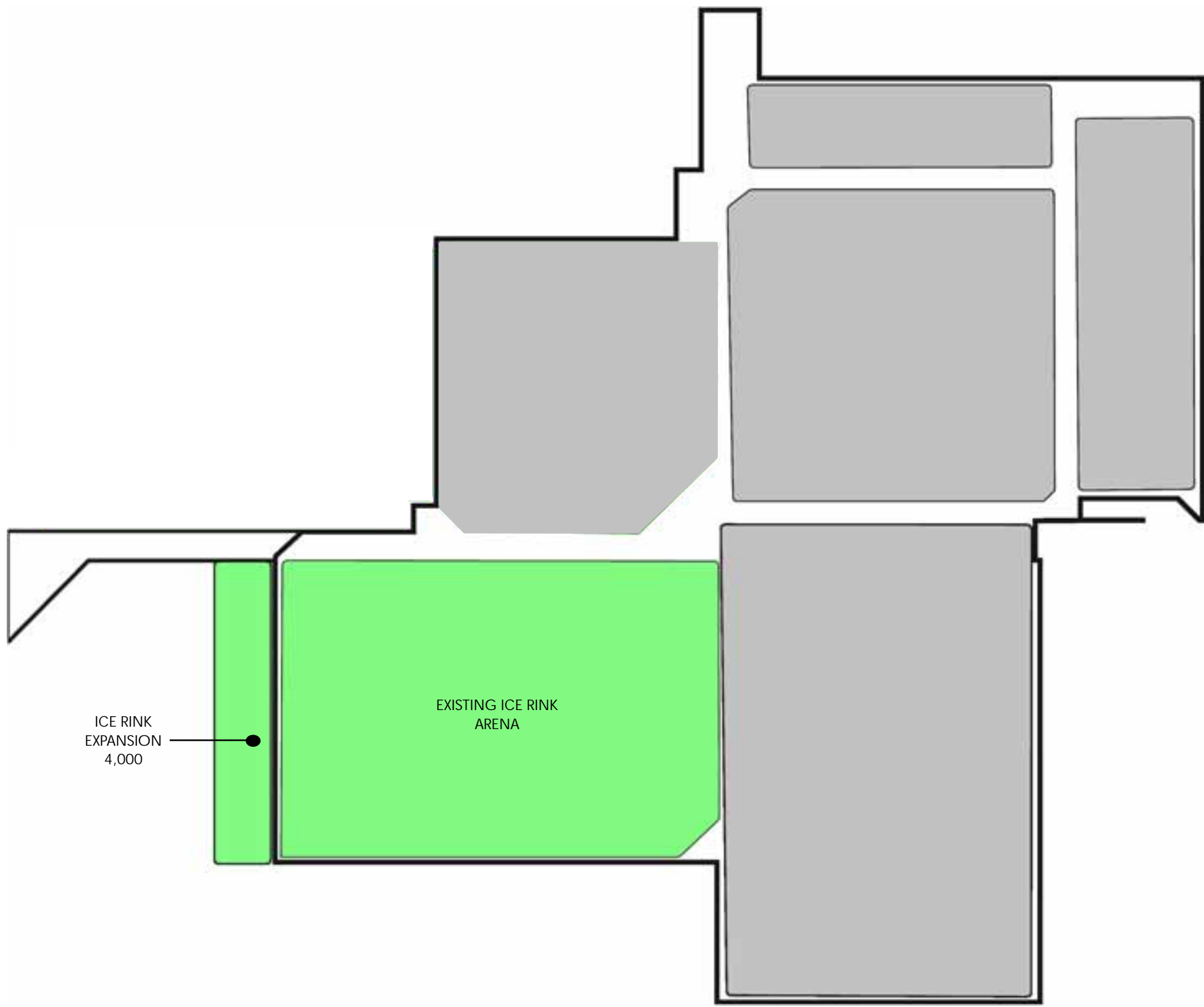
OPTION 2

CAPITAL IMPROVEMENTS

MAXCY HALL

The existing athletic facility, Maxcy Hall, is a sizable building. The current NASF is greater than typically recommended; however, it is suggested that the facility receive additional space with a 4,000 SF addition.

The College has completed studies and received estimates for an addition to the ice rink arena. The addition would be located along the west wall of the ice rink space and would accommodate the programmatic space needs of the athletic program. The rink needs to shift five feet north in order to provide more space for the coach / team benches. The current proximity of the benches to the rink have proved to be problematic and dangerous.



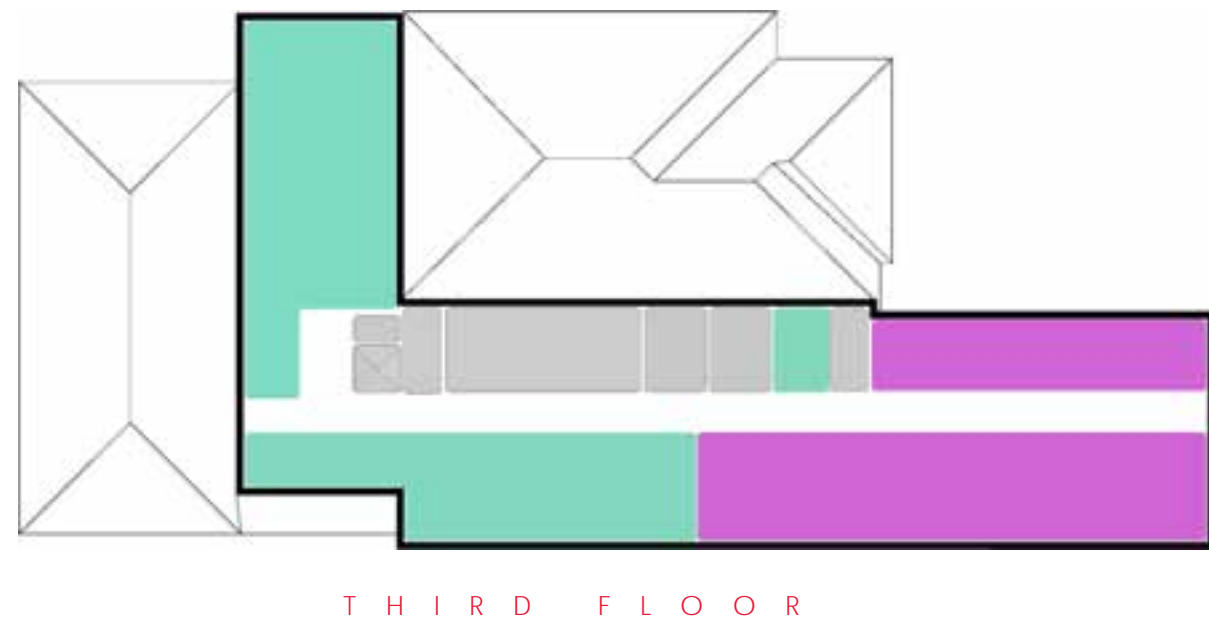
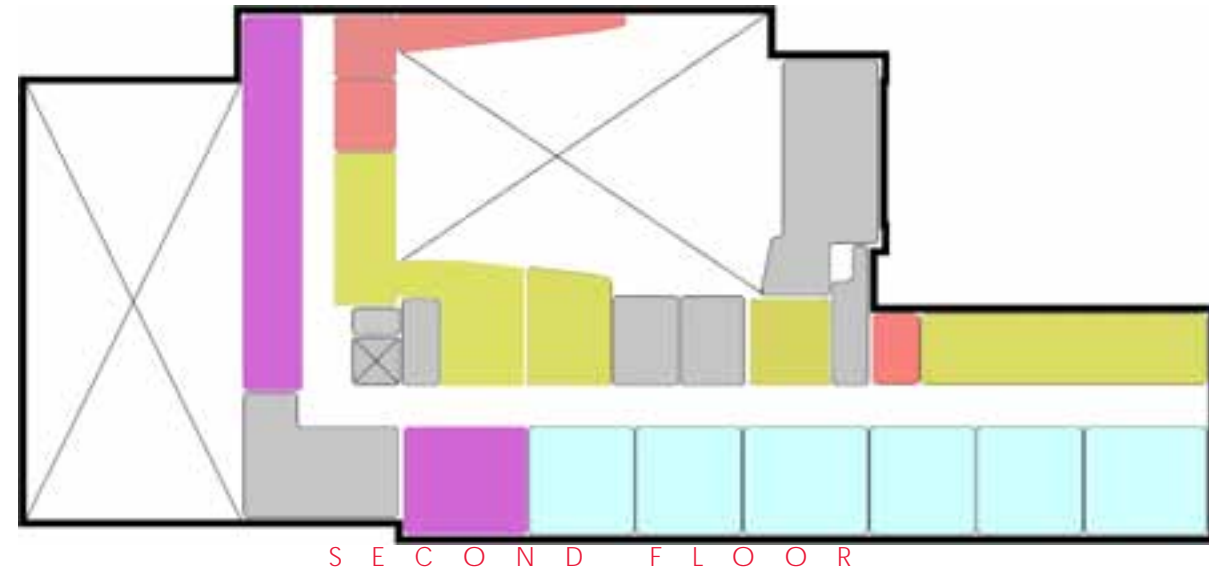
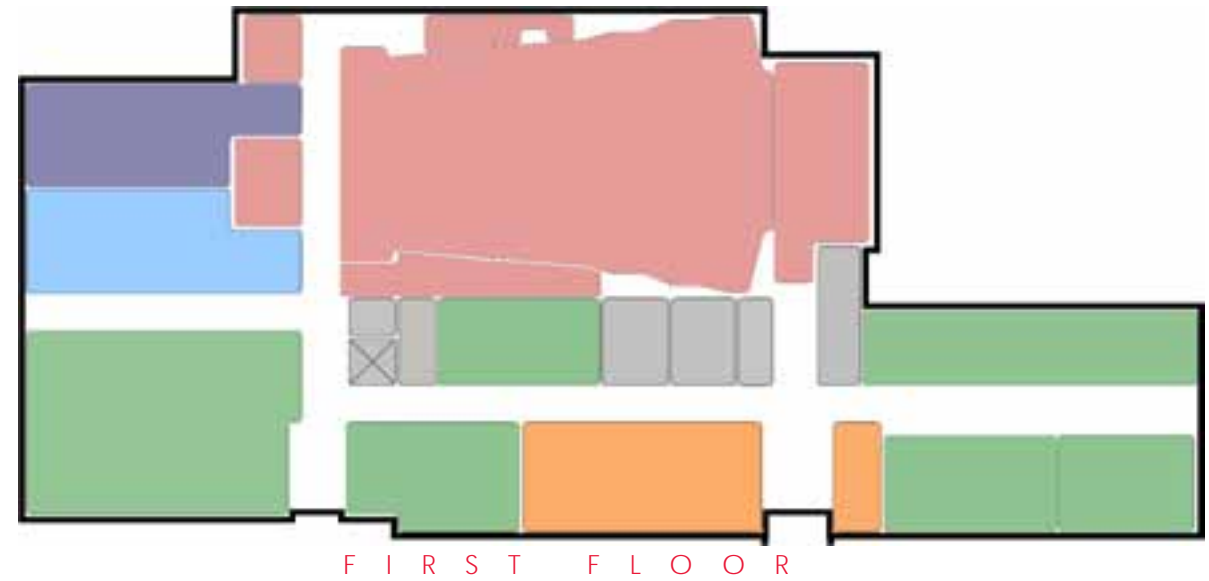
GROUND FLOOR

OPTION 2

CAPITAL IMPROVEMENTS

DUNN HALL

The Theatre and Dance Department currently uses spaces within Dunn Hall. After the completion of the new Performing Arts Center those spaces will be vacated. The auditorium on the ground floor of the building will be dedicated to student activities, however, the remaining vacated spaces will be repurposed for Anthropology (5,400 SF), Biology (one lab at 1,200 SF), and Chemistry (one lab at 1,200 SF). The second and third floors will have some existing spaces currently not utilized that can accommodate the growth projected for the Computer Science, Business Administration, and Information & Communications Technology Departments. The two labs recommended on the first floor are to accommodate the class lab needs of the Biology and Chemistry Departments.



Department Color Legend

■ School of Arts & Sciences	1,950s.f.
■ Anthropology	5,400 s.f.
■ Biology	1,200 s.f.
■ Chemistry	1,200 s.f.
■ Student Activities	1,200 s.f.
■ Business Administration	2,200 s.f.
■ Computer Science	5,125 s.f.
■ Information & Communication Tech.	3,800 s.f.
■ Study Lounge	150 s.f.
■ General Instruction Classroom (existing)	3,000 s.f.



FACILITIES MASTER PLAN OPTION 2

PHASING

TIME LINE

- PROGRAM / DEPARTMENT
- GENERAL / SHARED DEPARTMENT USE
- ADMINISTRATION / SUPPORT SERVICES
- SITE IMPROVEMENT PROJECTS

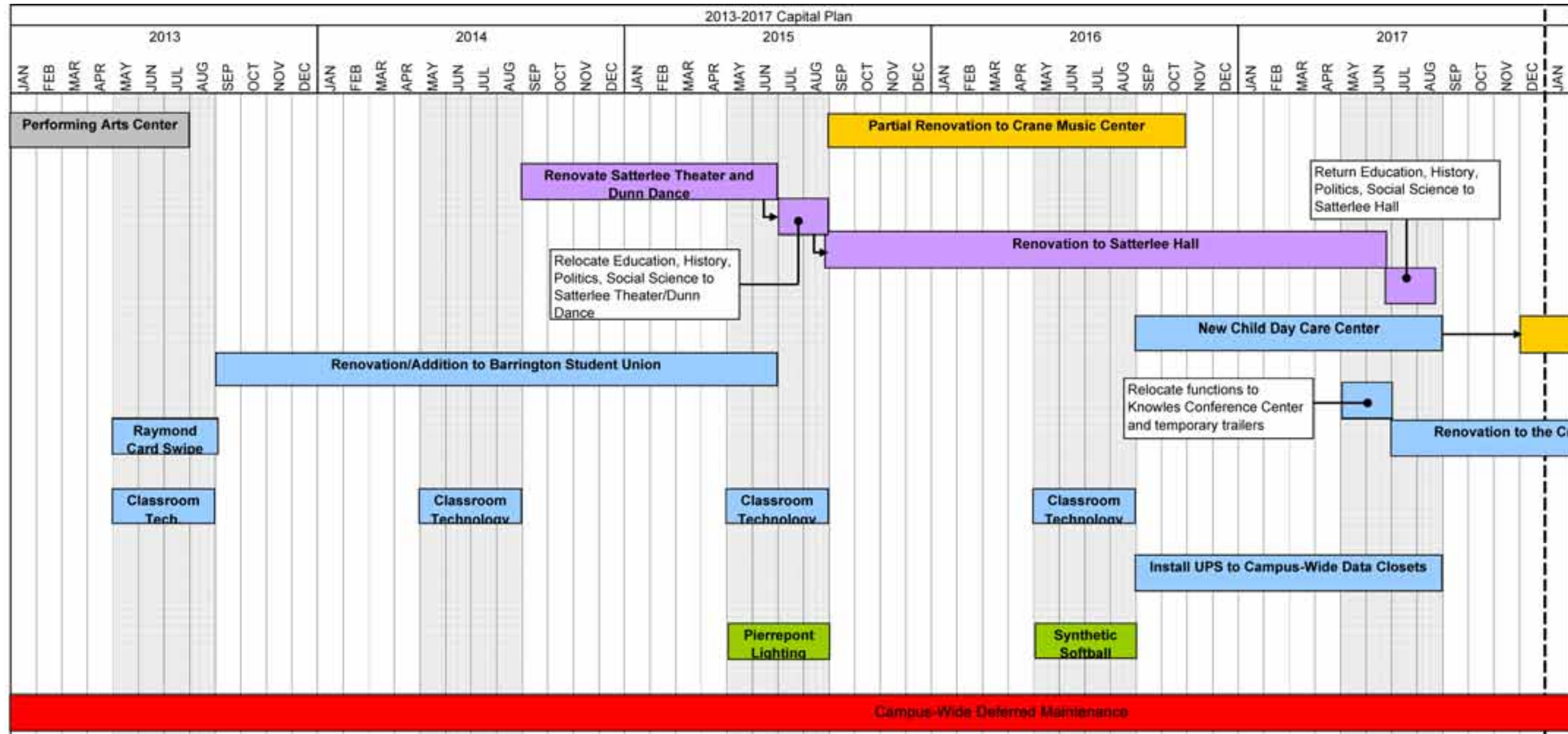
OPTION 2

New construction and major building renovations often cause disruption to the academic operations of the campus. However, the overall campus fabric must remain viable as an educational institution and as a recruitment tool for future students. Therefore, it is recommended that only two large scale construction projects be administered concurrently to mitigate disruption to the students, faculty, staff and visitors. Potsdam should take advantage of the limited student enrollment during the summer months to accomplish multiple small project renovations, and to relocate academic departments. All departmental relocations should occur between semesters. Therefore, all building renovation projects related to academic and administrative departments need to be timed for completion near the end of the College's spring semester.

The campus-wide deferred maintenance projects should be administered as the appropriate needs arise, and when the deferred maintenance projects could be

administered in conjunction with a program initiative project. It is assumed that the deferred maintenance projects would be administered continuously for the next two capital plans.

This phasing plan will enable Potsdam to achieve the goals of the "Must Do" option by meeting the needs of the proposed academic department space needs, student life improvement, and the non-academic growth/upgrades. This option could be completed within eleven years of initiation. This option has three subset phased group renovations: the temporary relocation of the Satterlee Building occupants to the Satterlee Theater/ Dunn Dance Studio before the Satterlee Building can be renovated, and the renovation of Morey / MacVicar Halls requires the renovation of Brainerd Hall for Math, Foreign Languages and English, which requires Fine Arts to be relocated to a renovated Merritt Hall. Before Merritt Hall can be renovated for Fine Arts, a new home for the daycare Center is required to be constructed.



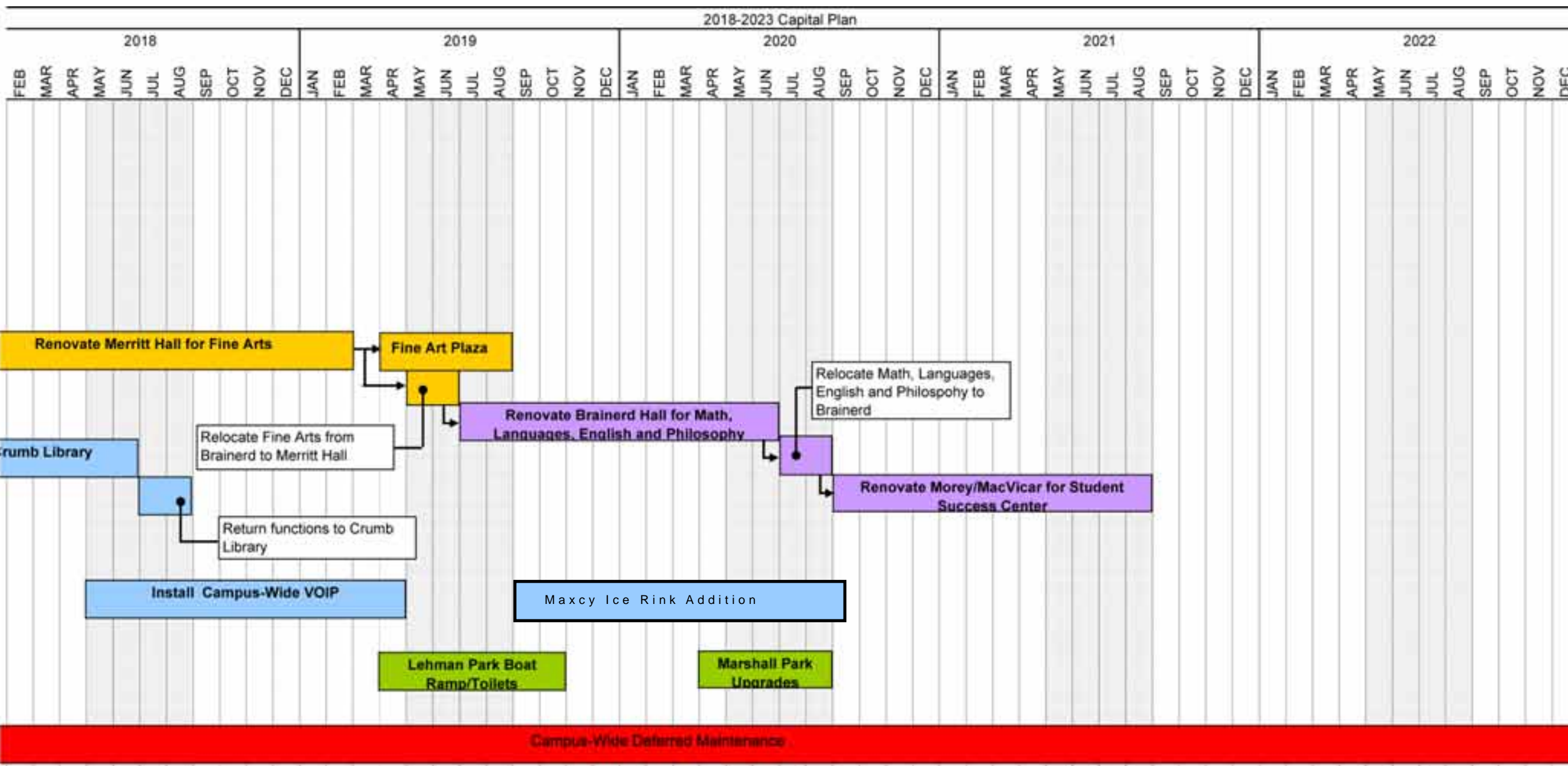
OPERATIONS

The largest disruption to the overall campus operation is the renovation/addition to the Barrington Student Union. Barrington is a primary food service venue, bookstore and student meeting/activity facility for the Potsdam Campus. To alleviate the reduction of food service options, it is recommended Knowles Conference Center be re-established as a temporary dining hall. The bookstore could be temporarily relocated to Merritt Hall or the former Bowman Dining Hall. Finally, the student meeting/activity space could be temporarily relocated to Thatcher second floor or Merritt Hall.

The renovation to Crumb Library will also create an operational disruption to library services. It is recommended that the entire first floor of the library be renovated, and a new construction in-fill of the east-west entrances. While there is a possibility of phasing the library renovation in an effort to allow the library to remain active, the most likely solution is a temporary relocation of the Library Services during construction activities.

Knowles Conference Center could be a temporary location for the Library along with the use of storage trailers for the existing book stacks.

The new landscaped Fine Arts Quadrangle will disrupt parking and vehicular traffic on Lake Placid Drive on the east side of Merritt Hall. A plan will have to be established to maintain fire and security access during the plaza renovation.



SURGE SPACE

PROPOSED PLANS

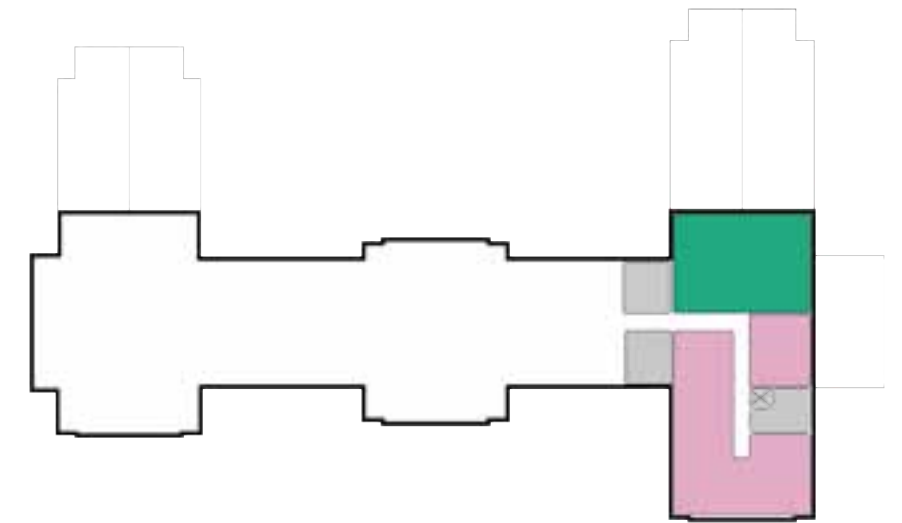
OPTION 2-SATTERLEE HALL SWING SPACE - PHASE I

In August of 2013 the New Performing Arts Center will be completed and the Theatre and Dance Department will be entirely located in the single facility, leaving spaces in Dunn and Satterlee Halls vacant. The vacated spaces in Dunn Hall will be almost immediately renovated for Anthropology, Biology, and Chemistry labs. The Satterlee Hall College Theater, Scene Shop and Blackbox Theater will also be vacated. These spaces in Satterlee Hall will serve as swing space for renovations occurring in Satterlee Hall. Once Theatre and Dance leave Satterlee Hall the spaces can be renovated for academic department function/use. The theater space will be infilled as necessary to bring the floor level even with the first floor elevation. There will be a second floor constructed inside the existing theater in order to maximize usable floor area. The renovations will create swing space for the departments (listed below) and classrooms being relocated during the renovation of the center and north sections of Satterlee Hall. The Sheard Literacy Center will remain in its current location.

The swing space should be designed in a way to accommodate the final permanent department with as little renovation required. A few of the departments moving into the swing space will in fact be partially or altogether moving into their permanent spaces. These departments include Wilderness Education, Field Experience & Teacher Certification, Curriculum and Instruction, and History. After the completion of the renovation, faculty in the swing space will be moved back into the renovated space within the main section of Satterlee Hall. Minor adjustments can then occur to the swing space in order to accommodate the relocated faculty offices eventually moving from Morey and MacVicar Halls. For example the swing space temporarily accommodating the classrooms will need to be renovated once the classrooms move back to the center of the Satterlee after renovations. This will require the removal of some walls and the erection of some new walls.

Department Color Legend ▶

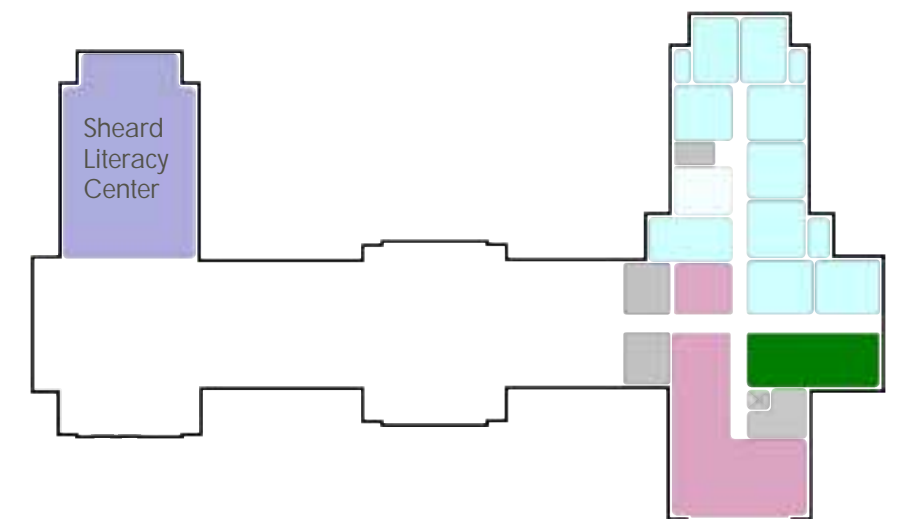
- General Instruction Classroom
- Field Experience & Teacher Cert.
- School of Education & Prof. Studies
- Wilderness Education
- Curriculum & Instruction
- Secondary Education
- Sociology
- History
- Special Education
- Literacy (not including the Sheard Center)



T H I R D F L O O R



S E C O N D F L O O R



F I R S T F L O O R

BARRINGTON SWING SPACE

The construction of the new Barrington Student Union will require the existing building functions to be temporarily relocated. The retail dining venues can be housed in the Knowles Conference Center second floor utilizing the existing kitchen equipment. Hurley's Night Club, located in Lehman Hall, can temporarily house the C-Store. The campus bookstore, C-Store and mailroom can be temporarily relocated to the Ethnic Unity Lounge in Bowman Hall. Lastly, the existing Barrington meeting rooms can be re-routed across campus (Crumb Library classroom, Kellas lecture halls, and Maxcy classrooms). The Thatcher private dining room can be temporarily located on the eighth floor of Raymond Hall. Student organization, gameroom, and multipurpose spaces can temporarily be accommodated for on the first floor of Knowles and in the ground level classroom in Maxcy Hall, during construction of the new student union. ▶

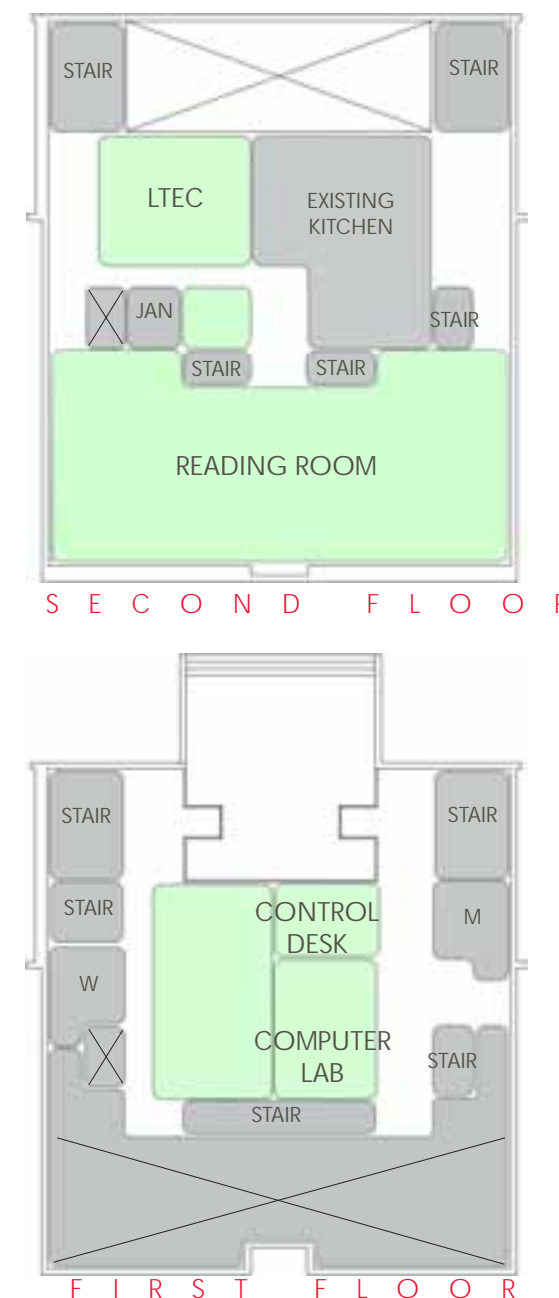
Existing Space		Swing Space	
Barrington Student Union		Knowles Conference Center	
Dining	4,525	Dining	4,243
PACES Offices	1,430	Multipurpose Space	2,043
Admin Offices	503	Bowman Dining Hall	
Bookstore	6,872	Open Area	5,721
C-store	1,634	Lounge D21	528
Mailroom	1,334	Lounge D22	528
Student Org	2,324	(rent trailer for storage)	
(includes VO, news & Radio Station)		Lehman Dining Hall	
Petes Place	2,109	Hurley's Night Club	1,763
Multipurpose Room	6,570	Dunn Hall	
Forum	1,180	Theater	4,482
Lounge	2,432	Raymond Hall	
Thatcher Hall		8th Floor Dining Room	1,430

Note: Colors in chart do not match Department Color Legend. All Student Union program falls under Student Services.



CRUMB LIBRARY SWING SPACE

The renovation to the Crumb Library will require the temporary closure of the building. Temporary storage trailers should be rented and located adjacent to the Knowles Conference Center. The second floor of Knowles can be temporarily utilized as a reading room and LTEC classroom while the first floor can accommodate a workroom, and control desk. The Levitt Computer Lab currently in Merritt Hall will also be temporarily located on the first floor of Knowles once Merritt Hall renovations begin. The trailers will store the books and periodicals during the library renovation. ▼



OPTION 2

CONCEPT COMMENTS

OBJECTIVES

SUNY Potsdam honors a long history of excellence in fine arts, music, and education. As the College grows, the goal of the institution is to continue providing the strong academic curriculum to students preparing them for successful careers in their perspective fields of study. Fostering a hand-crafted education for students is fundamental to the College's success in teaching. SUNY Potsdam has identified objectives that will facilitate in continuing their ability to offer exceptional academic programs. Within the College's Strategic Plan there are goals that relate directly to the physical attributes of the campus. The quality of the physical attributes and facilities of a campus enhance a student's ability to learn and can positively affect student enrollment and retention rates. The Facilities Master Plan has responded to these goals with solutions chosen by many stakeholders on campus. The following sections in this report will describe in detail the renovation and new construction projects created to fulfill the goals set forth.

Through our academic utilization study, peer benchmarking, walkthroughs, campus meetings, and various levels of data analysis, the Facilities Master Plan has determined there is adequate academic space on the SUNY Potsdam campus to accommodate growth to 5,005 student FTEs with no need for new academic space (classrooms). Academic departmental space will receive modest expansions to accommodate student and faculty growth, achieved within the campus' existing building assets. The Facilities Master Plan achieves the goals set forth by the Strategic Plan and fully aligns with the College's mission statement. The planned program and described development will compliment the College's existing academic excellence. The execution of the proposed projects included in Option 2 will minimally transform the campus.

Option 2 of the Concept Alternatives moderately achieves the goals and objectives set forth by the College. This option has a moderate cost attached, however, does not realize the full potential of the campus. The following lists identify the strengths, weaknesses and comments related to Option 2 raised during concept review.

STRENGTHS

- The Merritt Hall renovation provides adequate space for Fine Arts, a new art gallery / museum, and a new Arts Quadrangle that will brand Potsdam as the SUNY Arts Campus
- Relocates the daycare center outside of the academic quad.
- The renovation to Merritt Hall allows for the continuous interior walkway around the academic quadrangle
- The Student Success Center is co-located adjacent to the functions in Raymond Hall
- Enhances support for facilities and equipment for student learning
- Makes beautification a mid level priority
- Increases student engagement through curricular and co-curricular activities
- Meets the projected enrollment identified by the MOU and confirmed by the Facilities Master Plan Committee

WEAKNESSES

- Does not address a new campus entrance
- Does not address the Maxcy Athletic Center needs
- Does not achieve the campus' maximum potential

COMMITTEE COMMENTS

- Additional housing debt is a concern
- The Minerva Center would support the College Libraries mission: "Supporting learning for the college community through information resources and services."



OPTION 3

CAMPUS PLAN

SUMMARY FINDINGS

Option 3 solves the primary needs of projected enrollment growth, faculty and departmental growth, and renovations to campus facilities to achieve the Academic Mission and Strategic Plan. The renovation of Merritt Hall for the Fine Arts program and the creation of a new Arts Quadrangle will strengthen the Academic Mission of Potsdam being the premier “Arts” College in the SUNY System. A fine arts gallery / museum in the renovated Merritt Hall would provide a venue for the community and collaboration between the academic departments sharing the facility. The closure of Barrington Drive for a pedestrian-friendly plaza will strengthen the connection between the academic and residential zones of campus, and make the daily crossing safer for students. A new ceremonial campus entrance will be established on Pierrepont Avenue at the base of Barrington Drive. This entrance will have visitor parking which will act as the first-time destination for future students and their families. A new Visitor’s Center in the corner of Brainerd Hall will receive the visitors, and embark them on a new visitor walk through the campus. No new academic space is required to arrive at the College goal of 5,000 student FTEs. However, there is a need for additional student life space to enhance the overall quality of the student experience on campus, and for additional student housing that is required as a result of the enrollment increase.

STUDENT FTE

Potsdam’s Strategic Plan 2006-2007 states a target of 5,000 student FTEs by 2023.

ACADEMIC

A new Performing Arts Center is currently in the design phase, and the Theatre and Dance Programs will be relocated to this facility when construction is complete in 2013. Satterlee Hall will be renovated, with Satterlee Theatre and Dunn Hall used as swing space Merritt will be repurposed for fine arts programming and a new Arts Quad will be developed. Dunn and Brainerd Halls will be repurposed to accept the programs currently located in Morey and MacVicar Halls.

STUDENT LIFE

The addition of the new performing arts facility will enhance the liberal arts quality of student life on the Potsdam campus. The new student union will double the number of meeting rooms; provide dedicated student activities and organizations space; engage, program, and revitalize under utilized green space (offering space for outdoor programming); and provide students with enhanced social space (a new campus living room and lounge space).

The relocation of the Student Success Center functions from Sisson Hall to Morey / MacVicar Halls will position student services closer to related administrative offices and situate the departments within a high student traffic zone. Being within the academic quad will be more convenient to students, therefore increasing utilization of these services, such as the Career Planning and Student Success Center.

COMMUNITY

Landscape upgrades to Marshall Park will not only enhance the beauty of the Potsdam campus, but also provide a natural asset for ongoing community use. The new Performing Arts Center will enhance the wealth and richness of the arts for both the campus and community. The renovated Barrington Student Union

would provide faculty, staff, and commuter and resident students with enhanced social space and outdoor programming areas to evoke a stronger sense of on-campus community. The creation of an Arts Quadrangle between Snell and Merritt Halls will provide a sense of community for the Fine Arts, Theatre and Dance, and the Crane School of Music. A new boat dock / public toilets / assembly space on the Racquette River at Lehman Park will provide a connection to the river for both the college and village community. Lehman Park also includes a new 100-key hotel and conference center that can be utilized by the College and visitors. This development could be based upon a former Adirondack model once used by the college at Star Lake.

RESIDENTIAL

There is a need for 379 new beds to be created on campus, if the campus continues as a goal to house 60 percent of the student population. The relocation of the Student Success Center functions from Sisson Hall to Morey/MacVicar Halls will allow for 132 additional beds. The east end of Marshall Park has been identified as the ideal location for a student residence hall providing the remaining 247 beds.

LAND ACQUISITION

This option recommends SUNY Potsdam acquire two residential lots adjacent to the campus along Main Street for the purpose of constructing a new daycare center.

OTHER

Two additions to Maxcy Hall will improve campus athletics and recreation. The first is an addition to the existing ice rink that will facilitate maintenance access to the Zamboni ice machine and provide adequate clearances for the player / coach seating area. The second addition is for a new swimming pool that will replace the existing non-NCAA-conforming pool located within the building. Once completed, the existing pool will be re-purposed into a fitness center for the campus. The existing fitness center can be returned to its former function as a secondary gymnasium.

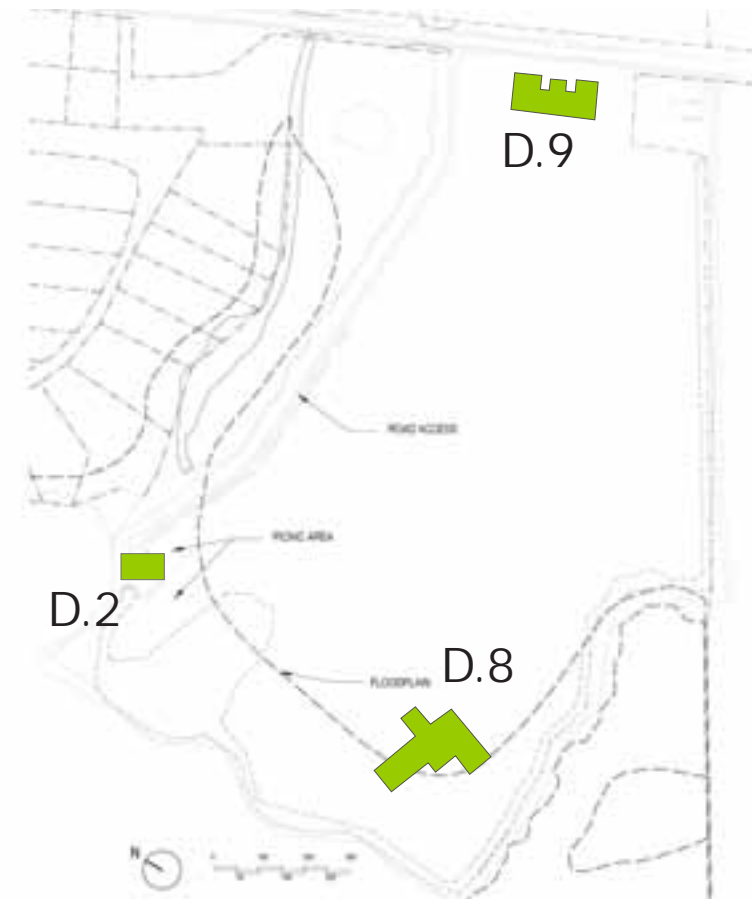
BLDG #	BUILDING NAME
0001	Raymond Hall
0003	Flagg Hall
0004	Crumb Memorial Library
0005	Maxcy Hall
0006	Bowman Hall
0007	Bowman Dining Hall
0009A	Schuette Hall
0009B	Crane Music Center
0009C	Bishop Hall
0009D	Snell Music Theater
0010	Satterlee Hall
0011	Dunn Hall
0012	Merritt Hall
0013	Heating Plant
0014	President’s Residence
0015A	Morey Hall
0015B	Carson Hall

BLDG #	BUILDING NAME
0015C	MacVicar Hall
0015D	Stillman Computing Center
0016	H. M. Hosmer Concert Hall
0017	Sisson Hall
0018	Van Housen Hall
0019	Thatcher DH
0020	Draime Hall
0021	Stowell Hall
0022	Knowles DH
0023	Knowles Hall
0024	Maintenance
0024A	Central Printing Services
0024B	Vehicle Repair Garage
0025	Kellas Hall
0026	Brainerd Hall
0027	Timerman Hall

NATCO PARK (See NATCO Park pages 12-13 for enlarged)



LEHMAN PARK (See Lehman Park pages 10-11 for enlarged plans)



PROJECT DESCRIPTION		OPTION		
		1	2	3
A PROGRAM / DEPARTMENT				
.1	Partial Renovation to the Crane Music Center	X	X	X
.2A	Renovate Merritt Hall for Fine Arts		X	X
.2B	New Construction Merritt Hall for Fine Arts		X	X
B GENERAL / SHARED DEPARTMENT USE				
.1A	Renovate the Satterlee Theater and Dunn Dance Studio for Academic Swing Space	X	X	X
.1B	New Construction Satterlee Theater	X	X	X
.2	Renovate Morey and MacVicar Halls for Student Success Center		X	X
.3	Renovate Satterlee Hall	X	X	X
.4	Renovate Brainerd Hall for Multiple Departments		X	X
.5	Renovate Morey and MacVicar Halls for Current Departments	X		
C ADMINISTRATION / SUPPORT SERVICES				
.1	Renovation/New Construction to the Barrington Student Union	X	X	X
.2	Renovation to Crumb Library	X	X	X
.3A	Crumb Library East/West Infill		X	X
.3B	Crumb Library South Building Addition			X
.4	New Child Day Care Center	X	X	X
.5	Install Projection Technology/Upgrade to Classrooms	X	X	X
.7	Install Campus-Wide VOIP System	X	X	X
.8	Install UPS to Campus-Wide Data Closets	X	X	X
.9A	Renovation to Maxcy Hall Existing Pool to become Fitness Center			X
.9B	New Construction to Maxcy Hall Existing Pool to become Fitness Center (Pool Infill)			X
.10	Pool Addition to Maxcy Hall			X
.11	Sisson Hall Housing Renovation (132 Beds)		X	X
.12	Marshall Park Housing (247 Beds)	X	X	X
.13	Maxcy Hall Ice Rink Addition		X	X
D SITE IMPROVEMENT PROJECTS				
.1	New Arts Quadrangle		X	X
.2	New Boat Dock / Assembly Space / Public Toilets	X	X	X
.3	Landscape Upgrades to Marshall Park	X	X	X
.4	New Synthetic Softball Outfield	X	X	X
.5	Install Exterior Lighting Along Pierrepont Avenue	X	X	X
.6	Close Barrington Drive/ New Landscape Plaza			X
.7	Campus-Wide Wayfinding			X
.8	New Conference Center/ Hospitality Housing at Lehman Park	X		X
.9	New Alumni Center at Lehman Park		X	X
.10	Zero Energy Housing at NATCO Park			X
.11	Demolition of Merritt Hall/ New Landscape Plaza	X		



OPTION 3
ANALYSIS OF SPACE NEEDS

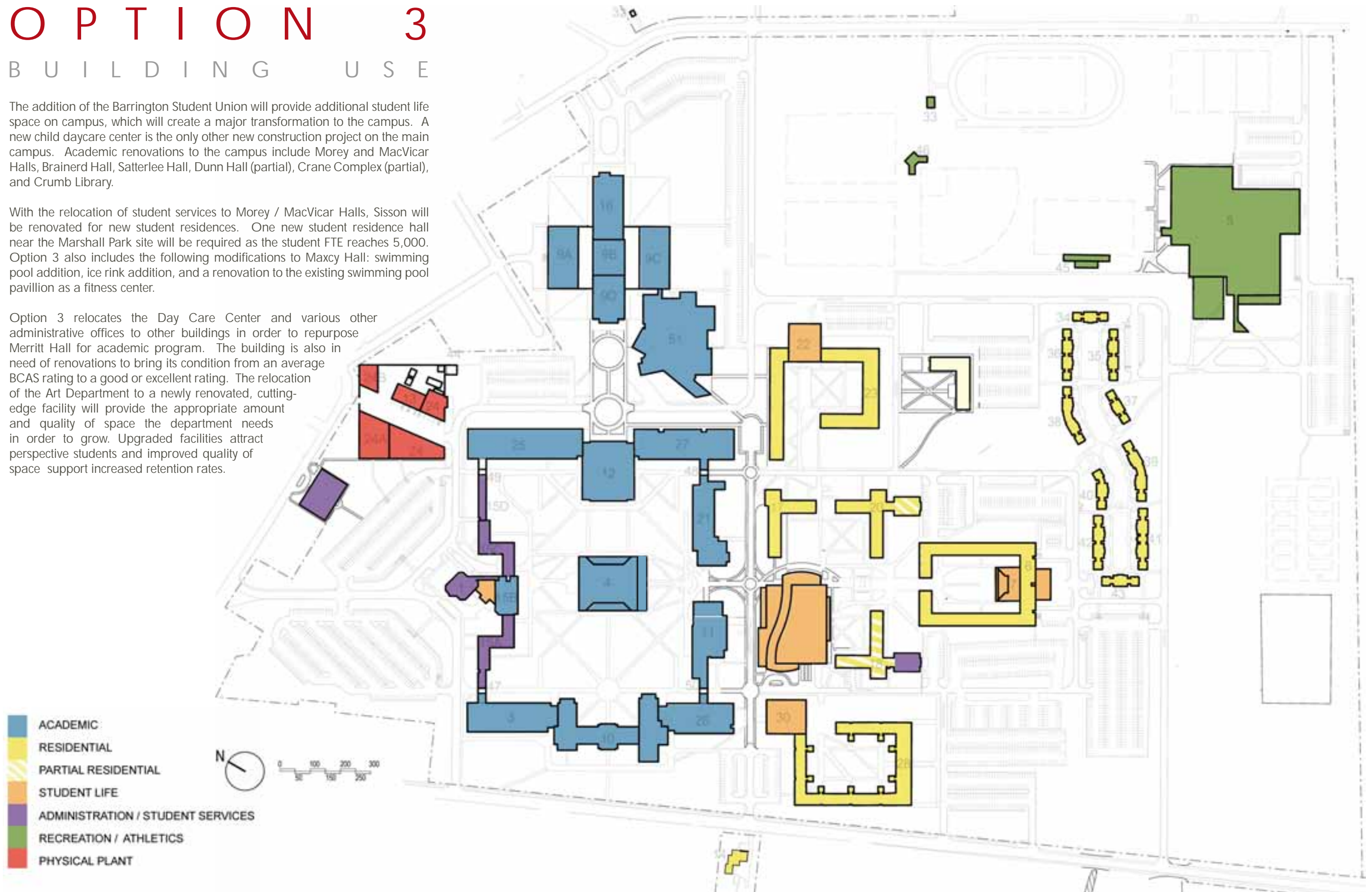
OPTION 3

BUILDING USE

The addition of the Barrington Student Union will provide additional student life space on campus, which will create a major transformation to the campus. A new child daycare center is the only other new construction project on the main campus. Academic renovations to the campus include Morey and MacVicar Halls, Brainerd Hall, Satterlee Hall, Dunn Hall (partial), Crane Complex (partial), and Crumb Library.

With the relocation of student services to Morey / MacVicar Halls, Sisson will be renovated for new student residences. One new student residence hall near the Marshall Park site will be required as the student FTE reaches 5,000. Option 3 also includes the following modifications to Maxcy Hall: swimming pool addition, ice rink addition, and a renovation to the existing swimming pool pavillion as a fitness center.

Option 3 relocates the Day Care Center and various other administrative offices to other buildings in order to repurpose Merritt Hall for academic program. The building is also in need of renovations to bring its condition from an average BCAS rating to a good or excellent rating. The relocation of the Art Department to a newly renovated, cutting-edge facility will provide the appropriate amount and quality of space the department needs in order to grow. Upgraded facilities attract perspective students and improved quality of space support increased retention rates.



OPTION 3

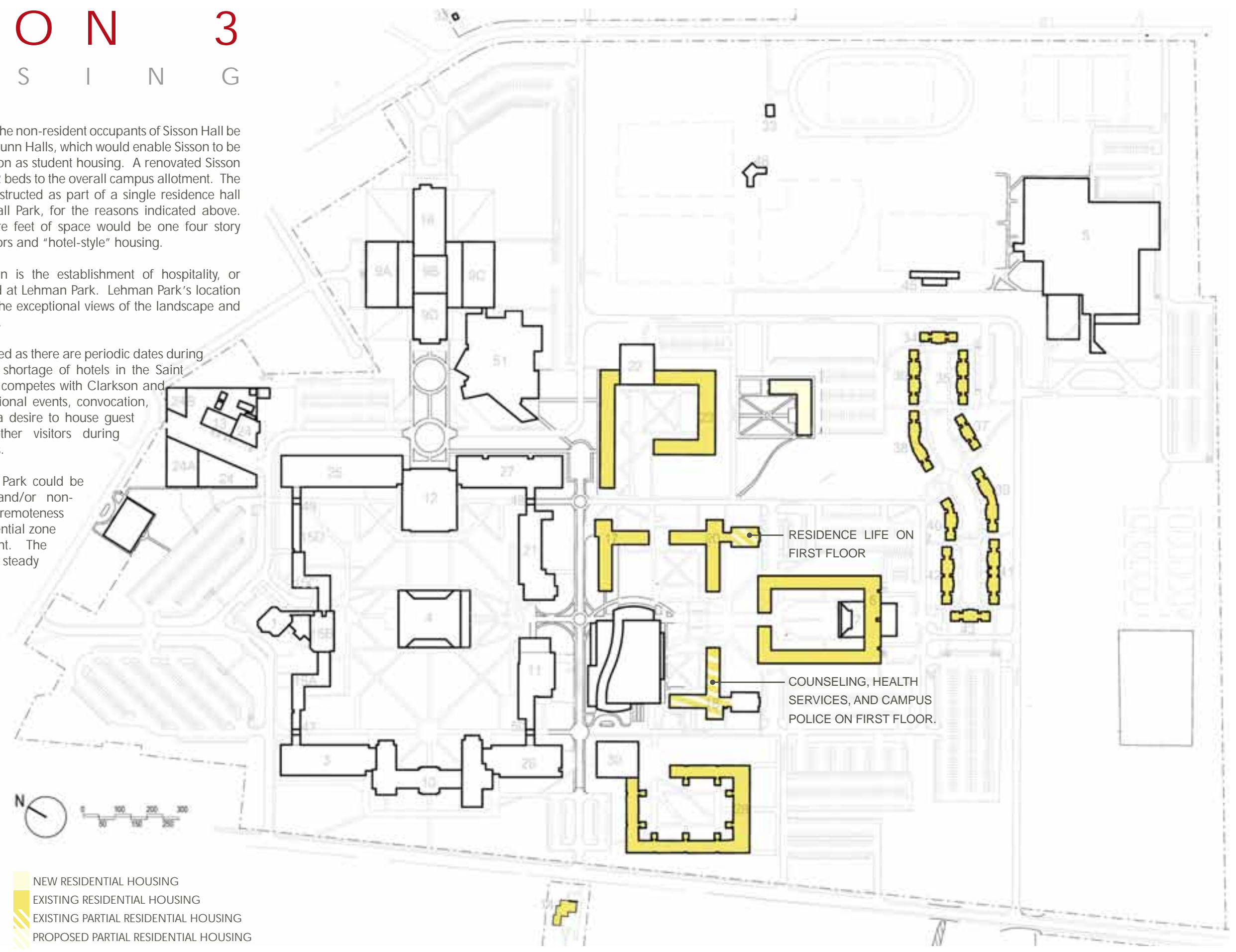
HOUSING

HOUSING
 Under this option it is proposed that the non-resident occupants of Sisson Hall be relocated to Morey, MacVicar, and Dunn Halls, which would enable Sisson to be renovated back to its original function as student housing. A renovated Sisson would repurpose approximately 132 beds to the overall campus allotment. The remaining 247 beds would be constructed as part of a single residence hall located on the east end of Marshall Park, for the reasons indicated above. Approximately 70,000 gross square feet of space would be one four story structure with double-loaded corridors and "hotel-style" housing.

The final housing recommendation is the establishment of hospitality, or married / graduate housing located at Lehman Park. Lehman Park's location on the Racquette River, along with the exceptional views of the landscape and waterway, make it ideal for housing.

Hospitality housing might be preferred as there are periodic dates during the school year when there are a shortage of hotels in the Saint Lawrence County vicinity. Potsdam competes with Clarkson and Canton for hotel space during regional events, convocation, and alumni gatherings. There is a desire to house guest lecturers, athletic teams, and other visitors during academic and athletic school events.

Lastly, housing located at Lehman Park could be utilized for graduate, married, and/or non-traditional student housing. The remoteness of the housing from the main residential zone may be ideal for the older student. The advantage of student housing is a steady return on rental income.



- NEW RESIDENTIAL HOUSING
- EXISTING RESIDENTIAL HOUSING
- EXISTING PARTIAL RESIDENTIAL HOUSING
- PROPOSED PARTIAL RESIDENTIAL HOUSING

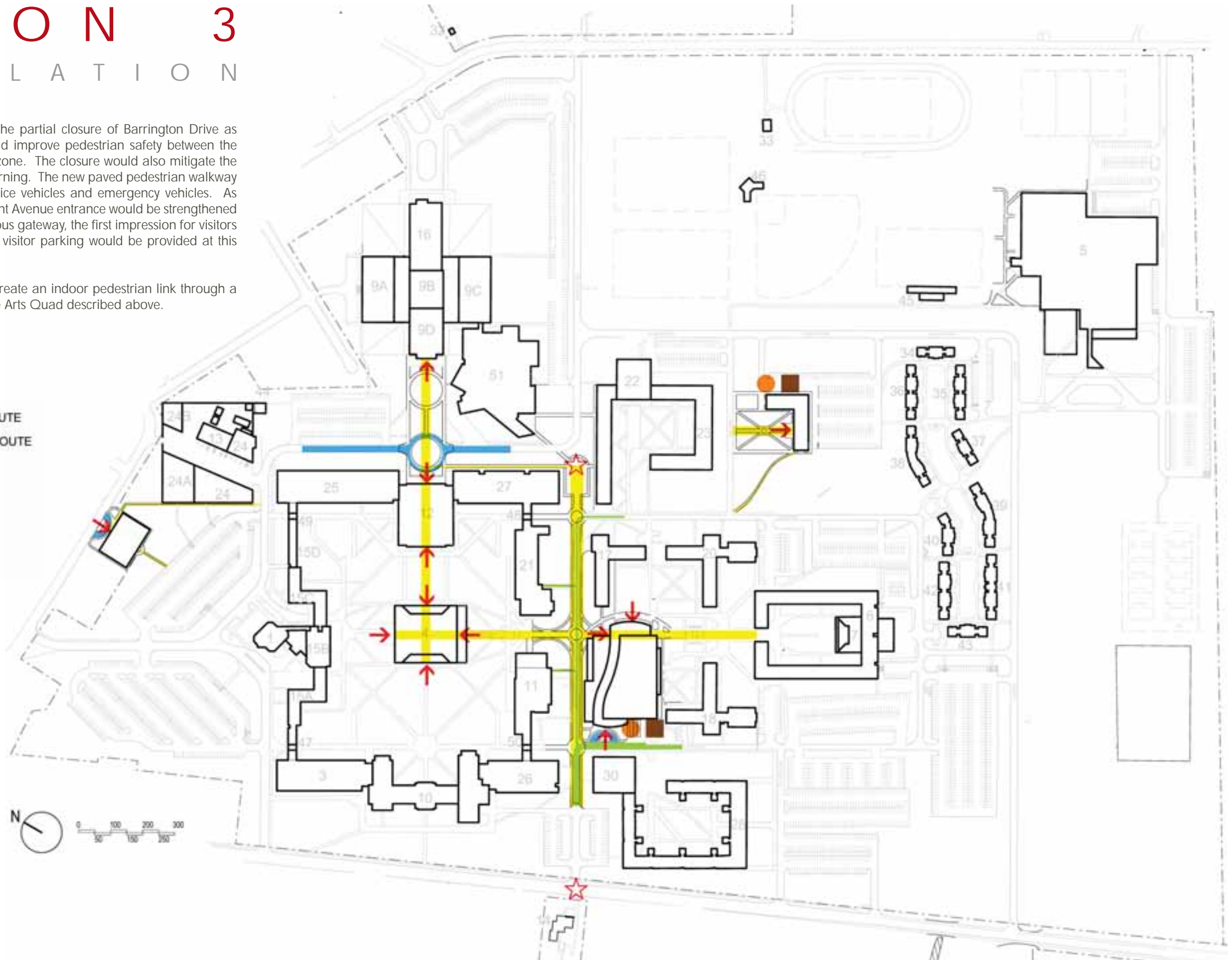
OPTION 3

CIRCULATION

The major driver for this option is the partial closure of Barrington Drive as a vehicular road. The closure would improve pedestrian safety between the academic quad and the residential zone. The closure would also mitigate the separation of campus living from learning. The new paved pedestrian walkway would allow access by campus service vehicles and emergency vehicles. As part of the road closure, the Pierrepont Avenue entrance would be strengthened to serve as the new ceremonial campus gateway, the first impression for visitors and prospective students. VIP and visitor parking would be provided at this entry point.

As with Option 2, Option 3 would create an indoor pedestrian link through a renovated Merritt Hall along with the Arts Quad described above.

- NEW CAMPUS VEHICULAR ROUTE
- NEW PRIMARY PEDESTRIAN ROUTE
- SERVICE VEHICLE ROUTE
- DUMPSTER
- LOADING DOCK
- ★ NEW CAMPUS ENTRANCE
- NEW BUILDING ENTRANCE

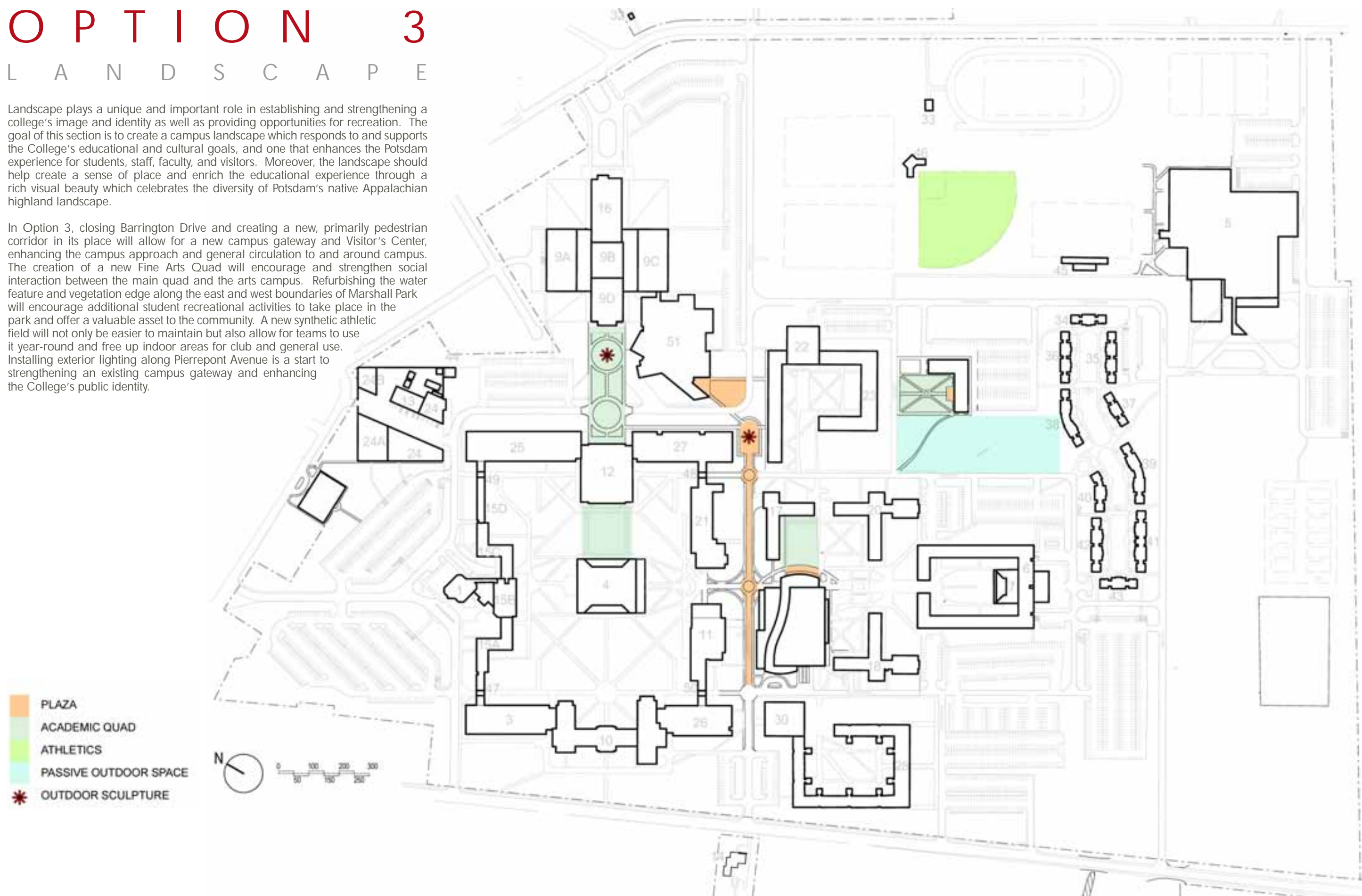


OPTION 3

LANDSCAPE

Landscape plays a unique and important role in establishing and strengthening a college's image and identity as well as providing opportunities for recreation. The goal of this section is to create a campus landscape which responds to and supports the College's educational and cultural goals, and one that enhances the Potsdam experience for students, staff, faculty, and visitors. Moreover, the landscape should help create a sense of place and enrich the educational experience through a rich visual beauty which celebrates the diversity of Potsdam's native Appalachian highland landscape.

In Option 3, closing Barrington Drive and creating a new, primarily pedestrian corridor in its place will allow for a new campus gateway and Visitor's Center, enhancing the campus approach and general circulation to and around campus. The creation of a new Fine Arts Quad will encourage and strengthen social interaction between the main quad and the arts campus. Refurbishing the water feature and vegetation edge along the east and west boundaries of Marshall Park will encourage additional student recreational activities to take place in the park and offer a valuable asset to the community. A new synthetic athletic field will not only be easier to maintain but also allow for teams to use it year-round and free up indoor areas for club and general use. Installing exterior lighting along Pierrepont Avenue is a start to strengthening an existing campus gateway and enhancing the College's public identity.



OPTION 3

FUNDING AND OPERATIONS

Option 3	Area (GSF)	Unit Cost / GSF	Project Budget Types			Capital Budget Plan			Total
			Reno Costs	New or Addition Costs	Site Costs	2013-2018	2018-2023	Beyond 2023	
Construction Budget Costs									
A. Program / Department									
.1 Partial Renovation to the Crane Music Center	\$14,336	\$150	\$2,150,400			\$2,150,400			\$2,150,400
.2A Renovate Merritt Hall for Fine Arts	\$64,139	\$229	\$14,687,831			\$14,687,831			\$14,687,831
.2B New Construction Merritt Hall for Fine Arts	\$13,690	\$296		\$4,052,240		\$4,052,240			\$4,052,240
B. General / Shared Department Use									
.1A Renovate the Satterlee Theater and Dunn Dance Studio for Academic Swing Space	\$32,419	\$237	\$7,683,303			\$7,683,303			\$7,683,303
.1B New Construction Satterlee Theater	\$14,842	\$300		\$4,452,600		\$4,452,600			\$4,452,600
.2 Renovate Morey and MacVicar Halls for Student Success Center	\$42,003	\$253	\$10,626,759				\$10,626,759		\$10,626,759
.3 Renovate Satterlee Hall	\$77,029	\$255	\$19,642,395			\$19,642,395			\$19,642,395
.4 Renovate Brainerd Hall for Multiple Departments	\$37,288	\$237	\$8,837,256				\$8,837,256		\$8,837,256
C. Administration / Support Services									
.1 Renovation/New Construction to the Barrington Student Union	\$120,500	\$272		\$32,776,000	\$2,868,641	\$35,644,641			\$35,644,641
.2 Renovation to Crumb Library	\$25,682	\$224	\$5,752,768			\$5,752,768			\$5,752,768
.3A Crumb Library East/West Infill	\$10,000	\$300		\$3,000,000		\$3,000,000			\$3,000,000
.3B Crumb Library South Building Addition	\$11,826	\$320		\$3,784,320		\$3,784,320			\$3,784,320
.4 New Child Day Care Center at NATCO park	\$14,000	\$351		\$4,914,000	\$441,252	\$5,355,252			\$5,355,252
.5 Install Projection Technology/Upgrade to Classrooms			\$331,409			\$331,409			\$331,409
.6 Install Card Access Technology to Raymond Hall Basement			\$5,768			\$5,768			\$5,768
.7 Install Campus-Wide VOIP System			\$528,859						\$528,859
.8 Install UPS to Campus-Wide Data Closets			\$778,321			\$778,321		\$528,859	\$778,321
.9A Renovation to Maxcy Hall Existing Pool to become Fitness Center	\$11,176	\$224	\$2,503,424				\$2,503,424		\$2,503,424
.9B New Construction to Maxcy Hall Existing Pool to become Fitness Center	\$5,000	\$285		\$1,425,000			\$1,425,000		\$1,425,000
.10 Pool Addition to Maxcy Hall	\$20,000	\$367		\$7,340,000			\$7,340,000		\$7,340,000
.11 Sisson Hall Housing Renovation (132 Beds)			\$0						\$0
.12 Marshall Park Housing (247 Beds)				\$0					\$0
.13 Maxcy Hall Ice Rink Addition	\$6,560	\$366		\$2,400,960			\$2,400,960		\$2,400,960
D. Site Improvement Projects									
.1 New Arts Quadrangle	\$70,000	\$13			\$910,000		\$910,000		\$910,000
.2 Boat Dock/Assembly Space/Public Toilets	\$1,986	\$330		\$655,380	\$671,229		\$1,326,609		\$1,326,609
.3 Landscape Upgrades to Marshall Park		\$550,000			\$550,000		\$550,000		\$550,000
.4 New Synthetic Softball Outfield	\$55,000	\$15			\$825,000	\$825,000			\$825,000
.6 Close Barrington Drive/New Landscape Plaza	\$200,000	\$13			\$2,600,000	\$2,600,000			\$2,600,000
.7 Campus-Wide Wayfinding		\$2,000,000			\$2,000,000	\$2,000,000			\$2,000,000
.8 New Conference Center/Hospitality Housing at Lehman Park	\$52,000	\$322		\$16,744,000	\$1,464,581			\$18,208,581	\$18,208,581
.9 New Alumni Center at Lehman Park	\$12,000	\$330		\$3,960,000	\$482,829			\$4,442,829	\$4,442,829
.10 Sustainable Housing at NATCO Park	\$10,000	\$344		\$3,440,000	\$885,186			\$4,325,186	\$4,325,186
Sub-Total Construction Budget Costs			\$73,528,493	\$88,944,500	\$13,698,718	\$112,746,248	\$36,448,867	\$26,976,596	\$176,171,711
Other Project Budget Costs									
Professional Fees, Equipment Costs, Contingencies Budgeted @	0.35					\$39,461,187	\$12,757,103	\$9,441,809	\$61,660,099
Sub-Total Project Costs						\$152,207,435	\$49,205,970	\$36,418,405	\$237,831,810
Escalation through Year 4 of Funding Cycle (Beginning 01/01/2011) @ Rate/Year	0.0375					\$39,954,452	\$22,142,687	\$23,216,733	\$85,313,872
Total Projected Budget Costs						\$192,161,886	\$71,348,657	\$59,635,139	\$323,145,682



OPTION 3

CAPITAL IMPROVEMENTS

PROJECTED GROWTH & SPACE NEEDS The current net assignable square feet (NASF) on campus provides space for both student and faculty growth as projected by the College. The chart to the right illustrates the existing and recommended NASF for each type of academic space existing on campus. It is recommended that the campus see increases in square footage for the space types listed below:

- Departmental Faculty and Staff Offices
- Assembly
- Library
- Student / Faculty Activities

As a result of growth projections for 2023, it is recommended that the faculty and staff office spaces increase in nasf. These increases can be achieved by renovating and repurposing existing spaces, infill, and minor additions. The total assembly spaces on campus is indicated in the chart to increase by 17,881, despite benchmarking findings reported in Phase III. The construction of the new Performing Arts Center will result in an increase in assembly space on campus, even though the College Theater in Satterlee will be repurposed. It is recommended that space dedicated to student / faculty activities see an increase as well. This is a result of the technical study currently being completed by the campus. It is recommended that the Crumb Library receive additional nasf, despite the benchmarking findings reported in Phase III. The additional NASF is required in order to accommodate changing pedagogy and strengthen student academic success. The following pages within this report section will describe the projects required to physically accommodate the recommended space needs mentioned above and in the chart to the right.

As evidenced in the chart, the College's current NASF per FTE is 216. This is higher than the NASF per student of 164 recommended by the consultant and the SUNY recommendation of 144, as stated in Phase III. The limited addition of a new footprint to this campus and the major repurposing of space allocations will allow the NASF per student to fall to 214 by 2023.

The Consultant's recommended space needs included in the Concept Alternatives (Phase IV) differ from the space recommendations reported in Phase III. The projected space needs for Phase IV acknowledge programming solutions placed into existing facilities, whereas the space recommendations provided in Phase III represent theoretical space models. To achieve theoretical space goals the College would be required to demolish valuable facilities, therefore, the space needs proposed as part of the Phase IV options, as well as the final recommendation suggest the College renovate and modify the existing facilities in order to function more efficiently and effectively, while allowing for future growth and development.

EXISTING AND RECOMMENDED SPACE SUMMARY

Space Type	2008 (4,381 FTE) Existing Space as Reported in PSI	2023 (5,005 FTE) Recommended Space by Consultant	Growth / Reduction (-)	Comments
Instructional Classrooms/Lecture Halls				
Classrooms	35,305	35,305	0	Inventory adjusted within existing total nasf for this category
Lecture Halls	15,362	15,362	0	
Sub-Total Registrar Controlled Space	50,667	50,667	0	
Classroom/Lecture NASF per FTE	12	12		
Departmental Use				
Teaching Labs	101,335	103,735	1,165	Class lab space needs accommodated by repurposing existing space.
Individual Study Labs	33,673	33,673	3,670	Includes addition of renovated practice rooms in the Sub-basement level of the Crane Music Center
Departmental Research Labs	15,420	15,420	0	
Faculty & Staff Offices	94,093	94,093	57,539	Includes new faculty offices for projected faculty FTE
General & Special Use	30,799	30,799	0	
Sub-Total Instructional & Dept Research	275,320	277,720	2,400	
Dept NASF per FTE	63	63		
Campus-Wide Academic Support				
Health & Physical Education	153,489	167,489	14,000	Includes Ice Rink addition and new pool addition
Data & Resources Center (IT)	15,766	15,766	0	
Organized Activities	6,334	6,334	0	
Organized (Sponsored) Research	0	0	0	
Public Services	8,672	8,672	0	
Assembly & Exhibition	68,937	86,818	17,881	1. Theater & Dance vacating Dunn and Satterlee and 2. Construction of new Performing Arts Building
Library	53,465	69,955	16,490	Includes infill and addition projects
Student/Faculty Activities	66,200	85,828	19,628	Includes new Barrington Student Union and taking Bowman Dining Hall offline
Food Service - Dining	15,021	13,021	-2,000	Includes new Barrington Student Union
Food Service - Kitchen / Survery	41,069	39,253	-1,816	Includes new Barrington Student Union and taking Bowman Dining Hall offline
Student Health Services	4,435	4,435	0	
General Administration	78,425	78,425	0	
Central Services	76,741	76,741	0	
Building Services	30,021	30,021	0	
Inactive Space	2,379	2,379	0	
Sub-Total Support Space	620,954	685,137	64,183	
Support NASF per FTE	142	137		
Total Campus-Wide NASF	946,941	1,013,524	66,583	
Campus_wide Average NASF per FTE	216	212		

As previously stated, the space needs recommendations are identifying departmental use space types, specifically faculty and staff offices, which need to receive additional NASF in order to accommodate faculty and staff growth by the years indicated in Phase III. The departments recognized as growing between 2008 and 2023 (as illustrated in the FTE Projections Chart on page 3 within Phase III) are list below:

- Health and Physical Education
- Community Health
- Business Administration
- Anthropology
- Art & Art Gallery
- Biology
- Computer Science
- English & Communications
- Theatre and Dance
- Crane School of Music
- Curriculum & Instruction

The Politics Department will be experiencing a slight decline in faculty FTE, which will not result in a parallel decline in NASF. Similarly, the remaining departments not listed above will not see an increase in NASF, though the existing NASF will remain.

EXISTING AND RECOMMENDED DEPARTMENT SPACE NEEDS

Department Name	2008 Existing Department Use Net Assignable Square Feet	2023 Phase V Recommended Department Use Net Assignable Square Feet	Growth / Reduction (-)
	a	b	c-b
Special Education	611	1,200	589
Literacy	2,005	2,770	765
Secondary Education	2,786	3,100	314
Information and Communication Technology	2,678	3,800	1,122
Arts and Sciences Misc. Programs	5,459	6,000	541
Health and Physical Education	4,157	4,157	0
Community Health	1,744	3,600	1,856
Business Administration	1,087	2,200	1,113
Graduate Office	1,100	1,100	0
Anthropology	5,024	5,400	376
Art	20,025	21,560	1,535
Art Gallery	6,698	9,600	2,902
Biology	20,233	21,433	1,200
Chemistry	20,317	21,517	1,200
Computer Science	4,937	5,125	188
Theatre and Dance	19,349	16,068	-3,281
Economics & Employment Relations	3,540	3,900	360
English & Communications	6,469	7,200	731
Modern Language	4,888	5,400	512
Geology	19,498	19,498	0
History	4,878	5,300	422
Mathematics	4,033	4,800	767
Philosophy	2,198	2,700	502
Physics	14,814	14,814	0
Politics	1,787	1,790	3
Psychology	22,687	22,687	0
Sociology	3,024	3,000	-24
Crane School of Music	59,093	62,763	3,670
Wilderness Education	2,189	4,300	2,111
Curriculum & Instruction B-G6	2,138	5,450	3,312
School of Education & Professional Studies Misc.	5,449	5,810	361
Field Experience & Teacher Certification	425	600	175
Total Department Use Space	275,320	298,642	23,322

OPTION 3

CAPITAL IMPROVEMENTS

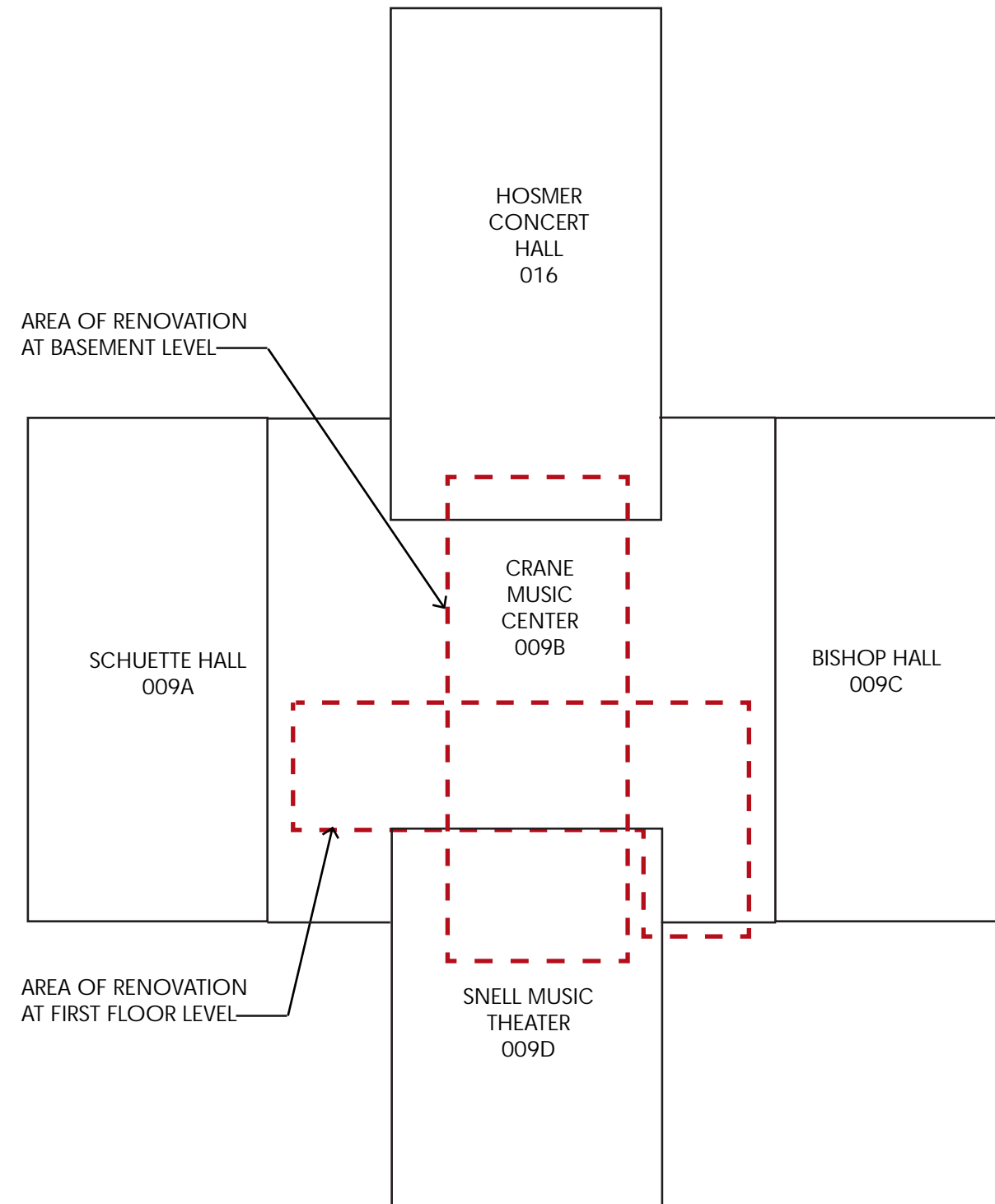
CRANE MUSIC CENTER The Crane Music Center is occupied by students and faculty from 7:00 am to midnight daily. The building acts as the students base camp between classes throughout the day. The facility has not been renovated since its erection in 1973, and as such, is in need of a partial renovation. As a result of the construction of the Performing Arts Center, the existing Costume Shop will be vacated. This vacated space should be repurposed to house instrument storage, which is currently an issue for users of the building. Storage areas and rooms are scattered throughout the building and many lockers are located in corridors. A dedicated location with humidity control will allow for consolidation of instrument storage.

The existing Student Commons should be expanded in its current location as the existing space is undersized for the Crane student population. There is a lack of “lounge” space dedicated to students within the building. The Crane Music students need a space to interact and study in between or after classes. An expansion of the Student Commons will enhance existing services and create the spaces needed as described above. The corridors should receive a floor and wall finish upgrade to mitigate the sterile feel of the concrete masonry unit partitions. The lighting within the corridors should all be reviewed to enhance the student experience.

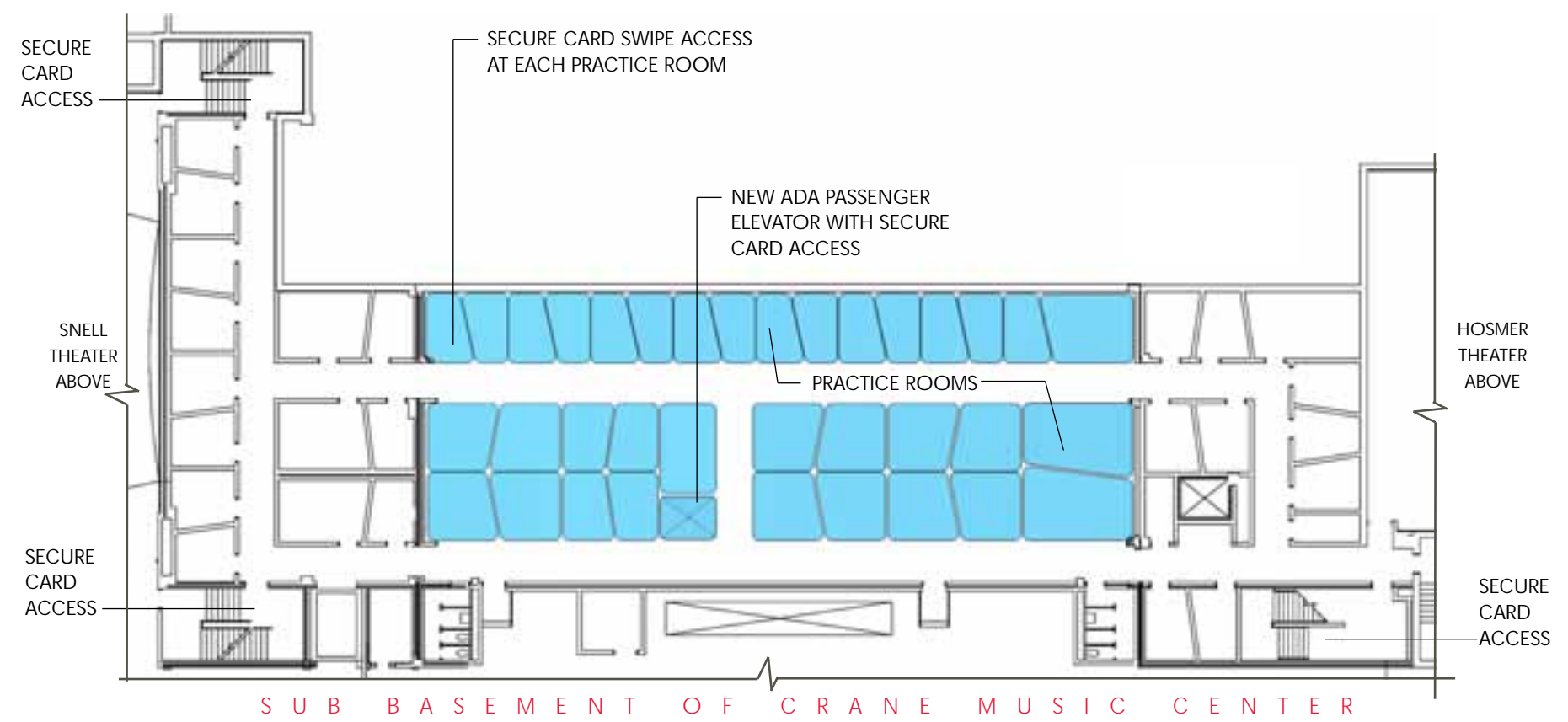
The practice rooms also present another spacial need. The existing 70 practice rooms located throughout the first floor of the Crane Music Center are experiencing severe stress during certain times of the day. It is recommended that the existing sub-basement storage rooms be moderately renovated and repaired to accommodate an appropriate number and inventory of practice rooms for students. The proposed count at the sub-basement level is:

- 19 Small Individual Practice Rooms
- 12 Large Individual Practice Rooms
- 3 Group / Ensemble Practice Rooms

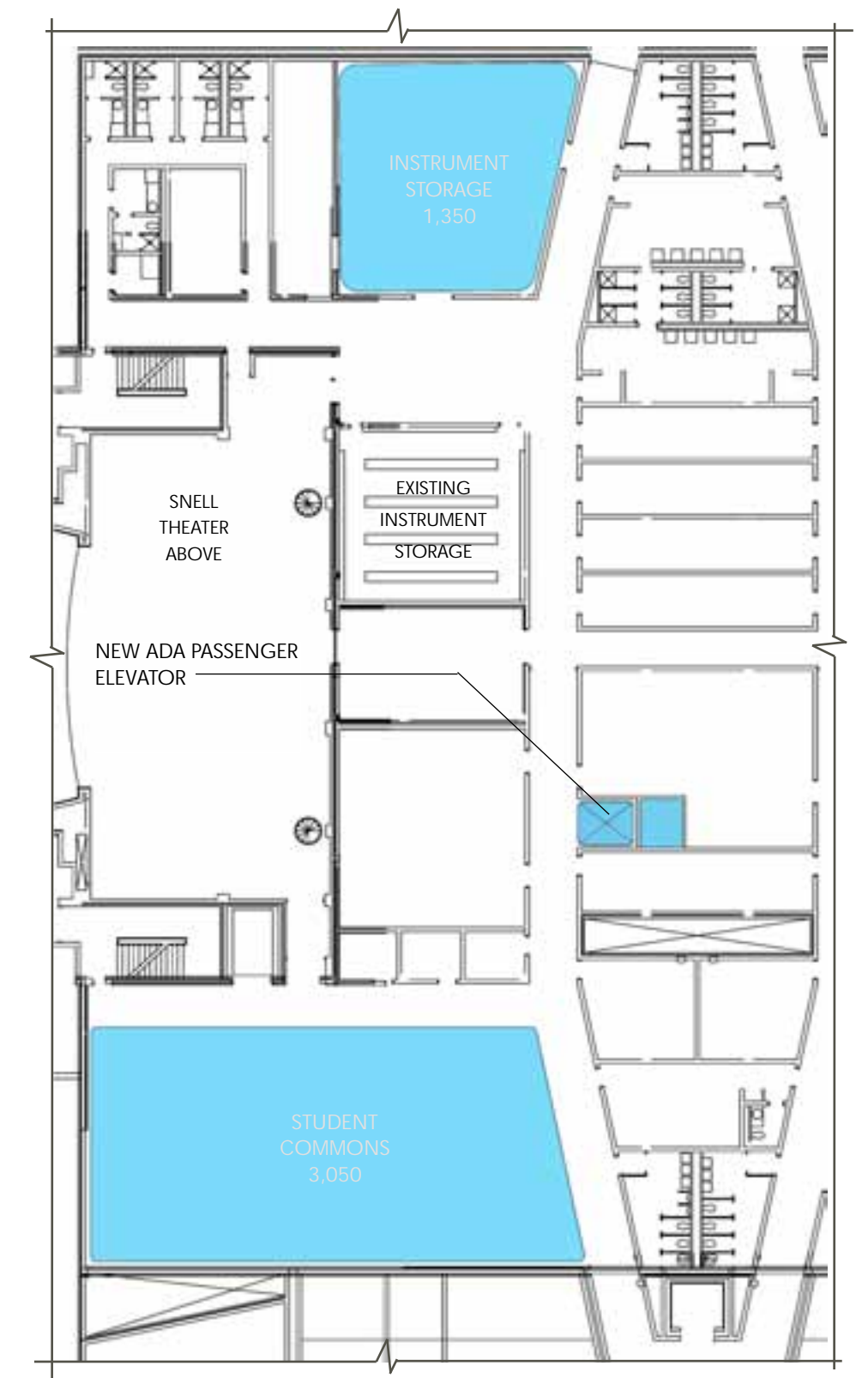
In an effort to mitigate security concerns, card swipe access should be installed to all stairwells leading to the sub-basement level, and card swipe access should be installed to each practice room entry.



CRANE MUSIC COMPLEX
KEY PLAN



SUB BASEMENT OF CRANE MUSIC CENTER



BASEMENT OF CRANE MUSIC CENTER

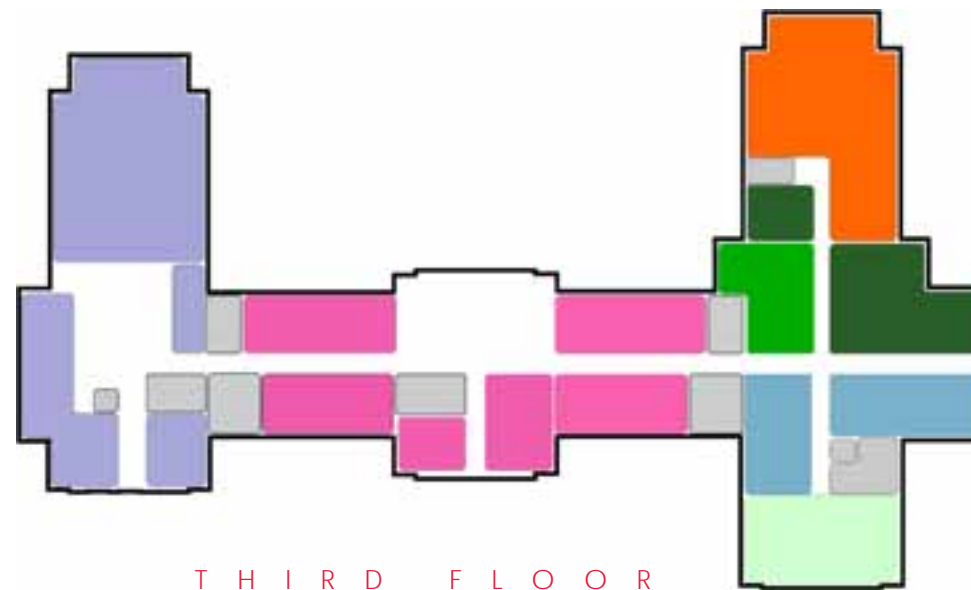
OPTION 3
ANALYSIS OF SPACE NEEDS

OPTION 3

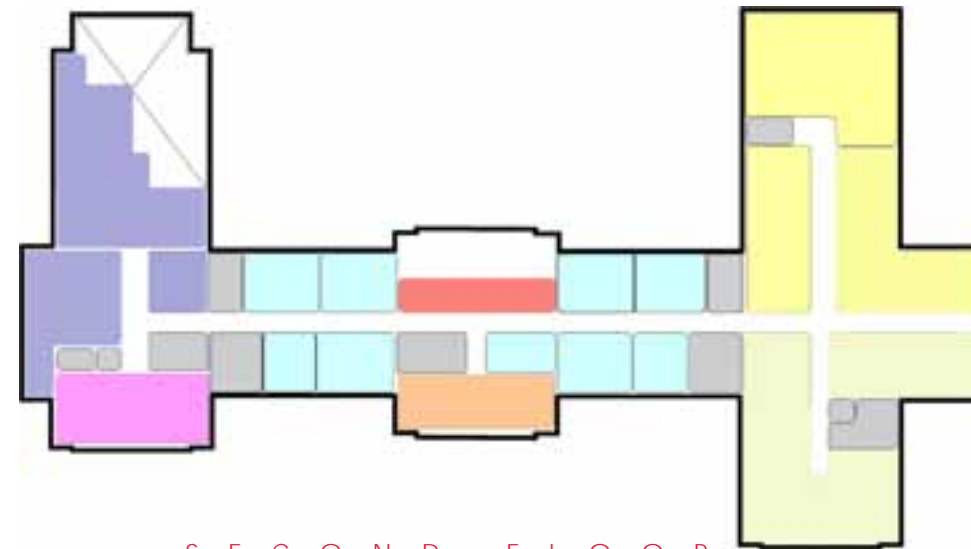
CAPITAL IMPROVEMENTS

SATTERLEE HALL After the new Performing Arts Center is completed and the users are moved out of their existing spaces on campus, there will be vacated space (currently used by Theatre and Dance) in a number of buildings on campus. Satterlee Hall's College Theater will be one of those vacated spaces and should be renovated to accommodate growth of existing departments in Satterlee Hall and relocated faculty offices from other buildings, mainly Morey and MacVicar. The Psychology faculty offices currently in Morey Hall will be relocated to Flagg Hall in the vacated Adirondack Audiology spaces.

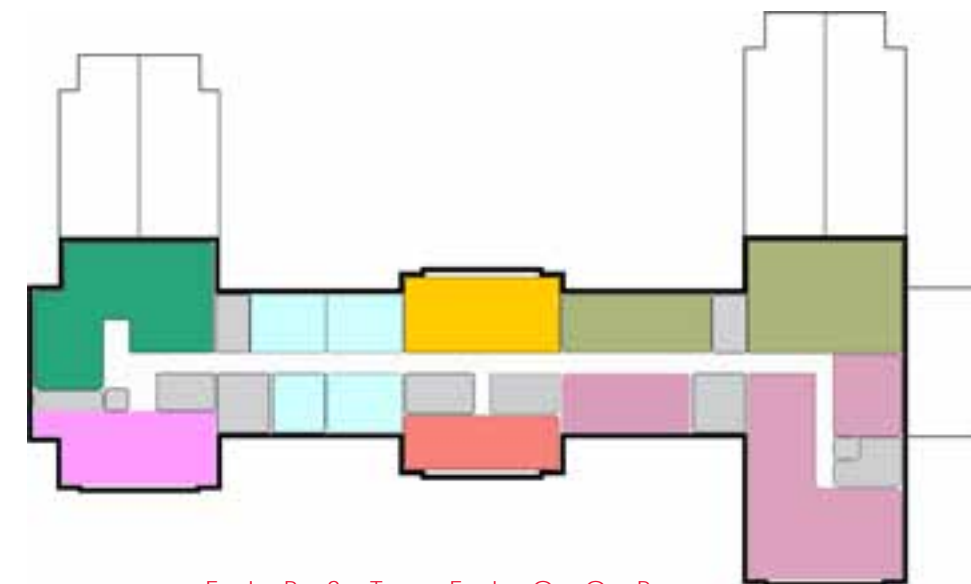
The departments experiencing faculty growth, listed earlier in this section, will be accommodated in the renovated spaces. Right-sizing offices, similarly to classrooms, will allow for a more efficient use of space. The diagrammatic floor plans to the right illustrate the proposed department locations for Satterlee Hall post renovations.



T H I R D F L O O R




















S E C O N D F L O O R



F I R S T F L O O R

DEPARTMENT COLOR LEGEND

	School of Education & Professional Studies	5,810s.f.
	Literacy	7,770 s.f.
	Community Health	3,600 s.f.
	Wilderness Education	4,300 s.f.
	Field Experience	600 s.f.
	Graduate Offices	1,100 s.f.
	Interdisciplinary Studies	3,200 s.f.
	Secondary Education	3,100 s.f.
	Special Education	1,200 s.f.
	Curriculum & Instruction	5,450 s.f.
	Economics & Employment Relations	3,900 s.f.
	History	5,300 s.f.
	Sociology	3,000 s.f.
	Politics	1,780 s.f.
	Study/ Computer Lounge	750 s.f.
	General Instruction Classroom (9 classrooms @ 650s.f. each)	5,850 s.f.
	Unprogrammed (Future Growth Space)	4,000 s.f.

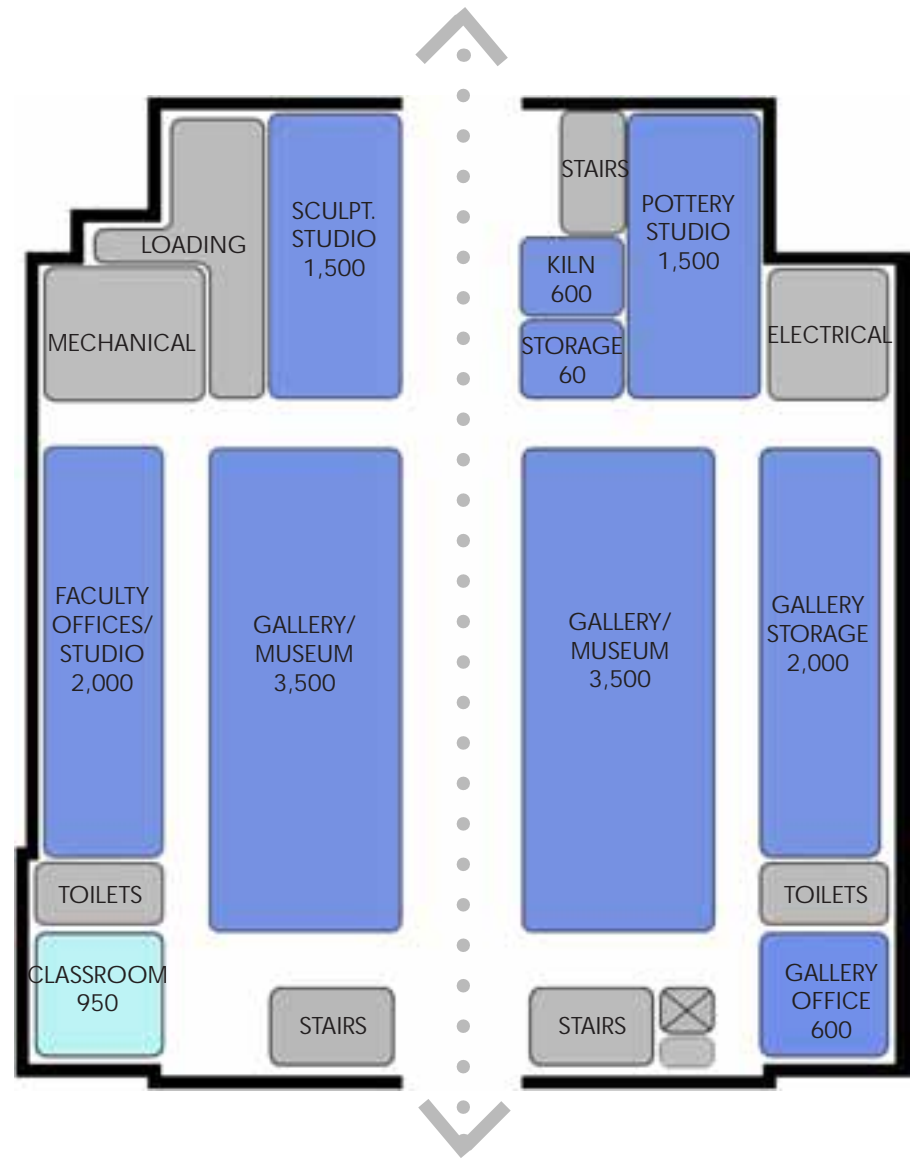
OPTION 3

CAPITAL IMPROVEMENTS

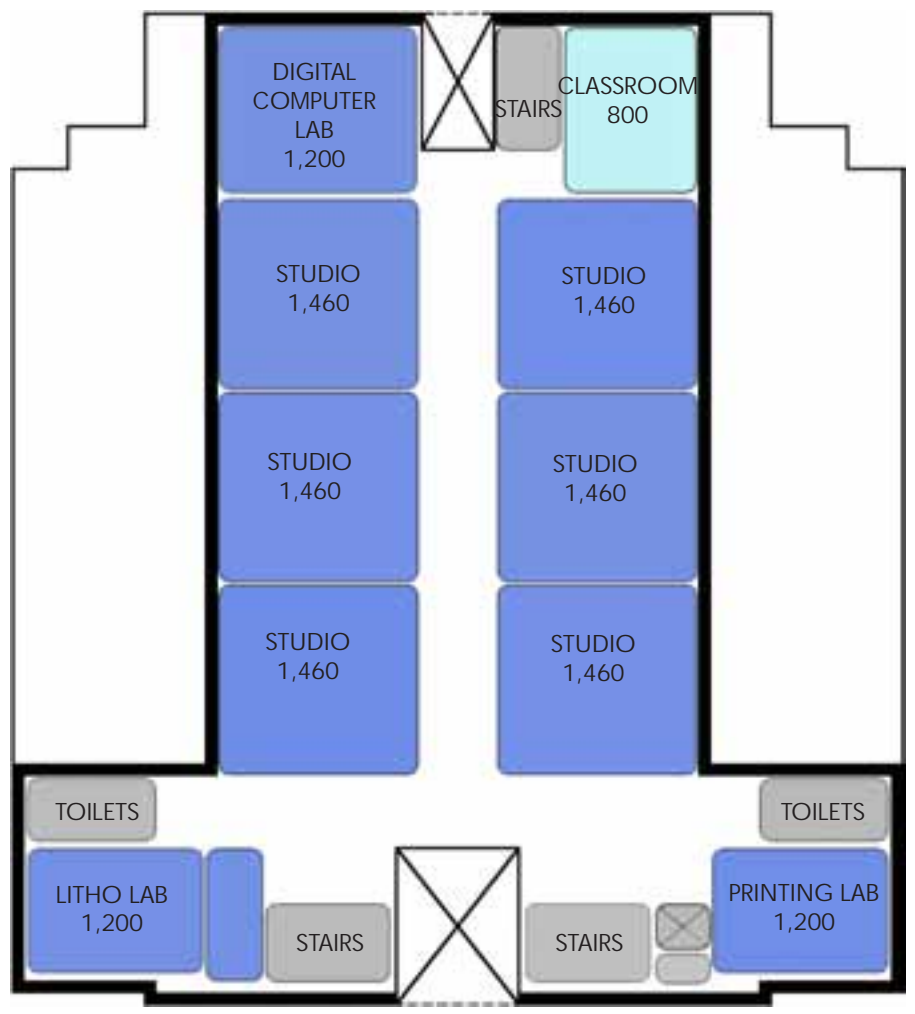
MERRITT HALL Merritt Hall should receive extensive renovations to renovate the current daycare center after the program is relocated in order to repurpose the building to academic spaces, specifically housing the Arts Department. The existing Arts Department studio spaces, faculty offices, and classrooms in Brainerd Hall would be relocated to a renovated Merritt Hall. This relocation with proximity to Crane and the new Performing Arts Center will create a new Fine Arts Quad. This emphasis on the Arts will physically support the College's mission to grow as a Fine Arts institution.

The Merritt Hall building will allow for departmental growth in faculty offices due to projected faculty FTE. The space also provides adequate studio space for the existing class labs currently in Brainerd. The Gibson Gallery will be relocated along with the department. The proposed gallery space will accommodate the existing art collection with room for growth. The adjacent gallery storage on the south side of the building will provide sufficient storage and teaching space. A large part of the Museum Studies curriculum requires a space allocated for teaching appropriate packaging and care methods. The potential to house other campus museums, specifically the Weaver Museum run by the Anthropology Department, is available.

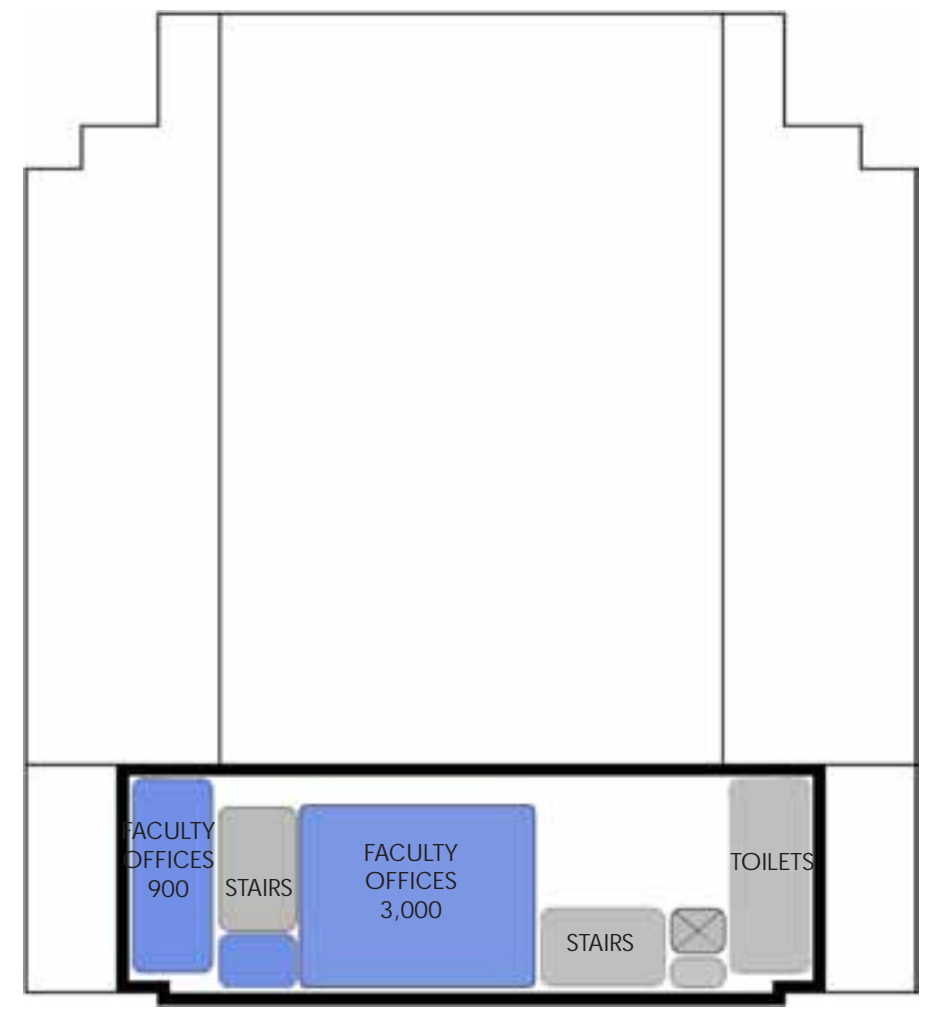
The repurposed facility will allow for the consolidation of faculty offices and studios. Offices and studios are currently located in a number of buildings throughout campus. The new space will provide accommodations for all faculty members within the department.



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

OPTION 3
ANALYSIS OF SPACE NEEDS

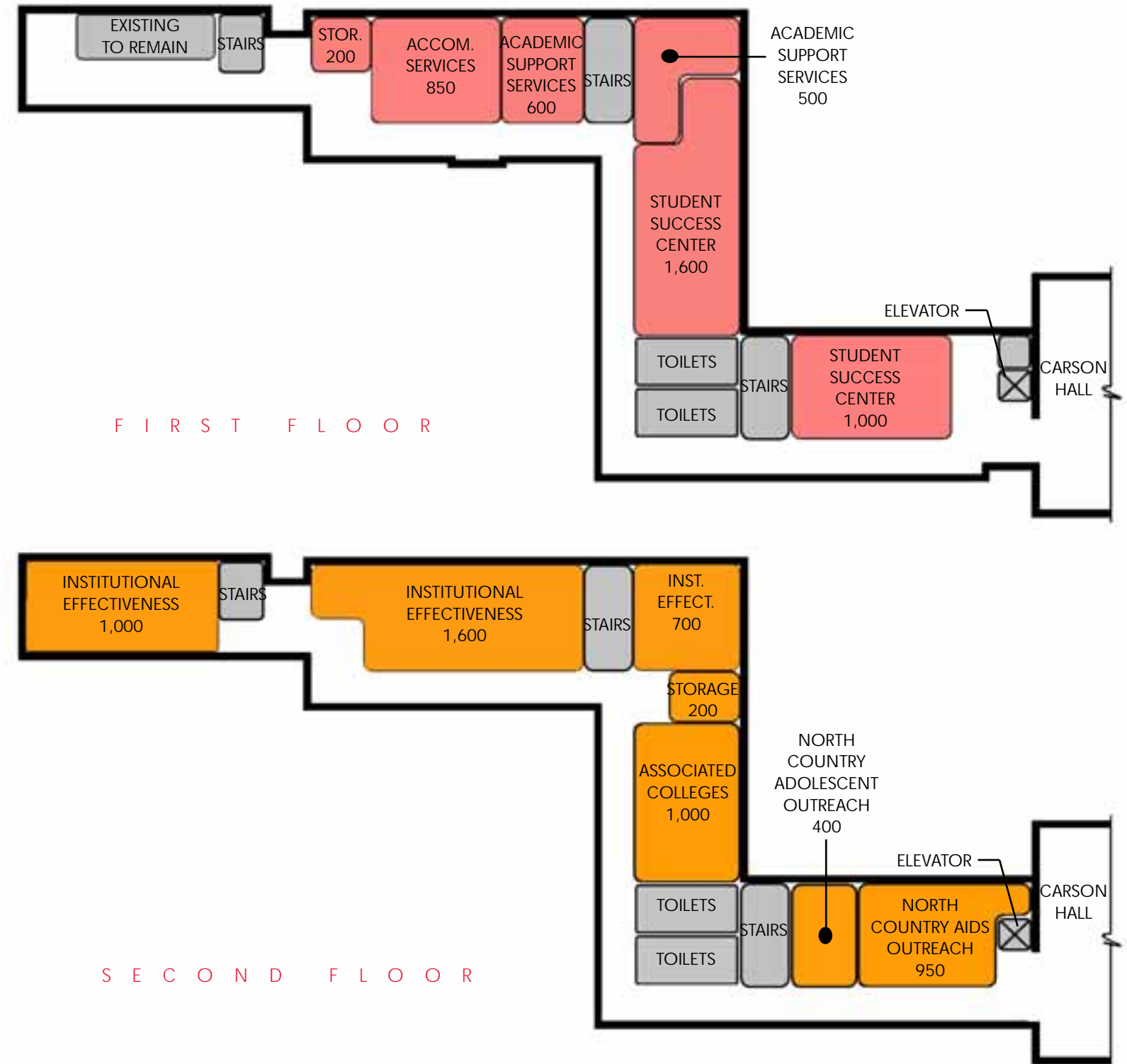
OPTION 3

CAPITAL IMPROVEMENTS

MOREY HALL Morey Hall was originally constructed as a residential facility. Today the building houses faculty offices. Due to the original design intent, the rooms currently utilized as offices are not appropriately sized. The spaces originally intended to accommodate two student beds is used today for a single faculty member office in most cases. The narrow, double-loaded corridors are not conducive to the current use or ADA compliant. It is recommended that the building receive a major renovation. The renovated space should include a single-loaded corridor along the south side of the building at both the first and second floors.

Option 3 recommends the relocation of the existing department faculty offices to Satterlee, Brainerd, and Dunn Halls. The new users of the building will be student and academic services currently housed in Sisson Hall. The existing academic service offices currently in Merritt Hall will be relocated to Morey as well. The location for these services improves accessibility to other student and academic services currently in Raymond Hall, that will be remaining there.

The Career Planning offices currently in Sisson Hall will be relocated to the first floor of Lehman Dining Hall. The existing student activities space in Lehman Dining Hall, called Hurley's Nightclub, will be relocated to the new or renovated Student Union.

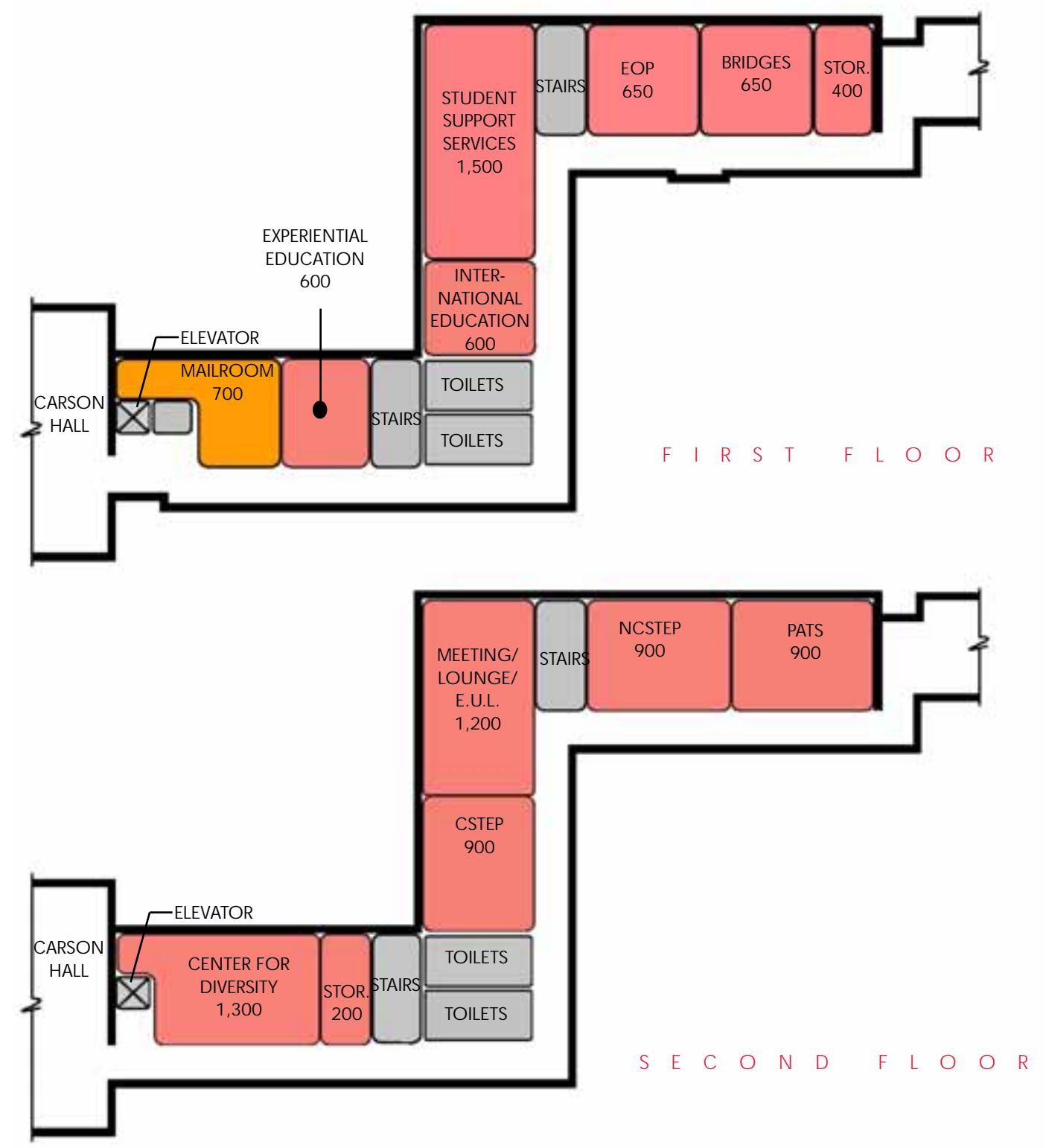


OPTION 3

CAPITAL IMPROVEMENTS

MACVICAR HALL MacVicar Hall was originally constructed as a residential facility. Today the building houses faculty offices. Due to the original design intent, the rooms currently utilized as offices are not appropriately sized. The spaces originally intended to accommodate two student beds is used today for a single faculty member office in most cases. The narrow, double-loaded corridors are not conducive to the current use or ADA compliant. It is recommended that the building receive a major renovation. The renovated space should include a single-loaded corridor along the south side of the building at both the first and second floors.

Option 3 recommends the relocation of the existing department faculty offices to Satterlee, Brainerd, and Dunn Halls. The new users of the building will be student and academic services currently housed in Sisson Hall. The location for these services improves accessibility to the other student and academic services currently in Raymond Hall, that will be remaining there. The proposed Meeting / Lounge / Ethnic Lounge of Unity (ELU) will serve dual purposes. The room will function as a meeting space for the Center for Diversity, which currently utilizes the second floor lounge in Sisson Hall. The proposed space will also accommodate the ELU currently in the basement of Bowman Hall. It is recommended that the existing space in Bowman be repurposed for building / facilities storage.



OPTION 3
ANALYSIS OF SPACE NEEDS

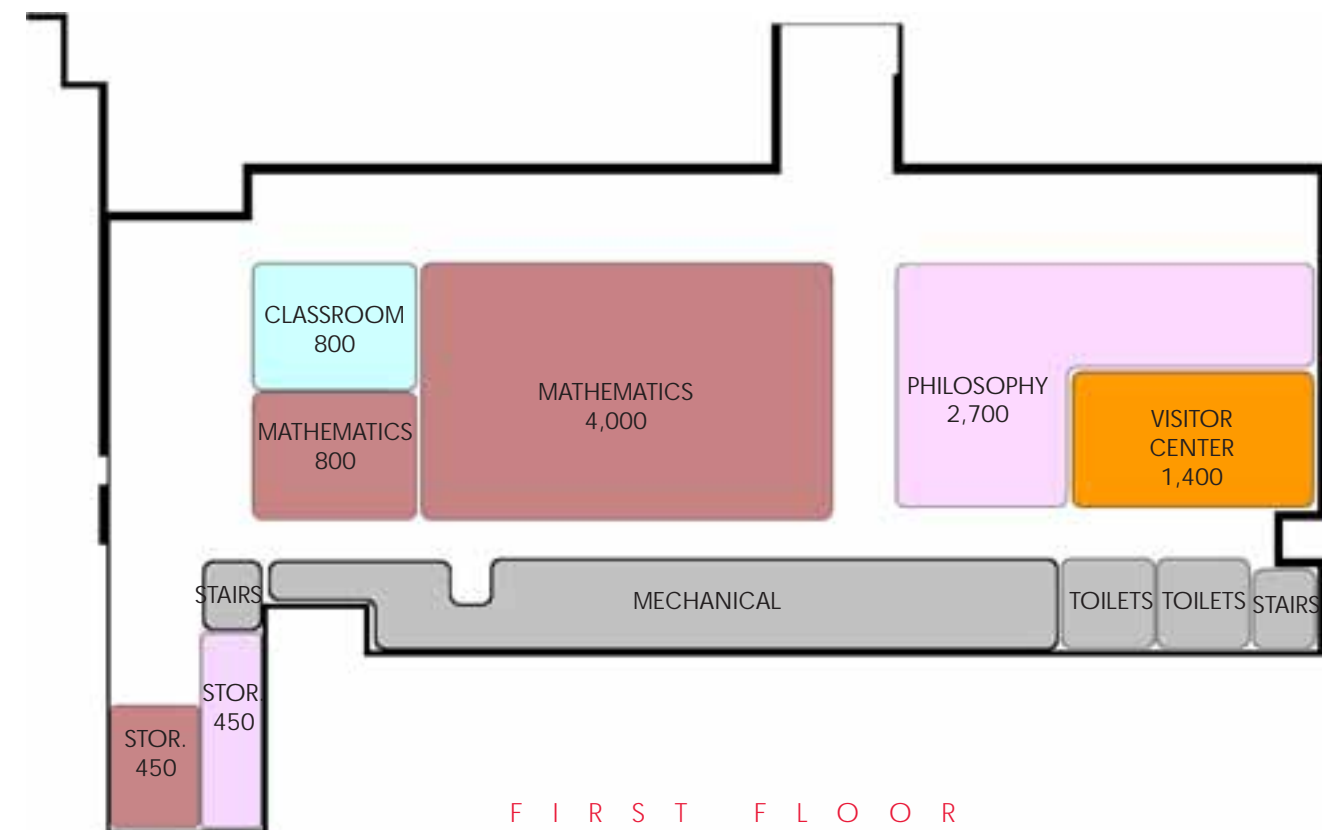
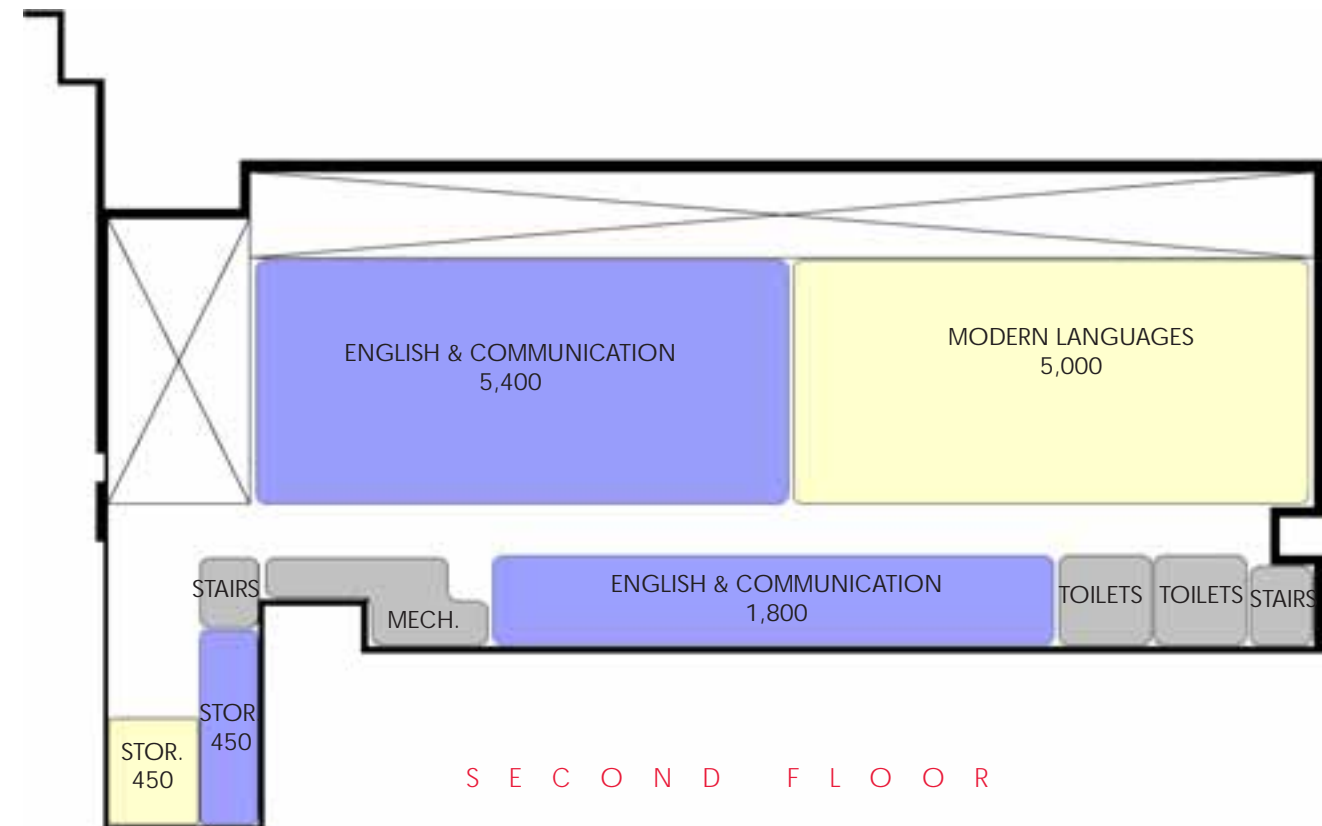
OPTION 3

CAPITAL IMPROVEMENTS

BRAINERD HALL The existing Art Department in Brainerd Hall will be relocated to Merritt Hall as part of Option 3. The vacated building will be renovated to accommodate four departments moving from Morey and MacVicar. The departments are Mathematics, Philosophy, English & Communications, and Modern Languages. The College does not foresee growth in the four departments. The departments existing NASF are accommodated with a renovated Brainerd Hall, which will provide adequate room for any future growth beyond 2023.

The building will also be renovated to create an interior walkway connecting Satterlee and Dunn Halls on either side of the building. The Gibson Gallery is currently located along the east side of the facility, therefore, prohibiting the physical connection between buildings. The renovated space will have a similar feel to the student commons areas in Flagg, Timerman, and Kellas Halls.

A Visitor's Center is also being proposed for the building. Brainerd Hall is on the west side of the campus along Pierrepont Ave, off of Barrington Drive. The entry to Barrington Drive is ideal for a main gateway to the campus. Therefore locating a visitors center nearby to this location is practical. Prospective students and parents can enter the campus at the new gateway, visit the center, receive information, and speak to campus representatives in the center. Campus tours can be initiated from this location as well. The tours can begin there and continue east on Barrington Drive to the new Performing Arts Center and return back to the visitors center through the quad. Staffing the Visitor's Center does not require full time administrative personnel, allowing the administrative departments currently in Raymond Hall to remain.



OPTION 3

CAPITAL IMPROVEMENTS

T. BARRINGTON STUDENT UNION A new or renovated Barrington Student Union should occur. The current Barrington Student Union does not provide adequate dining for the current student enrollment. There is also a lack of space dedicated to student organizations and other various student activity programs. The existing facility is outdated and needs considerable building systems renovations. The new or renovated Barrington should accommodate dining, kitchen, and servery within one facility. The current physical location of the servery and kitchen is incredibly inefficient.

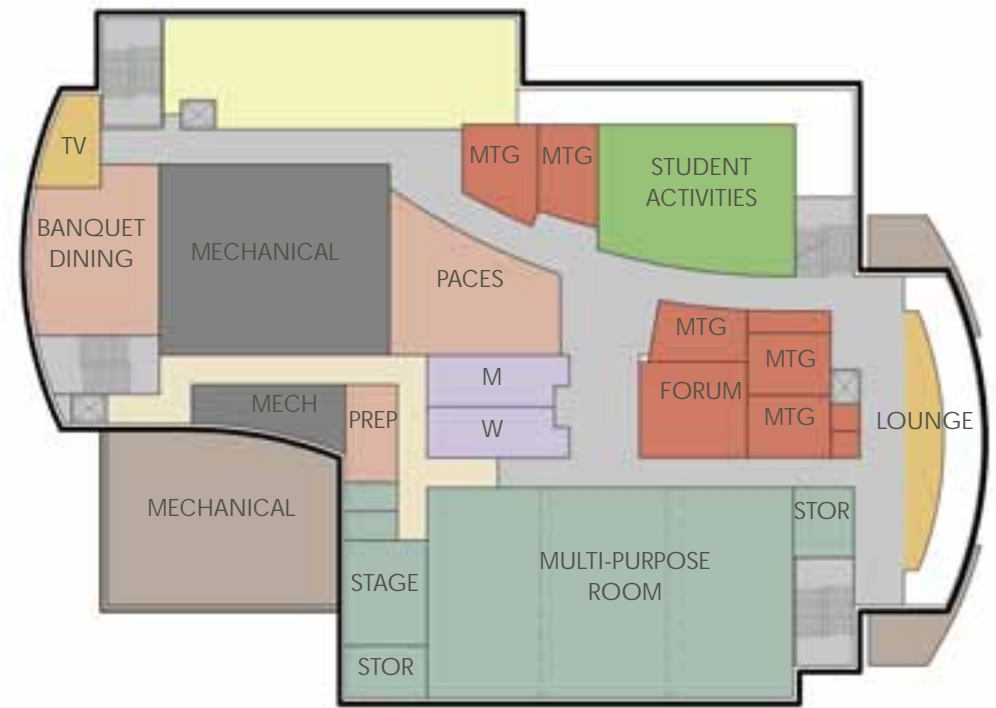
The kitchen currently in Bowman Hall, which provides salad prep, meat slicing, and baked goods, should be relocated to the new student union. The functions listed above should be accommodated within the new or renovated kitchen.

The Student Organization offices, currently located in Sisson Hall, should also be accommodated for within the new or renovated union. Those office include the Black Student Alliance; the Lesbian, Gay, Bisexual, and Transgender Association; the CLASS; the campus Rescue Squad; and the Potsdam Association of Native Americans.

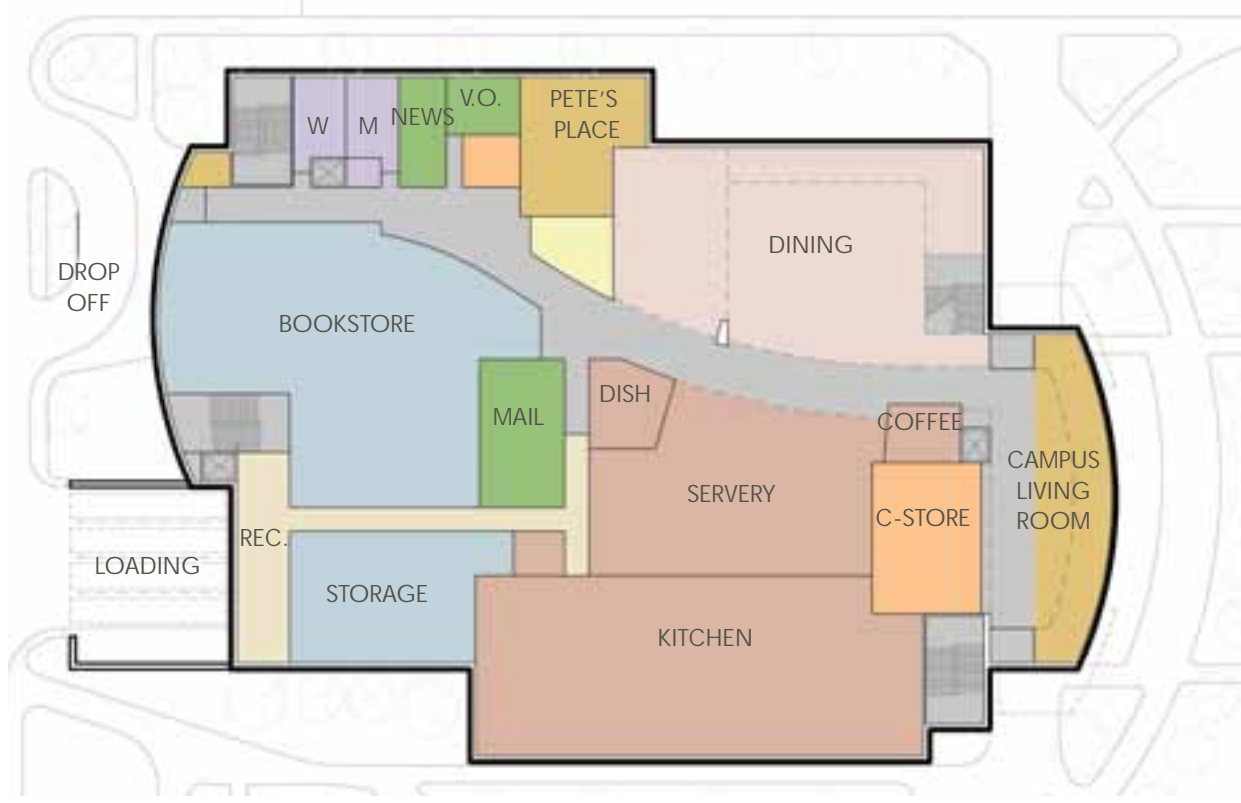
Program Study

SPACE CATEGORY	EXISTING NSF	PROPOSED NSF
Student Activities	6,381	5,832
Student Organizations	2,324	4,880
Bookstore and Retail	9,496	12,730
Convenience Store	0	2,545
Lounge Spaces	6,722	6,450
Multi-Purpose Space	9,646	12,200
Meeting Rooms	2,381	4,400
Dining And Food Service	12,877	29,090
Building Support	22,261	39,064
TOTAL	72,088	117,191

Note: Colors do not match Color Department Legend. Plans are a product of the T. Barrington Student Program Study.



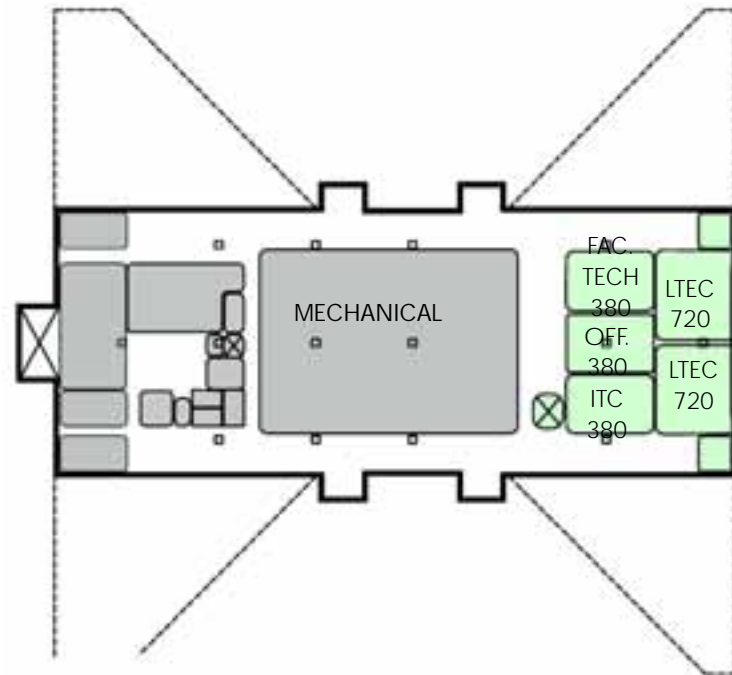
SECOND FLOOR



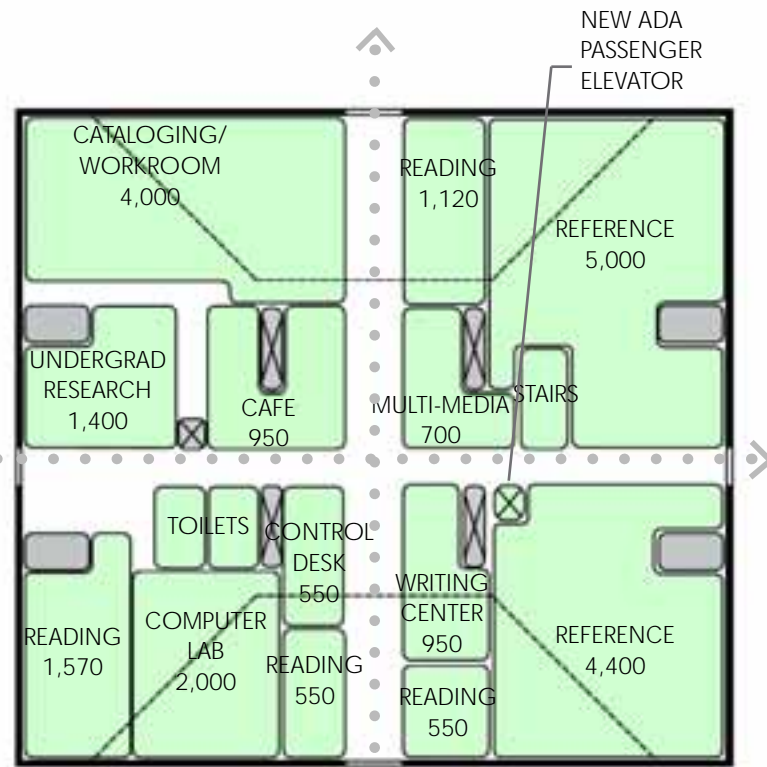
FIRST FLOOR

OPTION 3

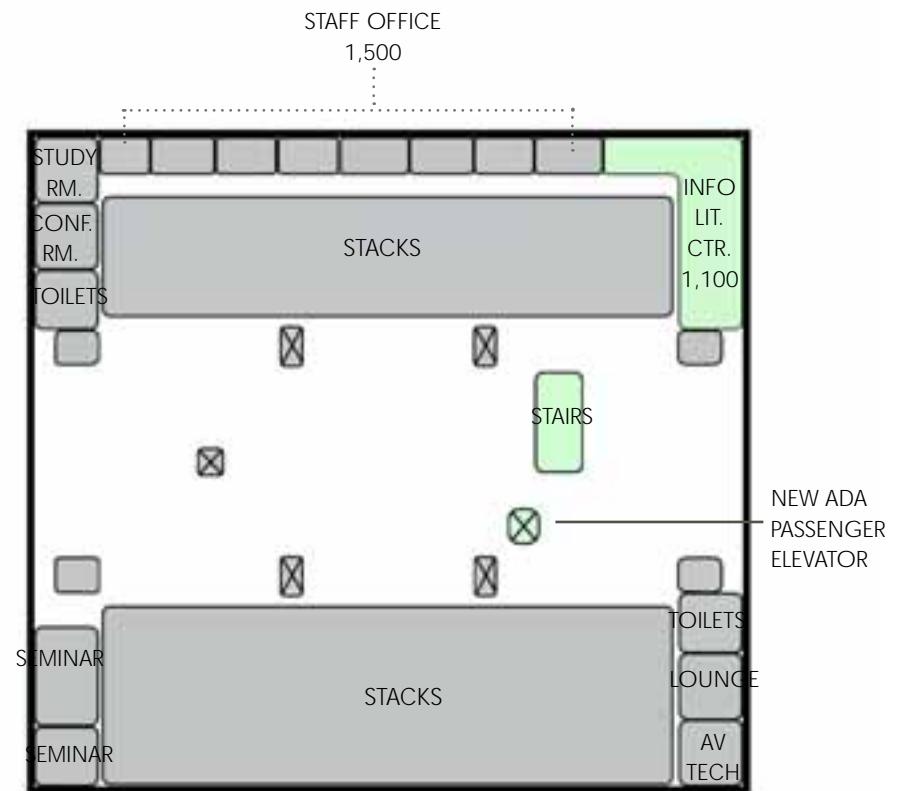
CAPITAL IMPROVEMENTS



B A S E M E N T
F L O O R



F I R S T F L O O R
O P T I O N 1



S E C O N D F L O O R
O P T I O N 1

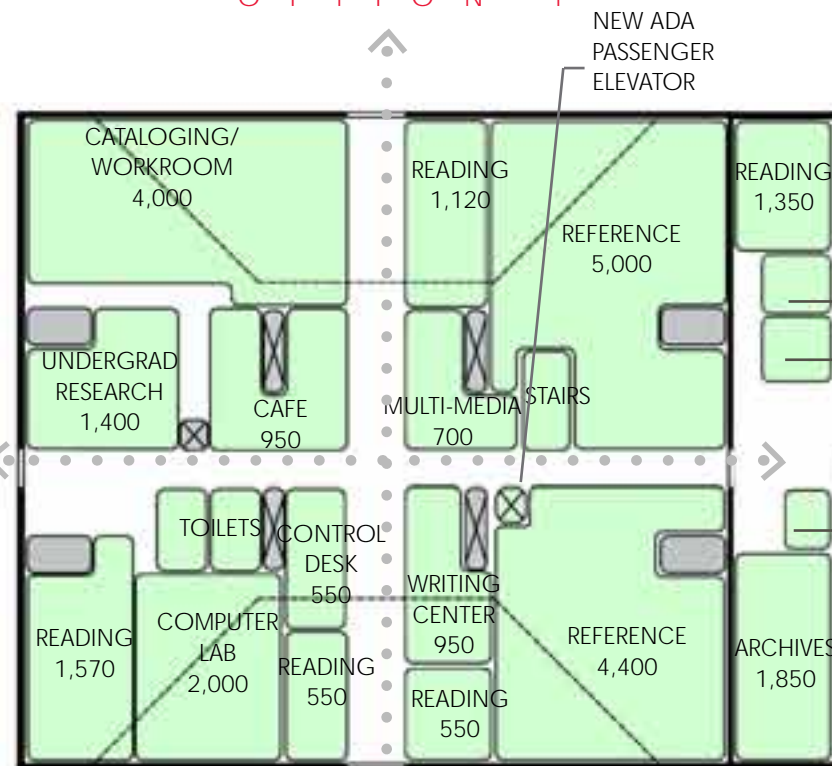
CRUMB LIBRARY It is recommended that the Crumb Library receive renovations and additional space in two phases. Each phase would greatly support the College Libraries mission to enhance learning for the College community through information resources and services. The first phase would include a complete renovation of the first floor, a partial renovation of the second floor, and the infilling of the existing east and west ramped entryways. The second phase includes a 10,000 SF addition. The facility would see the addition of existing programs currently on campus, as well as new programs. The existing programs that would be relocated from other buildings on campus are:

- Undergraduate Research
- Writing Center
- Info. Tech. Center
- Faculty Technology Development
- Levitt Computer Lab

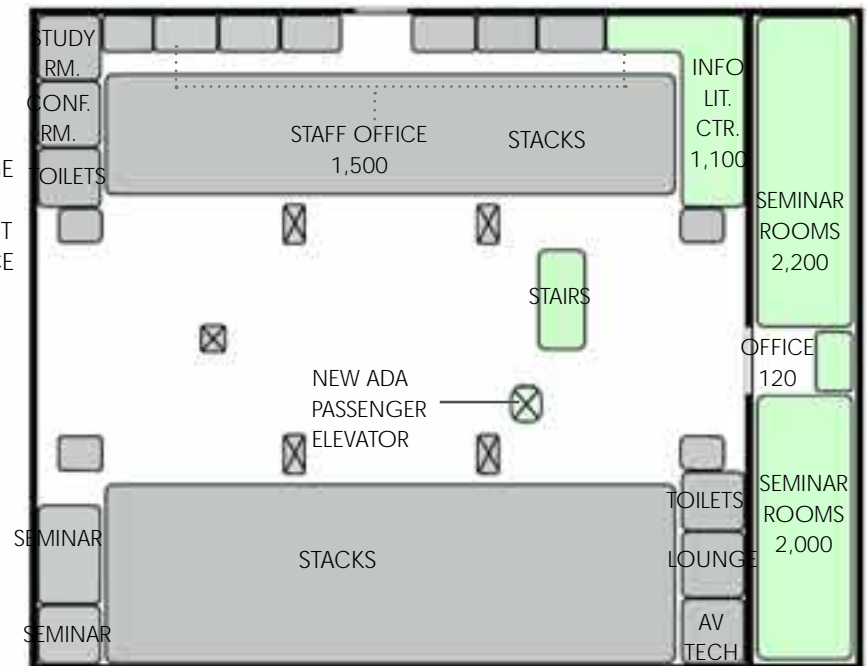
The new programs further transforming the role of the library are:

- Information Literacy Instruction
- Multi-Media Lab
- Student Practice Space

The collaboration of the program is ideal to the College's mission. The grouping of student services and resources under one roof is highly beneficial to the students and their success of their academic careers.



F I R S T F L O O R
O P T I O N 2



S E C O N D F L O O R
O P T I O N 2

OPTION 3

CAPITAL IMPROVEMENTS

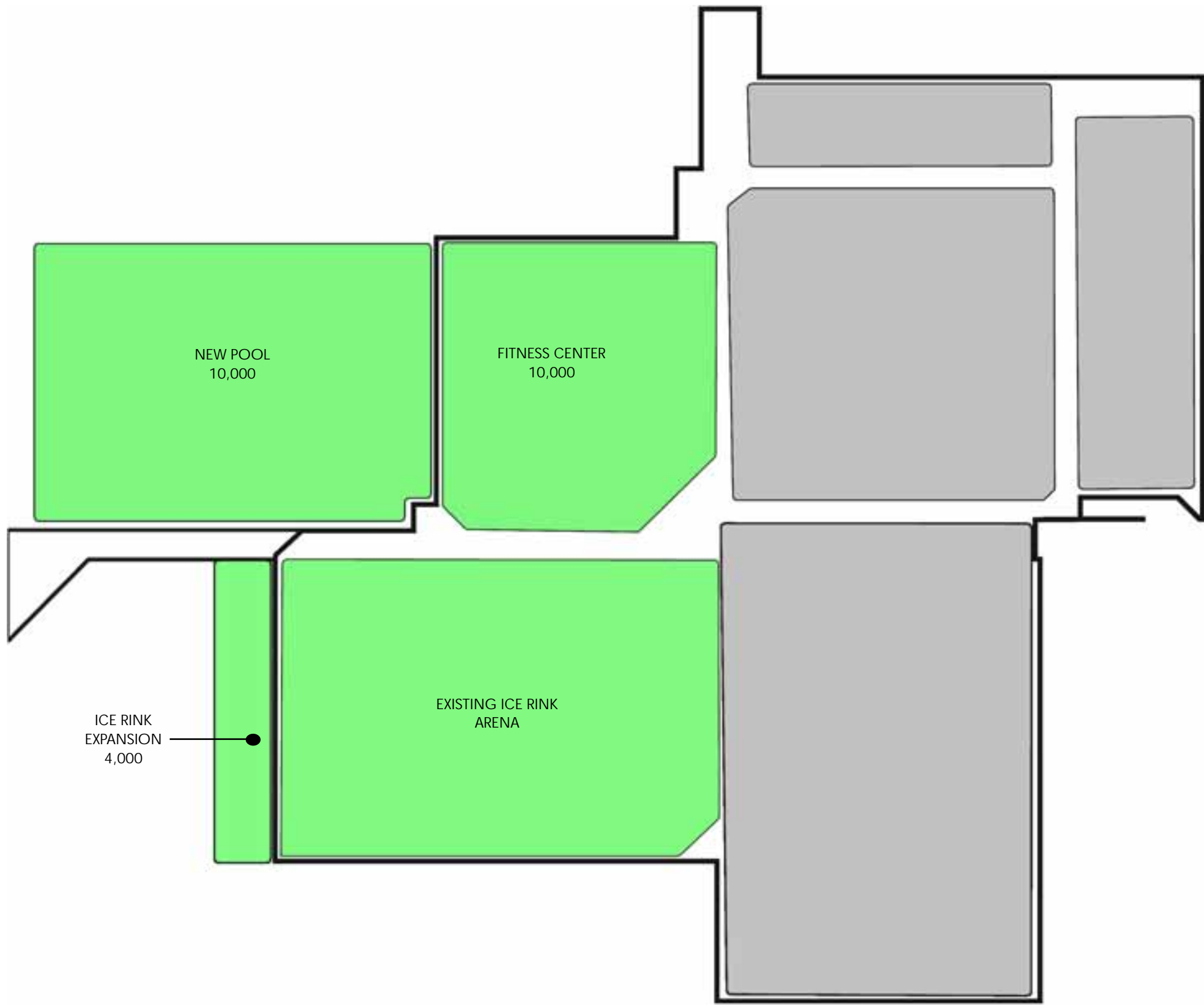
MAXCY HALL The existing athletic facility, Maxcy Hall, is a sizable building. The current NASF is greater than typically recommended; however, it is suggested that the facility receive additional space with two additions.

The existing swimming pool in Maxcy Hall does not meet current NCAA requirements. The existing pool depth does not meet current NCAA requirements, however, the existing pool has been "grandfathered". The cost to renovate the existing pool would exceed the cost of building a new pool. Therefore, it is recommended that a 10,000 SF addition be constructed adjacent to the current pool on the west side of the building.

The completion of the new swimming pool pavillion will allow the existing pool to be repurposed. The ideal function is a new fitness center space, which is currently located on the third floor of the Maxcy Facility. The ground floor of the building is an ideal location for a fitness center because the public and community users will have easier access. In addition, the existing building showers and lockers utilized by many of the fitness users are also located on the ground floor.

The newly renovated fitness center will allow for the existing fitness center located on the third floor to be repurposed to a gymnasium. In fact, the original function of the fitness center was a gymnasium with a full basketball court. This gymnasium is important for providing fair access by student athletes, student recreation and the community. This gymnasium can remain open for recreational activities when inclement weather necessitates use of the existing field house by athletic teams. Finally, the additional gymnasium will allow for use by the community who are currently utilizing the Merritt Hall gymnasium.

The College has completed studies for a renovation/addition to the ice rink arena. The addition would be located along the west wall of the ice rink space and would accommodate the programmatic space needs of the athletic program. The rink needs to shift five feet north in order to provide more space for the coach / team benches. The current proximity of the benches to the rink have proved to be problematic. A second small addition will house the Zamboni, which would also allow for routine maintenance of the Zamboni. Finally the ice rink will receive new dasher boards and spectator seating.



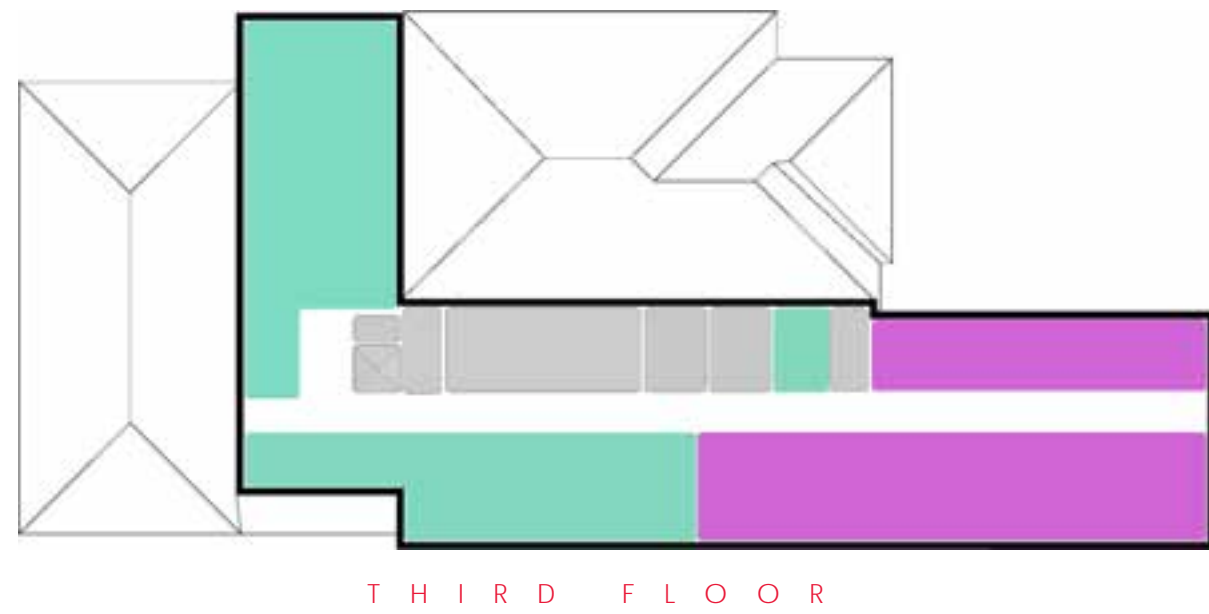
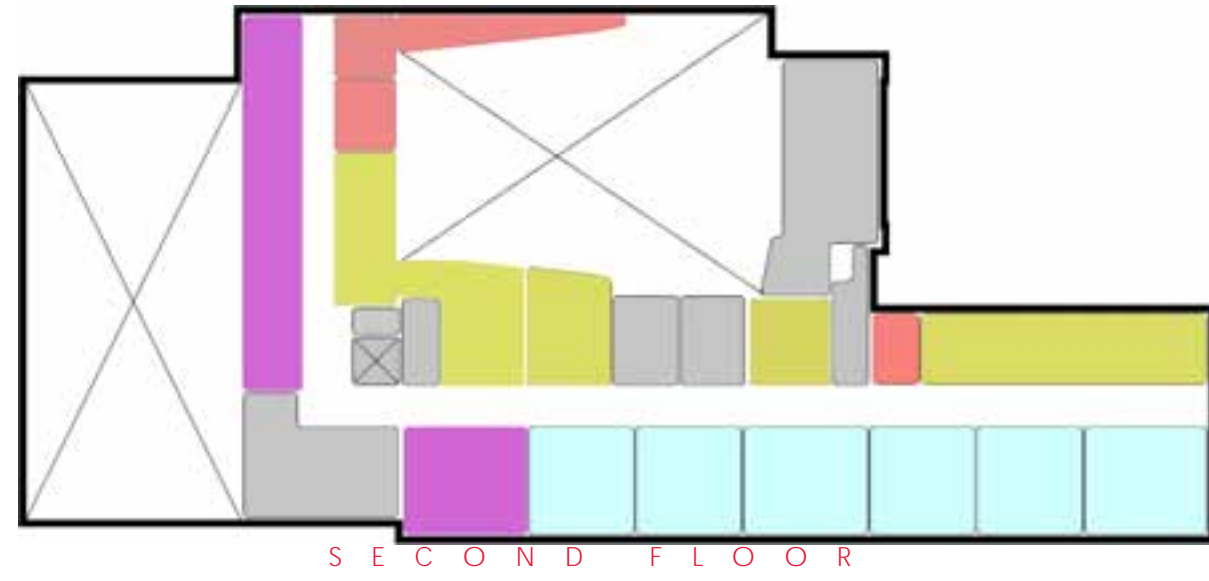
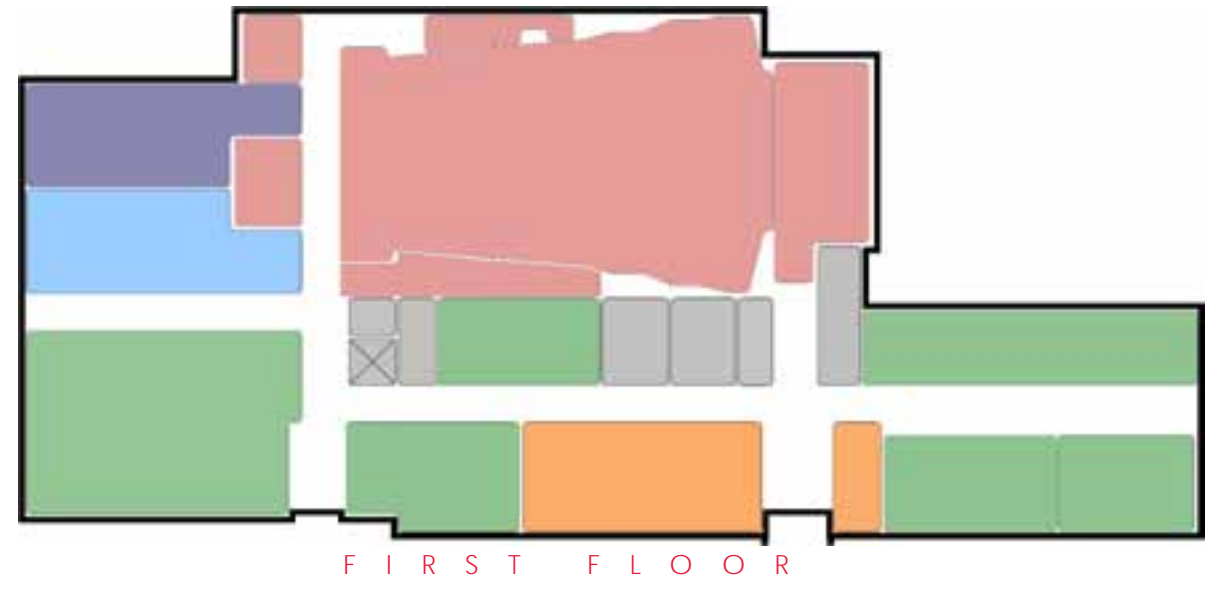
THIRD FLOOR
GROUND FLOOR

OPTION 3
ANALYSIS OF SPACE NEEDS

OPTION 3

CAPITAL IMPROVEMENTS

DUNN HALL The Theatre and Dance Department currently uses spaces within Dunn Hall. After the completion of the new Performing Arts Center those spaces will be vacated. The auditorium on the ground floor of the building will be dedicated to student activities, however, the remaining vacated spaces will be repurposed for Anthropology (5,400 SF), Biology (one lab at 1,200 SF), and Chemistry (one lab at 1,200 SF). The second and third floors will have some existing spaces currently not utilized that can accommodate the growth projected for the Computer Science, Business Administration, and Information & Communications Technology Departments. The two labs recommended on the first floor are to accommodate the class lab needs of the Biology and Chemistry Departments.



Department Color Legend

■ School of Arts & Sciences	1,950s.f.
■ Anthropology	5,400 s.f.
■ Biology	1,200 s.f.
■ Chemistry	1,200 s.f.
■ Student Activities	1,200 s.f.
■ Business Administration	2,200 s.f.
■ Computer Science	5,125 s.f.
■ Information & Communication Tech.	3,800 s.f.
■ Study Lounge	150 s.f.
■ General Instruction Classroom (existing)	3,000 s.f.



FACILITIES MASTER PLAN OPTION 3 PHASING

T I M E L I N E

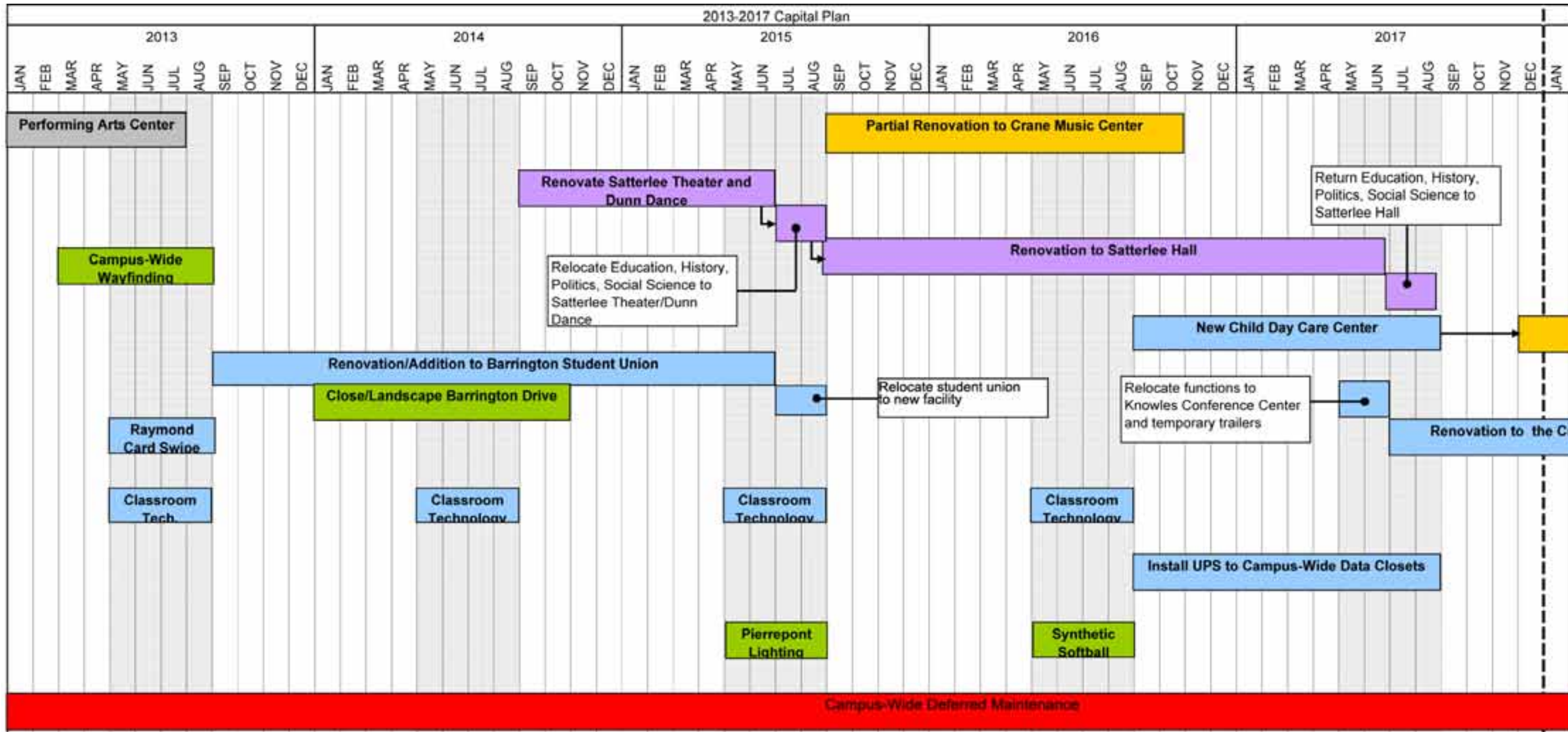
- PROGRAM / DEPARTMENT
- GENERAL / SHARED DEPARTMENT USE
- ADMINISTRATION / SUPPORT SERVICES
- SITE IMPROVEMENT PROJECTS

OPTION 3

New construction and major building renovations often cause disruption to the academic operations of the campus. However, the overall campus fabric must remain viable as an educational institution and as a recruitment tool for future students. Therefore, it is recommended that only two large scale construction projects be administered concurrently to mitigate disruption to the students, faculty, staff and visitors. Potsdam should take advantage of the limited student enrollment during the summer months to accomplish multiple small project renovations, and to relocate academic departments. All departmental relocations should occur between semesters. Therefore, all building renovation projects related to academic and administrative departments need to be timed for completion near the end of the College's spring semester.

The campus-wide deferred maintenance projects should be administered as the appropriate needs arise, and when the deferred maintenance projects could be administered in conjunction with a program initiative project. It is assumed that the deferred maintenance projects would be administered continuously for the next two capital plans.

This phasing plan will enable Potsdam to achieve the goals of the "Transformation" option by meeting the needs of the proposed academic department space needs, student life improvement, and the non-academic growth/upgrades. This option could be completed within twelve years of initiation, plus into the third Capital Plan for the extended NATCO and Lehman Park development. This option has three subset phased group renovations: the temporary relocation of the Satterlee Building occupants to the Satterlee Theater / Dunn Dance Studio before the Satterlee Building can be renovated, the renovation of Maxcy Hall's swimming pool to a fitness center requires the construction of a swimming pool addition to Maxcy Hall, and the renovation of Morey / MacVicar Halls requires the renovation of Brainerd Hall for Math, Foreign Languages and English, which requires Fine Arts to be relocated to a renovated Merritt Hall. Before Merritt Hall can be renovated for Fine Arts, a new home for the daycare center is required to be constructed.



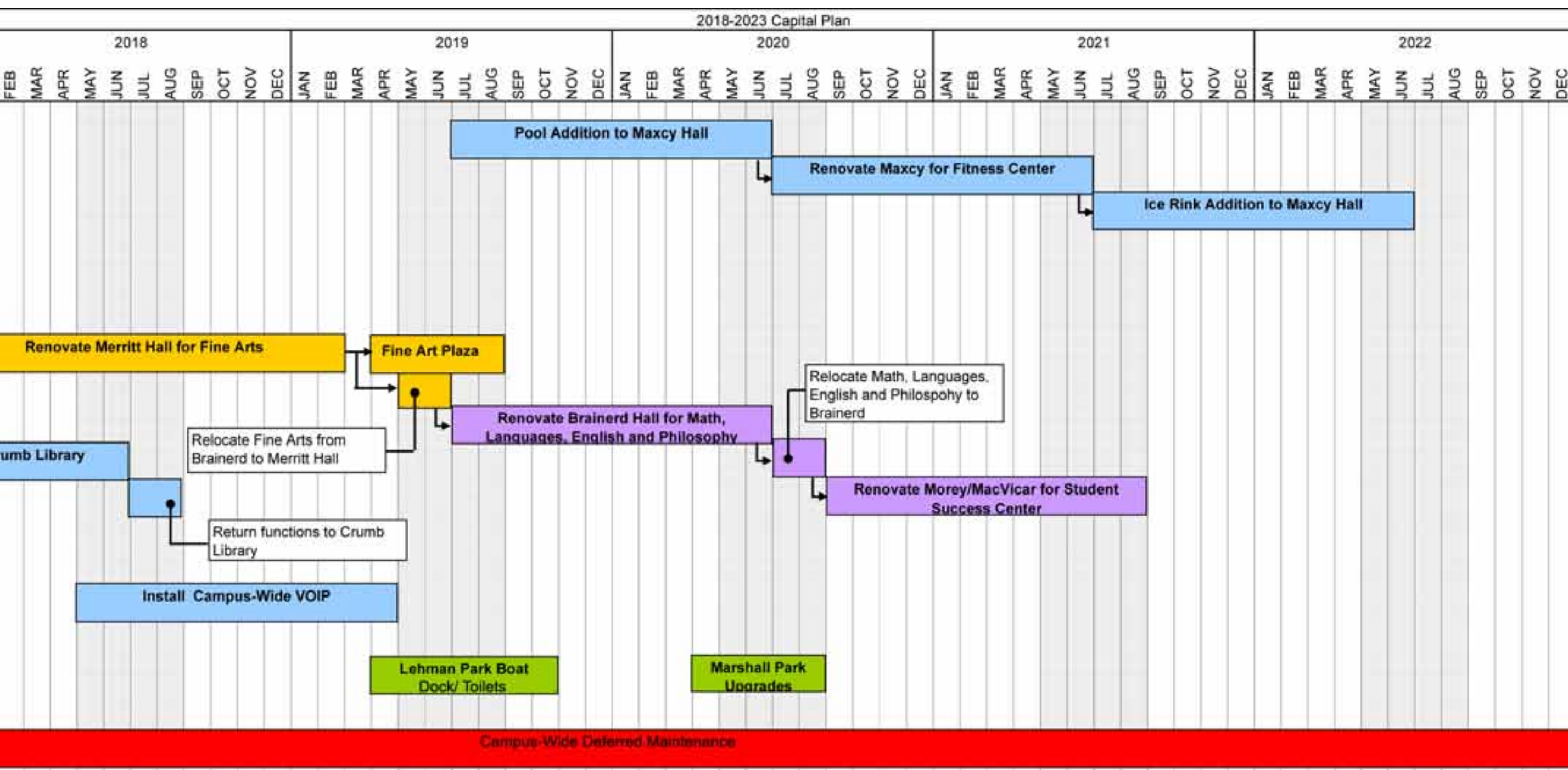
OPERATIONS

The largest disruption to the overall campus operation is the renovation / addition to the Barrington Student Union. Barrington is a primary food service venue, bookstore, and student meeting / activity facility for the Potsdam campus. To alleviate the reduction of food service options, it is recommended Knowles Conference Center be re-established as a temporary dining hall. The bookstore could be temporarily relocated to Merritt Hall or the former Bowman Dining Hall. Finally, the student meeting / activity space could be temporarily relocated to Thatcher second floor or Merritt Hall.

The renovation to Crumb Library will also create an operational disruption to library services. It is recommended that the entire first floor of the library be renovated, and a new construction in-fill of the east-west entrances. While there is a possibility of phasing the library renovation in an effort to allow the library to remain active, the most likely solution is a temporary relocation of the Library Services during construction activities. Knowles Conference Center could be a temporary location for the library along with the use of storage trailers for the existing book stacks.

The new landscaped Fine Arts Quadrangle will disrupt parking and vehicular traffic on the east side of Merritt Hall. A plan will have to be established to maintain fire and security access during the plaza renovation.

Finally, the closure of Barrington Drive will disrupt east-west vehicular and pedestrian traffic. While this option calls for Barrington Drive to be closed to public vehicular traffic, it will remain accessible to public safety and fire vehicles. Students will still need to cross Barrington Drive to access between the residence halls and academic facilities on a daily basis during construction activities. It is recommended the construction occur in multiple phases along the road way to allow for pedestrian crossings.



SURGE SPACE

PROPOSED PLANS

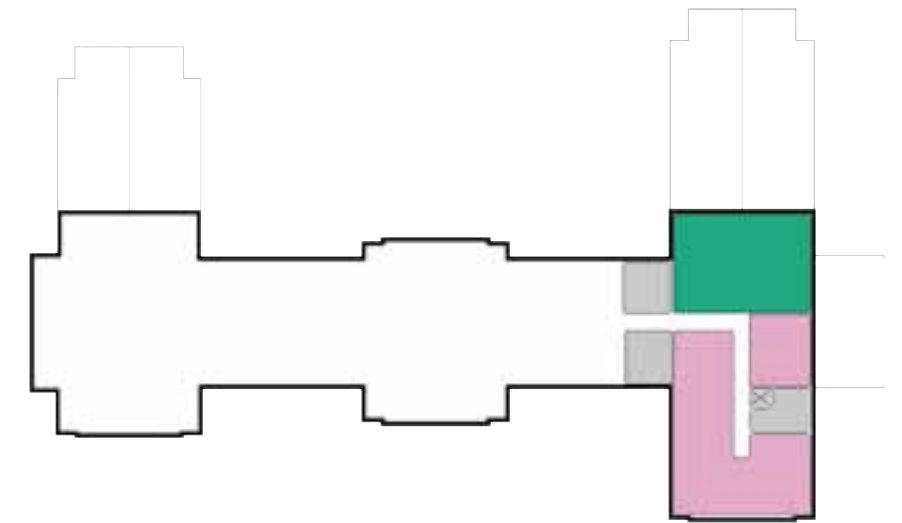
OPTION 3-SATTERLEE HALL SWING SPACE - PHASE I

In August of 2013 the New Performing Arts Center will be completed and the Theatre and Dance Department will be entirely located in the single facility, leaving spaces in Dunn and Satterlee Halls vacant. The vacated spaces in Dunn Hall will be almost immediately renovated for Anthropology, Biology, and Chemistry labs. The Satterlee Hall College Theater, Scene Shop and Blackbox Theater will also be vacated. These spaces in Satterlee Hall will serve as swing space for renovations occurring in Satterlee Hall. Once Theatre and Dance leave Satterlee Hall the spaces can be renovated for academic department function/use. The theater space will be infilled as necessary to bring the floor level even with the first floor elevation. There will be a second floor constructed inside the existing theater in order to maximize usable floor area. The renovations will create swing space for the departments (listed below) and classrooms being relocated during the renovation of the center and north sections of Satterlee Hall. The Sheard Literacy Center will remain in its current location.

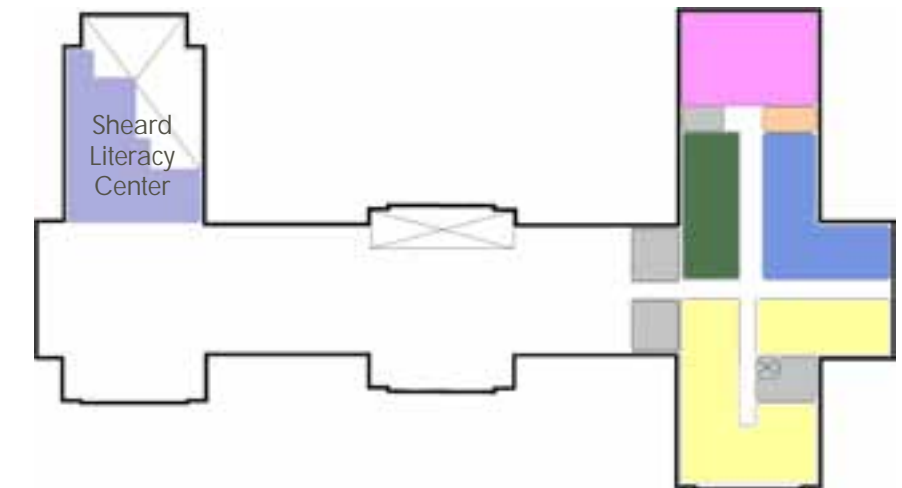
The swing space should be designed in a way to accommodate the final permanent department with as little renovation required. A few of the departments moving into the swing space will in fact be partially or altogether moving into their permanent spaces. These departments include Wilderness Education, Field Experience & Teacher Certification, Curriculum and Instruction, and History. After the completion of the renovation, faculty in the swing space will be moved back into the renovated space within the main section of Satterlee Hall. Minor adjustments can then occur to the swing space in order to accommodate the relocated faculty offices eventually moving from Morey and MacVicar Halls. For example the swing space temporarily accommodating the classrooms will need to be renovated once the classrooms move back to the center of the Satterlee after renovations. This will require the removal of some walls and the erection of some new walls.

Department Color Legend ▶

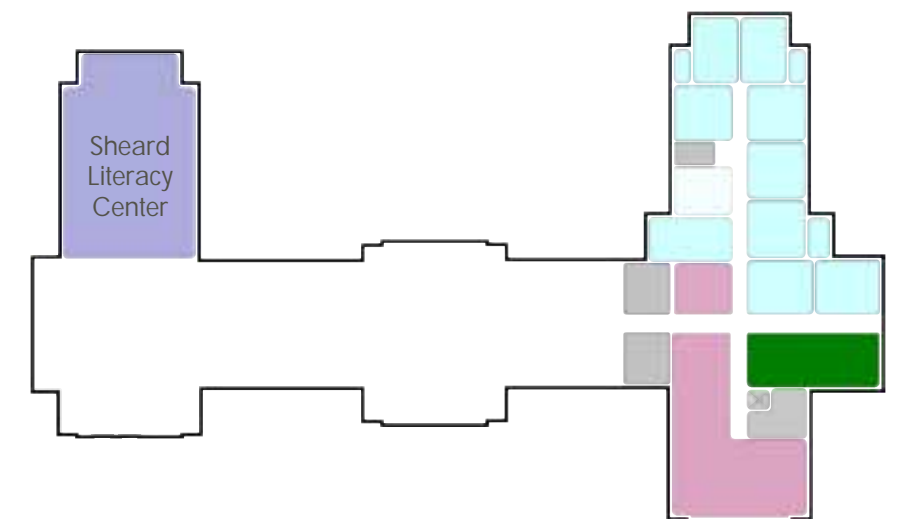
- General Instruction Classroom
- Field Experience & Teacher Cert.
- School of Education & Prof. Studies
- Wilderness Education
- Curriculum & Instruction
- Secondary Education
- Sociology
- History
- Special Education
- Literacy (not including the Sheard Center)



T H I R D F L O O R



S E C O N D F L O O R



F I R S T F L O O R

BARRINGTON SWING SPACE

The construction of the new Barrington Student Union will require the existing building functions to be temporarily relocated. The retail dining venues can be housed in the Knowles Conference Center second floor utilizing the existing kitchen equipment. Hurley's Night Club, located in Lehman Hall, can temporarily house the C-Store. The campus bookstore, C-Store and mailroom can be temporarily relocated to the Ethnic Unity Lounge in Bowman Hall. Lastly, the existing Barrington meeting rooms can be re-routed across campus (Crumb Library classroom, Kellas lecture halls, and Maxcy classrooms). The Thatcher private dining room can be temporarily located on the eighth floor of Raymond Hall. Student organization, gameroom, and multipurpose spaces can temporarily be accommodated for on the first floor of Knowles and in the ground level classroom in Maxcy Hall, during construction of the new student union. ▶

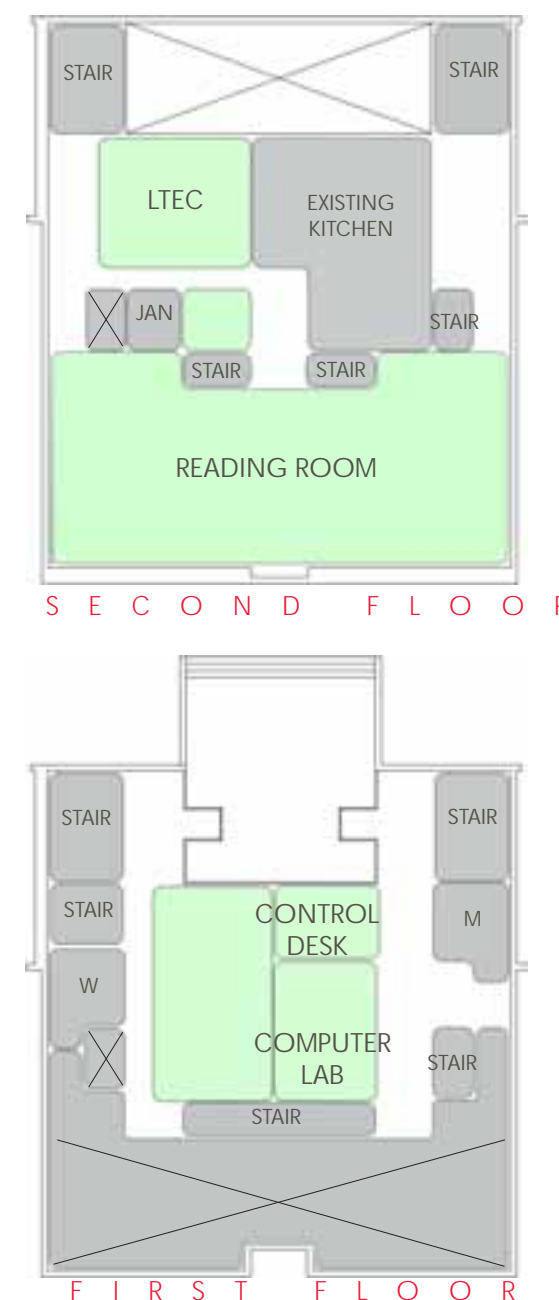
Existing Space		Swing Space	
Barrington Student Union		Knowles Conference Center	
Dining	4,525	Dining	4,243
PACES Offices	1,430	Multipurpose Space	2,043
Admin Offices	503	Bowman Dining Hall	
Bookstore	6,872	Open Area	5,721
C-store	1,634	Lounge D21	528
Mailroom	1,334	Lounge D22	528
Student Org (includes VO, news & Radio Station)	2,324	(rent trailer for storage)	
Petes Place	2,109	Lehman Dining Hall	
Multipurpose Room	6,570	Hurley's Night Club	1,763
Forum	1,180	Dunn Hall	
Lounge	2,432	Theater	4,482
Thatcher Hall		Raymond Hall	
Private Dining	3,239	8th Floor Dining Room	1,430
		Maxcy Hall	
		Classroom G-104	1,400

Note: Colors in chart do not match Department Color Legend. All Student Union program falls under Student Services.



CRUMB LIBRARY SWING SPACE

The renovation to the Crumb Library will require the temporary closure of the building. Temporary storage trailers should be rented and located adjacent to the Knowles Conference Center. The second floor of Knowles can be temporarily utilized as a reading room and LTEC classroom while the first floor can accommodate a workroom, and control desk. The Levitt Computer Lab currently in Merritt Hall will also be temporarily located on the first floor of Knowles once Merritt Hall renovations begin. The trailers will store the books and periodicals during the library renovation. ▼



OPTION 3

CONCEPT COMMENTS

OBJECTIVES

SUNY Potsdam honors a long history of excellence in fine arts, music, and education. As the College grows, the goal of the institution is to continue providing the strong academic curriculum to students preparing them for successful careers in their perspective fields of study. Fostering a hand-crafted education for students is fundamental to the College's success in teaching. SUNY Potsdam has identified objectives that will facilitate in continuing their ability to offer exceptional academic programs. Within the College's Strategic Plan there are goals that relate directly to the physical attributes of the campus. The quality of the physical attributes and facilities of a campus enhance a student's ability to learn and can positively affect student enrollment and retention rates. The Facilities Master Plan has responded to these goals with solutions chosen by many stakeholders on campus. The following sections in this report will describe in detail the renovation and new construction projects created to fulfill the goals set forth.

Through our academic utilization study, peer benchmarking, walkthroughs, campus meetings, and various levels of data analysis, the Facilities Master Plan has determined there is adequate academic space on the SUNY Potsdam campus to accommodate growth to 5,005 student FTEs with no need for new academic space (classrooms). Academic departmental space will receive modest expansions to accommodate student and faculty growth, achieved within the campus' existing building assets. The Facilities Master Plan achieves the goals set forth by the Strategic Plan and fully aligns with the College's mission statement. The planned program and described development will compliment the College's existing academic excellence. The execution of the proposed projects will monumentally transform the campus and continue SUNY Potsdam's ability to offer exceptional academic programs.

Option 3 of the Concept Alternatives moderately achieves the goals and objectives set forth by the College. This option has a moderate cost attached, however, does not realize the full potential of the campus. The following lists identify the strengths, weaknesses and comments related to Option 3 raised during concept review.

STRENGTHS

- The Merritt Hall renovation provides adequate space for Fine Arts, a new art gallery / museum, and a new Arts Quadrangle that will brand Potsdam as the SUNY Arts Campus
- Relocates the daycare center outside of the academic quad.
- The renovation to Merritt Hall allows for the continuous interior walkway around the academic quadrangle
- The Student Success Center is co-located adjacent to the functions in Raymond Hall
- Enhances support for facilities and equipment for student learning
- Makes beautification a mid level priority
- Increases student engagement through curricular and co-curricular activities
- Meets the projected enrollment identified by the MOU and confirmed by the Facilities Master Plan Committee
- Creates a new campus entrance that redefines the College's appeal

WEAKNESSES

- Requires the most funding

COMMITTEE COMMENTS

- Additional housing debt is a concern
- The concept of a centralized arts quad innovative (?)
- The Minerva Center would support the College Libraries mission: "Supporting learning for the college community through information resources and services."



DEFERRED MAINTENANCE

SUMMARY BY BUILDING / TRADE

OVERVIEW

The tables on the following pages list the various projects sorted by trade and by building for the convenience of the end user. The buildings are further sorted by their purpose – Academic and Residential. The deferred maintenance items identified range from clearing of vines to the entire replacement of a building's mechanical system. The project items were scoped based on the building condition evaluation ranging from poor to excellent. The grading system can be summarized as follows - the items that are rated poor will require attention in the first 3-5 years, those rated good will require attention in the next 5-7 years, while those rated excellent will hold good for the next 10 years.

TOTAL DEFERRED MAINTENANCE COST SORTED BY BUILDING - ACADEMIC

Bldg #	BUILDING NAME	TOTAL COST (\$)
0029	Barrington Student Union	4,027,407
0009C	Bishop Hall	3,763,692
0006	Bowman Dining Hall	1,545,035
0026	Brainerd Hall	1,474,210
0015B	Carson Hall	1,539,912
0024A	Central Printing Services	617,555
0009B	Crane Music Center	2,861,429
0004	Crumb Memorial Library	2,345,612
0011	Dunn Hall	2,955,672
0033	Equipment Storage	4,052
0003	Flagg Hall	4,423,978
0013	Heating Plant	1,550,428
0016	H.M. Hosmer Concert Hall	1,109,591
0025	Kellas Hall	2,991,513
0022	Knowles Dining Hall	1,656,125
0030	Lehman Dining Hall	864,309
0015C	MacVicar Hall	1,419,111
0024	Maintenance Building	352,843
0005	Maxcy Hall	16,727,293
0012	Merritt Hall	6,214,088
0015A	Morey Hall	1,834,547
0014	President's Residence	358,123
0047-50	Quad Towers	635,712
0001	Raymond Hall	4,181,872
0010	Satterlee Hall	7,129,806
0009A	Schuette Hall	4,431,860
0017	Sisson Hall	4,164,841
0009D	Snell Music Theatre	1,909,657
0015D	Stillman Computing Center	361,196
0021	Stowell Hall	3,981,094
0019	Thatcher Hall	1,004,628
0027	Timerman Hall	3,153,974
0018	Van Housen Hall	2,745,309
0024B	Vehicle Repair Garage	265,233
	Campus Wide	2,000,000
	Site	2,770,100
	GRAND TOTAL	\$99,371,807

TOTAL DEFERRED MAINTENANCE COST SORTED BY BUILDING - RESIDENTIAL

BLDG #	BUILDING NAME	TOTAL COST (\$)
0006	Bowman Hall	4,341,464
0020	Draime Hall	833,080
0023	Knowles Hall	10,594,371
0028	Lehman Hall	9,519,625
	GRAND TOTAL	\$25,288,540

TOTAL DEFERRED MAINTENANCE COST SORTED BY TRADE - RESIDENTIAL

TASK DESCRIPTION	TOTAL COST (\$)
Exterior - Ramp Repairs	17,556
Interior - Handicap Access	158,400
Interior - Renovate Toilet Rooms	100,003
Interior Doors/Frames/Hardware	3,700,224
New Fire Protection Sprinkler System	3,099,660
Remove Vine	186,605
Renovate / Upgrade Fire Alarm System	1,302,979
Repair Ceilings	652,172
Repair Exterior Doors/Hardware	2,218
Repair Masonry - Cracks	471,240
Repair Masonry - Efflorescence	19,602
Repair Masonry - Re-pointing	3,303,366
Repair Masonry - Spalling	170,016
Repair Roof Glazing	91,872
Repair Windows (Caulk/Flash/Seal)	3,473,184
Repair/Re-finish Interior Walls	235,224
Replace Carpet	1,492,861
Replace HVAC Equipment	3,314,794
Replace Mechanical Equipment	237,494
Replace Roof	1,445,400
Replace/Upgrade Plumbing	195,536
Single Pane Glazing (Skylight/Windows)	30,075
Update Furnishing	1,588,059
GRAND TOTAL	\$25,288,540

*Costs shown represent values for the current year, 2010

TOTAL DEFERRED MAINTENANCE COST SORTED BY TRADE
-ACADEMIC

TASK DESCRIPTION	TOTAL COST (\$)
Abate VAT Flooring	5,650,445
Exterior - Handicap Access	32,340
Exterior - Ramp Repairs	162,941
Interior - Handicap Access	700,656
Interior - Handicap Access	71,280
Interior - Ramp Repair	56,232
Interior - Renovate Corridor	37,224
Interior - Renovate Door Openings	50,160
Interior - Renovate Toilet Rooms	4,284,060
Interior - Renovate Toilet Rooms	200,006
Interior - Upgrade Door Hardware	2,000,000
Interior Doors/Frames/Hardware	13,953,060
Investigation/Study of Structural Issues	827,905
New Fire Protection Sprinkler System	11,926,192
Remove Vine	3,980,110
Repair Ceilings	2,191,403
Repair concrete floor	259,710
Repair Exterior Doors/Hardware	818,531
Repair Exterior Stairs	88,572
Repair Foundations	461,663
Repair Heaving Pavers	202,703
Repair Louvers	64,350
Repair Masonry - Cracks	3,162,390
Repair Masonry - Efflorescence	90,140
Repair Masonry - Movement Joints	2,187,781
Repair Masonry - Re-pointing	3,804,108
Repair Masonry - Spalling	710,556
Repair Ramps	67,320
Repair Retaining Walls	202,500
Repair Roof	1,242,348
Repair Roof Glazing	12,925
Repair Skylights	211,116
Repair Windows (Caulk/Flash/Seal)	4,366,867
Repair/Re-finish Ice Rink	1,293,600
Repair/Re-finish Interior Walls	2,715,867

Replace Carpet	776,583
Replace HVAC Equipment	12,231,653
Replace Mechanical Equipment	637,007
Replace Roof	5,838,104
Replace Skylights	15,037
Replace VCT	285,599
Replace Windows (Caulk/Flash/Seal)	1,139,424
Replace/Upgrade Plumbing	1,521,260
Re-seam Roof	904,365
Roof Maintenance	328,020
Single Pane Glazing (Skylight/Windows)	533,829
Update Furnishing	443,837
Repair Floor Framing	125,005
Replace Manholes	1,676,700
Valves and Hydrants	320,000
South Connection on Pierrepont Ave	113,400
Interior - Renovate Locker Room	13,200
Add New Elevator	500,000
Replace Gym Flooring	759,000
Replace Bleachers	490,050
Renovate / Upgrade Electrical System	377,429
Replace Loading Dock	239,547
Expand Cooling Towers	805,464
Replace Chemical Storage Rooms	17,500
Replace Windows	35,693
Replace Hydraulic Lifts	60,000
Replace Dimming/Lighting Systems	347,045
Replace Interior Stairs	90,000
Clean Canal and Pond	110,000
Landscape Improvements	150,000
Signage and Wayfinding	400,000
GRAND TOTAL	\$99,371,807

DEFERRED MAINTENANCE

DETAILED PROJECTS AND COSTS BY BUILDING - A C A D E M I C

RAYMOND HALL (1)

TASK DESCRIPTION	COST (\$)
Abate VAT Flooring	1,108,800
Interior - Renovate Toilet Rooms	800,026
New Fire Protection Sprinkler System	512,221
Repair Masonry - Efflorescence	11,880
Repair Masonry - Spalling	110,880
Repair/Re-finish Interior Walls	126,720
Replace Carpet	38,822
Replace HVAC Equipment	547,772
Replace Mechanical Equipment	22,753
Replace Windows (Caulk/Flash/Seal)	823,680
Replace/Upgrade Plumbing	63,281
Single Pane Glazing (Skylight/Windows)	15,037
TOTAL	\$4,181,872

FLAGG HALL (3)

TASK DESCRIPTION	COST (\$)
Abate VAT Flooring	1,663,200
Exterior - Handicap Access	32,340
Exterior - Ramp Repairs	8,580
Interior Doors/Frames/Hardware	16,896
Investigation/Study of Structural Issues	75,264
New Fire Protection Sprinkler System	521,346
Remove Vine	233,310
Repair Ceilings	15,053
Repair Exterior Doors/Hardware	33,000
Repair Foundations	4,019
Repair Masonry - Efflorescence	8,316
Repair Masonry - Movement Joints	188,166
Repair Masonry - Re-pointing	255,024
Repair Masonry - Spalling	77,616
Repair Skylights	21,542
Repair Windows (Caulk/Flash/Seal)	576,576
Repair/Re-finish Interior Walls	32,175
Replace Carpet	98,787
Replace Mechanical Equipment	23,158
Replace Roof	475,200
Replace/Upgrade Plumbing	64,408
TOTAL	\$4,423,978

CRUMB MEMORIAL LIBRARY (4)

TASK DESCRIPTION	COST (\$)
Exterior - Ramp Repairs	17,160
Interior - Handicap Access	158,400
Interior - Renovate Toilet Rooms	100,003
Interior Doors/Frames/Hardware	574,464
Repair Ceilings	289,476
Repair Exterior Doors/Hardware	99,000
Repair Exterior Stairs	44,220
Repair Foundations	2,970
Repair Heaving Pavers	22,523
Repair Ramps	43,560
Repair Skylights	146,488
Repair Heaving Pavers	22,523
Replace Carpet	101,317
Re-seam Roof	485,100
Update Furnishing	217,107
TOTAL	\$2,345,612

MAXCY HALL (5)

TASK DESCRIPTION	COST (\$)
Interior - Handicap Access	158,400
Interior - Renovate Toilet Rooms	200,006
Interior Doors/Frames/Hardware	1,385,472
Investigation/Study of Structural Issues	281,013
New Fire Protection Sprinkler System	1,946,559
Repair Ceilings	505,824
Repair Exterior Doors/Hardware	202,752
Repair Heaving Pavers	180,180
Repair Masonry - Cracks	1,233,540
Repair Masonry - Movement Joints	702,530
Repair Masonry - Re-pointing	810,612
Repair Masonry - Spalling	411,180
Repair Skylights	12,925
Repair Windows (Caulk/Flash/Seal)	610,896
Repair/Re-finish Ice Rink	1,293,600
Repair/Re-finish Interior Walls	298,238
Replace HVAC Equipment	2,081,661
Replace Mechanical Equipment	86,466
Replace Roof	1,916,640
Replace/Upgrade Plumbing	240,483
Re-seam Roof	419,265
Add New Elevator	500,000
Replace Gym Flooring	759,000
Replace Bleachers	490,050
TOTAL	\$16,727,293

BOWMAN DINING HALL (7)

TASK DESCRIPTION	COST (\$)
Interior Doors/Frames/Hardware	388,608
New Fire Protection Sprinkler System	218,220
Repair Ceilings	52,800
Repair Exterior Doors/Hardware	21,437
Repair Exterior Stairs	15,840
Repair Windows (Caulk/Flash/Seal)	110,510
Repair/Re-finish Interior Walls	187,110
Replace HVAC Equipment	233,365
Replace Mechanical Equipment	14,358
Replace/Upgrade Plumbing	21,054
Renovate/Upgrade Electrical System	169,532
Replace Loading Dock	112,200
TOTAL	\$1,545,035

DEFERRED MAINTENANCE

DETAILED PROJECTS AND COSTS BY BUILDING - A C A D E M I C

SCHUETTE HALL (9A)

TASK DESCRIPTION	COST (\$)
Abate VAT Flooring	293,832
Interior - Renovate Toilet Rooms	250,008
Interior Doors/Frames/Hardware	1,385,472
Investigation/Study of Structural Issues	69,960
New Fire Protection Sprinkler System	484,608
Repair Ceilings	63,360
Repair Exterior Doors/Hardware	67,584
Repair Masonry - Cracks	221,760
Repair Masonry - Re-pointing	249,427
Repair Retaining Walls	73,125
Repair/Re-finish Interior Walls	44,550
Replace HVAC Equipment	518,242
Replace Mechanical Equipment	21,526
Replace Roof	316,800
Replace/Upgrade Plumbing	59,870
Single Pane Glazing (Skylight/Windows)	255,636
Replace Loading Dock	56,100
TOTAL	\$4,431,860

CRANE CENTER (9B)

TASK DESCRIPTION	COST (\$)
Abate VAT Flooring	295,495
Exterior - Ramp Repairs	34,320
Interior Doors/Frames/Hardware	1,402,368
New Fire Protection Sprinkler System	487,351
Repair Masonry - Efflorescence	1,782
Repair Skylights	12,925
Repair/Re-finish Interior Walls	24,156
Replace HVAC Equipment	521,176
Replace Mechanical Equipment	21,648
Replace/Upgrade Plumbing	60,209
TOTAL	\$2,861,429

SNELL MUSIC THEATRE (9D)

TASK DESCRIPTION	COST (\$)
Interior - Handicap Access	35,640
Interior - Renovate Toilet Rooms	100,003
Interior Doors/Frames/Hardware	743,424
Investigation/Study of Structural Issues	37,092
Repair Exterior Doors/Hardware	79,200
Repair Masonry - Cracks	97,020
Repair Masonry - Movement Joints	92,730
Repair Masonry - Re-pointing	63,756
Repair Retaining Walls	73,125
Repair/Re-finish Interior Walls	12,672
Replace Carpet	19,473
Replace HVAC Equipment	274,766
Replace Mechanical Equipment	11,413
Replace Roof	237,600
Replace/Upgrade Plumbing	31,742
TOTAL	\$1,909,657

BISHOP HALL (9C)

TASK DESCRIPTION	COST (\$)
Abate VAT Flooring	298,267
Interior - Renovate Toilet Rooms	200,006
Interior Doors/Frames/Hardware	1,419,264
New Fire Protection Sprinkler System	491,922
Repair Ceilings	142,032
Repair Masonry - Re-pointing	249,427
Replace Carpet	37,283
Replace HVAC Equipment	526,065
Replace Mechanical Equipment	21,851
Replace/Upgrade Plumbing	60,773
Roof Maintenance	316,800
TOTAL	\$3,763,692

SATTERLEE (10)

TASK DESCRIPTION	COST (\$)
Abate VAT Flooring	547,969
Interior - Renovate Toilet Rooms	300,010
Investigation/Study of Structural Issues	130,469
New Fire Protection Sprinkler System	903,747
Remove Vine	2,017,868
Repair Louvers	36,135
Repair Masonry - Cracks	505,890
Repair Masonry - Movement Joints	326,172
Repair Masonry - Re-pointing	443,256
Repair Roof	571,725
Repair/Re-finish Interior Walls	138,600
Replace Carpet	34,248
Replace HVAC Equipment	966,473
Replace Mechanical Equipment	40,144
Replace VCT	55,449
Replace/Upgrade Plumbing	111,651
TOTAL	\$7,129,806

DUNN HALL (11)

TASK DESCRIPTION	COST (\$)
Exterior - Ramp Repairs	8,580
Interior - Handicap Access	35,640
Interior - Renovate Toilet Rooms	100,003
Interior Doors/Frames/Hardware	390,060
New Fire Protection Sprinkler System	485,952
Remove Vine	615,285
Repair Ceilings	105,233
Repair Exterior Doors/Hardware	46,200
Repair Masonry - Cracks	106,260
Repair Roof	7,838
Repair/Re-finish Interior Walls	29,700
Replace Carpet	55,246
Replace HVAC Equipment	519,680
Replace Mechanical Equipment	21,586
Replace Windows (Caulk/Flash/Seal)	315,744
Replace/Upgrade Plumbing	60,036
Single Pane Glazing (Skylight/Windows)	52,631
TOTAL	\$2,955,672

DEFERRED MAINTENANCE

DETAILED PROJECTS AND COSTS BY BUILDING - A C A D E M I C

MERRIT HALL (12)

TASK DESCRIPTION	COST (\$)
Abate VAT Flooring	431,490
Exterior - Ramp Repairs	17,952
Interior - Handicap Access	35,640
Interior - Renovate Toilet Rooms	200,006
Interior Doors/Frames/Hardware	2,027,520
Investigation/Study of Structural Issues	102,734
New Fire Protection Sprinkler System	711,632
Repair Ceilings	215,751
Repair concrete floor	112,860
Repair Exterior Doors/Hardware	16,078
Repair Foundations	3,960
Repair Masonry - Cracks	115,500
Repair Masonry - Efflorescence	18,563
Repair Masonry - Movement Joints	256,846
Repair Masonry - Re-pointing	151,800
Repair Roof	284,407
Repair/Re-finish Interior Walls	435,600
Replace Carpet	107,872
Replace HVAC Equipment	761,024
Replace Mechanical Equipment	31,611
Replace VCT	87,325
Replace/Upgrade Plumbing	87,917
TOTAL	\$6,214,088

HEATING PLANT (13)

TASK DESCRIPTION	COST (\$)
Interior - Renovate Toilet Rooms	100,003
New Fire Protection Sprinkler System	99,537
Repair Exterior Doors/Hardware	13,068
Repair Louvers	11,880
Repair Masonry - Efflorescence	10,692
Repair Masonry - Re-pointing	145,728
Repair Windows (Caulk/Flash/Seal)	164,736
Replace Roof	186,120
Interior - Renovate Locker Room	13,200
Expand Cooling Towers	805,464
TOTAL	\$1,550,428

PRESIDENT'S RESIDENCE (14)

TASK DESCRIPTION	COST (\$)
Exterior - Ramp Repairs	16,526
Interior - Renovate Toilet Rooms	50,002
Repair Ceilings	14,351
Repair Foundations	125,994
Replace Roof	26,250
Repair Floor Framing	125,005
TOTAL	\$358,123

MOREY HALL (15A)

TASK DESCRIPTION	COST (\$)
Abate VAT Flooring	65,142
Interior - Handicap Access	158,400
Interior - Renovate Corridor	12,408
Interior - Renovate Door Openings	25,080
Interior - Renovate Toilet Rooms	200,006
Interior Doors/Frames/Hardware	304,128
Investigation/Study of Structural Issues	31,000
New Fire Protection Sprinkler System	214,736
Remove Vine	67,122
Repair Ceilings	12,408
Repair Exterior Doors/Hardware	23,100
Repair Louvers	8,910
Repair Masonry - Cracks	83,160
Repair Masonry - Movement Joints	77,510
Repair Masonry - Spalling	33,264
Repair/Re-finish Interior Walls	66,825
Replace Carpet	16,279
Replace HVAC Equipment	229,640
Replace Mechanical Equipment	23,667
Replace Roof	155,232
Replace/Upgrade Plumbing	26,529
TOTAL	\$1,834,547

CARSON HALL (15B)

TASK DESCRIPTION	COST (\$)
Abate VAT Flooring	284,518
Interior Doors/Frames/Hardware	168,960
Investigation/Study of Structural Issues	33,869
New Fire Protection Sprinkler System	234,605
Repair Ceilings	54,194
Repair Masonry - Movement Joints	84,678
Repair Masonry - Re-pointing	85,008
Repair Masonry - Spalling	25,872
Repair Windows (Caulk/Flash/Seal)	153,754
Repair/Re-finish Interior Walls	71,775
Replace HVAC Equipment	250,888
Replace Mechanical Equipment	25,857
Replace VCT	14,395
Replace/Upgrade Plumbing	28,984
Single Pane Glazing (Skylight/Windows)	22,556
TOTAL	\$1,539,912

MACVICAR HALL (15C)

TASK DESCRIPTION	COST (\$)
Abate VAT Flooring	56,771
Interior - Handicap Access	158,400
Interior - Renovate Corridor	12,408
Interior - Renovate Door Openings	25,080
Interior - Renovate Toilet Rooms	200,006
Interior Doors/Frames/Hardware	40,128
Investigation/Study of Structural Issues	27,036
New Fire Protection Sprinkler System	187,278
Remove Vine	55,935
Repair Ceilings	21,637
Repair Louvers	7,425
Repair Masonry - Movement Joints	175,890
Repair/Re-finish Interior Walls	59,400
Replace Carpet	14,200
Replace HVAC Equipment	200,276
Replace Mechanical Equipment	20,641
Replace Roof	121,968
Replace VCT	11,495
Replace/Upgrade Plumbing	23,137
TOTAL	\$1,419,111

DEFERRED MAINTENANCE

DETAILED PROJECTS AND COSTS BY BUILDING - A C A D E M I C

STILLMAN COMPUTING CENTER (15D)

TASK DESCRIPTION	COST (\$)
Interior - Ramp Repair	5,148
New Fire Protection Sprinkler System	71,640
Remove Vine	37,290
Repair Masonry - Cracks	46,200
Repair Masonry - Movement Joints	25,859
Repair Masonry - Re-pointing	56,232
Repair Windows (Caulk/Flash/Seal)	34,320
Replace HVAC Equipment	76,612
Replace Mechanical Equipment	7,896
TOTAL	\$361,196

HOSMER CONCERT HALL (16)

TASK DESCRIPTION	COST (\$)
Exterior - Ramp Repairs	8,976
Interior - Renovate Toilet Rooms	100,003
Repair Ceilings	44,444
Repair Masonry - Cracks	157,080
Repair Masonry - Efflorescence	25,245
Repair Masonry - Movement Joints	158,730
Repair/Re-finish Interior Walls	40,838
Replace HVAC Equipment	470,329
Replace Mechanical Equipment	19,536
Replace/Upgrade Plumbing	54,335
Single Pane Glazing (Skylight/Windows)	30,075
TOTAL	\$1,109,591

SISSON HALL (17)

TASK DESCRIPTION	COST (\$)
Abate VAT Flooring	245,211
Interior - Renovate Toilet Rooms	200,006
Interior Doors/Frames/Hardware	861,696
New Fire Protection Sprinkler System	404,382
Remove Vine	193,908
Repair Ceilings	262,706
Repair Masonry - Re-pointing	391,354
Repair Roof	212,058
Repair Windows (Caulk/Flash/Seal)	748,176
Repair/Re-finish Interior Walls	99,000
Replace Carpet	45,974
Replace HVAC Equipment	432,449
Replace Mechanical Equipment	17,963
Replace/Upgrade Plumbing	49,958
TOTAL	\$4,164,841

VAN HOUSEN HALL (18)

TASK DESCRIPTION	COST (\$)
Abate VAT Flooring	197,256
Interior - Renovate Corridor	12,408
Interior - Renovate Toilet Rooms	100,003
New Fire Protection Sprinkler System	650,627
Repair Exterior Stairs	4,752
Repair Windows (Caulk/Flash/Seal)	527,155
Repair/Re-finish Interior Walls	53,460
Replace HVAC Equipment	695,784
Replace Mechanical Equipment	28,901
Replace Roof	228,096
Replace/Upgrade Plumbing	80,380
Single Pane Glazing (Skylight/Windows)	30,075
Renovate / Upgrade Electrical System	136,413
TOTAL	\$2,745,309

THATCHER HALL (19)

TASK DESCRIPTION	COST (\$)
Interior - Renovate Toilet Rooms	100,003
Interior Doors/Frames/Hardware	236,544
New Fire Protection Sprinkler System	155,824
Remove Vine	39,155
Repair Ceilings	34,460
Repair Exterior Doors/Hardware	1,056
Repair Windows (Caulk/Flash/Seal)	27,456
Repair/Re-finish Interior Walls	13,200
Replace Carpet	2,412
Replace HVAC Equipment	166,639
Replace Mechanical Equipment	6,922
Replace Roof	205,920
Single Pane Glazing (Skylight/Windows)	15,037
TOTAL	\$1,004,628

STOWELL HALL (21)

TASK DESCRIPTION	COST (\$)
Interior - Handicap Access	17,952
Interior - Ramp Repair	5,148
Interior - Renovate Toilet Rooms	200,006
Interior Doors/Frames/Hardware	1,453,056
New Fire Protection Sprinkler System	512,166
Remove Vine	150,579
Repair Foundations	31,680
Repair Masonry - Re-pointing	54,648
Repair Retaining Walls	56,250
Repair Windows (Caulk/Flash/Seal)	494,208
Replace HVAC Equipment	547,714
Replace Mechanical Equipment	22,750
Replace Roof	302,544
Replace/Upgrade Plumbing	63,274
Single Pane Glazing (Skylight/Windows)	37,594
Replace Loading Dock	14,025
Replace Chemical Storage Rooms	17,500
TOTAL	\$3,981,094

DEFERRED MAINTENANCE

DETAILED PROJECTS AND COSTS BY BUILDING - A C A D E M I C

MAINTENANCE BUILDING (24)

TASK DESCRIPTION	COST (\$)
Interior - Renovate Toilet Rooms	100,003
Repair Masonry - Spalling	22,176
Repair Windows (Caulk/Flash/Seal)	41,184
Replace Mechanical Equipment	10,488
Replace Roof	178,992
TOTAL	\$352,843

KNOWLES DINING HALL (22)

TASK DESCRIPTION	COST (\$)
Interior Doors/Frames/Hardware	388,608
Investigation/Study of Structural Issues	39,468
New Fire Protection Sprinkler System	273,392
Repair Exterior Doors/Hardware	79,200
Repair Foundations	19,800
Repair Masonry - Cracks	30,030
Repair Masonry - Movement Joints	98,670
Repair Masonry - Re-pointing	78,936
Repair Roof	166,320
Repair Windows (Caulk/Flash/Seal)	356,928
Repair/Re-finish Interior Walls	34,650
Replace Carpet	20,721
Replace Mechanical Equipment	30,132
Replace Loading Dock	39,270
TOTAL	\$1,656,125

CENTRAL PRINTING SERVICES (24A)

TASK DESCRIPTION	COST (\$)
Exterior - Ramp Repairs	16,526
Interior - Renovate Toilet Rooms	100,003
Interior Doors/Frames/Hardware	10,032
New Fire Protection Sprinkler System	126,638
Repair Exterior Doors/Hardware	1,860
Repair Windows (Caulk/Flash/Seal)	2,059
Replace HVAC Equipment	135,427
Replace Mechanical Equipment	5,625
Replace Roof	219,384
TOTAL	\$617,555

VEHICLE REPAIR GARAGE (24B)

TASK DESCRIPTION	COST (\$)
Interior - Renovate Toilet Rooms	50,002
New Fire Protection Sprinkler System	45,800
Replace HVAC Equipment	27,060
Replace Mechanical Equipment	3,013
Replace Roof	79,358
Replace Hydraulic Lifts	60,000
TOTAL	\$265,233

KELLAS HALL (25)

TASK DESCRIPTION	COST (\$)
Abate VAT Flooring	162,495
Exterior - Ramp Repairs	8,580
Interior - Renovate Toilet Rooms	133,927
Interior Doors/Frames/Hardware	152,064
New Fire Protection Sprinkler System	535,912
Remove Vine	121,193
Repair Ceilings	77,368
Repair concrete floor	90,750
Repair Exterior Doors/Hardware	3,960
Repair Exterior Stairs	3,960
Repair Foundations	31,185
Repair Masonry - Cracks	6,930
Repair/Re-finish Interior Walls	53,064
Replace HVAC Equipment	573,107
Replace Mechanical Equipment	23,805
Replace Roof	554,400
Replace VCT	9,868
Replace/Upgrade Plumbing	66,208
Replace Windows	35,693
Replace Dimming/Lighting Systems	347,045
TOTAL	\$2,991,513

BRAINERD HALL (26)

TASK DESCRIPTION	COST (\$)
Exterior - Ramp Repairs	8,580
Interior - Ramp Repair	40,788
Interior - Renovate Toilet Rooms	300,010
Interior Doors/Frames/Hardware	67,716
Remove Vine	75,240
Repair Exterior Doors/Hardware	52,800
Repair Exterior Stairs	19,800
Repair Masonry - Spalling	29,568
Repair Ramps	23,760
Repair Windows (Caulk/Flash/Seal)	247,104
Repair/Re-finish Interior Walls	56,760
Replace Roof	348,480
Replace/Upgrade Plumbing	42,121
Renovate / Upgrade Electrical System	71,484
Replace Interior Stairs	90,000
TOTAL	\$1,474,210

DEFERRED MAINTENANCE

DETAILED PROJECTS AND COSTS BY BUILDING - A C A D E M I C

TIMERMAN HALL (27)

TASK DESCRIPTION	COST (\$)
Exterior - Ramp Repairs	8,580
Interior - Handicap Access	13,464
Interior - Renovate Toilet Rooms	200,006
Interior Doors/Frames/Hardware	388,608
New Fire Protection Sprinkler System	681,724
Remove Vine	113,322
Repair Ceilings	78,767
Repair concrete floor	56,100
Repair Exterior Doors/Hardware	66,000
Repair Foundations	242,055
Repair Masonry - Cracks	157,080
Repair Masonry - Re-pointing	206,448
Repair Roof Glazing	12,925
Repair/Re-finish Interior Walls	22,440
Replace Carpet	51,691
Replace HVAC Equipment	729,040
Replace Mechanical Equipment	30,282
Replace/Upgrade Plumbing	84,222
Roof Maintenance	11,220
TOTAL	\$3,153,974

BARRINGTON HALL (29)

TASK DESCRIPTION	COST (\$)
Exterior - Ramp Repairs	8,580
Interior - Ramp Repair	5,148
Interior - Renovate Toilet Rooms	100,003
Interior Doors/Frames/Hardware	147,972
New Fire Protection Sprinkler System	698,018
Remove Vine	248,573
Repair Ceilings	201,538
Repair Exterior Doors/Hardware	8,184
Repair Masonry - Cracks	106,260
Repair Masonry - Efflorescence	13,662
Repair Masonry - Re-pointing	222,420
Repair Skylights	8,617
Repair Windows (Caulk/Flash/Seal)	96,773
Repair/Re-finish Interior Walls	720,621
Replace Carpet	132,259
Replace HVAC Equipment	746,464
Replace Mechanical Equipment	31,006
Replace Skylights	15,037
Replace VCT	107,067
Replace/Upgrade Plumbing	107,289
Single Pane Glazing (Skylight/Windows)	75,187
Update Furnishing	226,730
TOTAL	\$4,027,407

LEHMAN DINING HALL (30)

TASK DESCRIPTION	COST (\$)
New Fire Protection Sprinkler System	270,356
Remove Vine	11,332
Repair Skylights	8,617
Repair Windows (Caulk/Flash/Seal)	175,032
Repair/Re-finish Interior Walls	50,490
Replace Mechanical Equipment	12,009
Replace Roof	285,120
Replace/Upgrade Plumbing	33,400
Replace Loading Dock	17,952
TOTAL	\$864,309

EQUIPMENT STORAGE (33)

TASK DESCRIPTION	COST (\$)
Repair Exterior Doors/Hardware	4,052
TOTAL	\$4,052

SITE *

TASK DESCRIPTION	COST (\$)
Replace Manholes	1,676,700
Valves and Hydrants	320,000
South Connection on Pierrepont Ave	113,400
Clean Canal and Pond	110,000
Landscape Improvements	150,000
Signage and Wayfinding	400,000
Sidewalks	250,000
TOTAL	\$3,020,100

QUAD TOWERS (N/A)

TASK DESCRIPTION	COST (\$)
Repair Masonry - Cracks	295,680
Repair Masonry - Re-pointing	340,032
TOTAL	\$635,712

CAMPUS WIDE

TASK DESCRIPTION	COST (\$)
Interior - Upgrade Door Hardware	2,000,000
TOTAL	\$2,000,000

DEFERRED MAINTENANCE

DETAILED PROJECTS AND COSTS BY BUILDING - RESIDENTIAL

KNOWLES HALL (23)

TASK DESCRIPTION	COST (\$)
Exterior - Ramp Repairs	8,976
Interior Doors/Frames/Hardware	3,463,680
New Fire Protection Sprinkler System	1,516,913
Renovate / Upgrade Fire Alarm System	1,302,979
Repair Ceilings	218,988
Repair Masonry - Re-pointing	179,124
Repair Masonry - Spalling	109,032
Repair/Re-finish Interior Walls	223,344
Replace Carpet	574,844
Replace HVAC Equipment	1,622,196
Replace Mechanical Equipment	167,189
Replace Roof	714,384
Update Furnishing	492,723
TOTAL	\$10,594,371

BOWMAN HALL (6)

TASK DESCRIPTION	COST (\$)
Repair Ceilings	387,486
Repair Masonry - Re-pointing	1,074,744
Repair Windows (Caulk/Flash/Seal)	1,619,904
Replace Carpet	678,101
Update Furnishing	581,229
TOTAL	\$4,341,464

DRAIME HALL (20)

TASK DESCRIPTION	COST (\$)
Exterior - Ramp Repairs	8,580
Remove Vine	110,534
Repair Masonry - Efflorescence	19,602
Repair Masonry - Re-pointing	150,282
Repair Masonry - Spalling	60,984
Repair Windows (Caulk/Flash/Seal)	453,024
Single Pane Glazing (Skylight/Windows)	30,075
TOTAL	\$833,080

LEHMAN HALL (28)

TASK DESCRIPTION	COST (\$)
Interior - Handicap Access	158,400
Interior - Renovate Toilet Rooms	100,003
Interior Doors/Frames/Hardware	236,544
New Fire Protection Sprinkler System	1,582,747
Remove Vine	76,072
Repair Ceilings	45,698
Repair Exterior Doors/Hardware	2,218
Repair Masonry - Cracks	471,240
Repair Masonry - Re-pointing	1,899,216
Repair Roof Glazing	91,872
Repair Windows (Caulk/Flash/Seal)	1,400,256
Repair/Re-finish Interior Walls	11,880
Replace Carpet	239,917
Replace HVAC Equipment	1,692,598
Replace Mechanical Equipment	70,305
Replace Roof	731,016
Replace/Upgrade Plumbing	195,536
Update Furnishing	514,107
TOTAL	\$9,519,625

DEFERRED MAINTENANCE

ANALYSIS OF SPACE NEEDS