

State University of New York at Fredonia



FACILITIES MASTER PLAN
CAPITAL PLAN YEARS 2013-2023
Phase Five : Final Recommendations

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Where Success is a Tradition

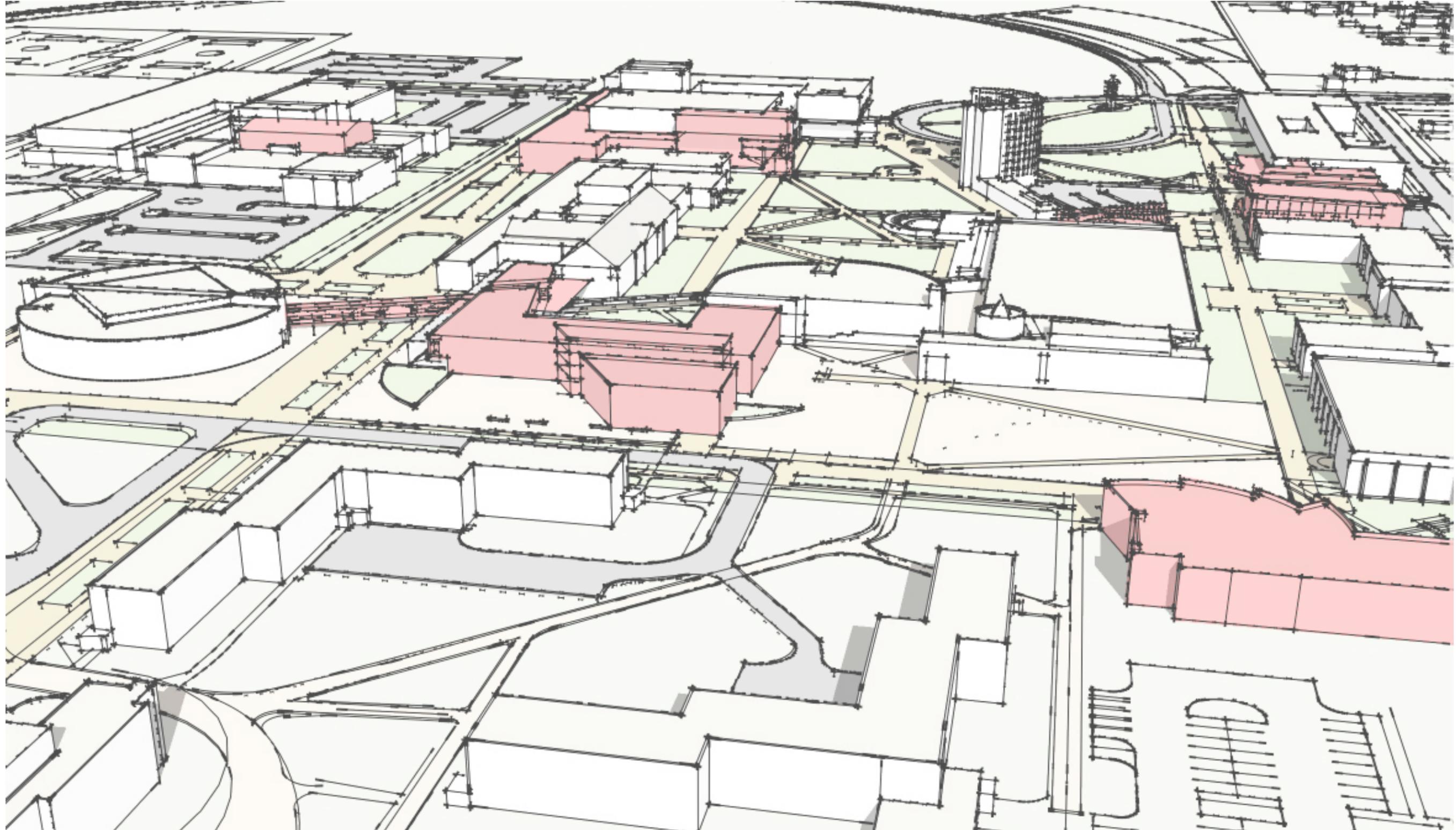


Many members of our campus community were involved in the preparation of this Facilities Master Plan. I am grateful to each of them and to all of the advisory committee members, who added critical input to help define the future direction for this university. Chan Krieger NBBJ, our Master Plan Architects, listened carefully to our needs and prepared a document that accurately reflects how new and upgraded campus facilities and spaces will enhance the quality of SUNY Fredonia's educational offerings.

I enthusiastically endorse the findings and outcomes of this plan, and look forward to seeing the improvements described in this document implemented throughout the campus. SUNY Fredonia is already one of the academic gems within the SUNY system, and this plan ensures it will be a facilities gem as well.

Dennis L. Hefner, Ph.D.
President

A. Summary Findings	1
Executive Summary	
Summary of Major Capital Improvements	
B. Summary of Capital Improvements	6
Detail of Major Capital Improvements	
Landscape and Site Major Capital Improvements	
C. Proposed Programing Recommendations	26
Summary of Proposed Program Recommendations	
Existing Facilities: Program Adjustments	
New Facilities: Conceptual Programs	
D. Selected Concept Alternative	40
Selected Concept Alternative	
Criteria for Selection	
E. Phasing and Implementation	46
Prefered Facilities Master Plan Phasing	
Summary of Improvements Phasing and Capital Budget Periods	
Summary of Improvements Capital Cost Estimates	
F. Appendix	48
Capital Improvements Estimates	



Executive Summary

The SUNY Fredonia Facilities Master Plan calls for strategic investments to provide much needed upgrades, adaptations and additions to existing facilities to meet the demands of current pedagogies, technologies, research and to bolster the unique and creative learning environments that distinguish the academic programs offered at the College. The implementation of these improvements centers on the creation of new state of the art general purpose and specialized teaching spaces. These classrooms will accommodate both the current deficit and projected demands of teaching space and the shortcomings of an antiquated inventory of classrooms poorly suited to current standards and learning styles.

The Facilities Master Plan also makes careful and strategic use of the limited available campus sites to propose a series of discreet but carefully sited new additions and free standing facilities. The locations of these new initiatives are informed by proximity to existing programmatic uses and logical expansion needs. The proposed new facilities are also respectful of the integrity of the overall campus environment and are governed by strategies that include improving the pedestrian environment of the core campus and enhancing the distinguished landscape and architecture of the original Facilities Master Plan.

All of the Facilities Master Plan recommendations- renovations, new facilities, and site improvements- can be described in terms of advancing and accommodating specific goals and needs of the institution including:

Creating Quality Learning Environments

In addition to a shortage in the existing general classroom inventory, the Facilities Master Plan identifies significant deficiencies in quality, technology, size and configuration of the existing campus teaching spaces – all of which were built more than three decades ago. These shortcomings result in the priority of creating quality, purpose-built, right-sized classroom facilities that focus on satisfying the demands of current pedagogies, flexibility seating and instructional configuration, opportunities for group activities, diverse technologies and formal and informal environments. Examples of the Facilities Master Plan efforts to advance this goal of improved classrooms include:

- The construction of a new state-of-the-art general purpose classroom building connecting directly to Thompson and Fenton Halls. The facility will include the technology, flexible configurations, and quantity and station size appropriate for current requirements and campus profile;
- The renovation, right-sizing and/or repurposing of several general purpose classrooms in Thompson and Fenton Halls – enabled by the construction of the new classroom building.
- The proposal to include a new lecture space within the program for the redevelopment of the Jewett Hall site as a student services building. This proposal is to replace the existing Jewett lecture Hall, which is scheduled frequently, and will provide a new quality teaching space to serve the adjacent facilities and reinforce the concept of the “Science Quad”.

Providing Appropriate Space for Student Life

Both the evaluation of existing campus space distribution and significant feedback from the College community, reveal a significant deficit in space dedicated for student services, student affairs and general, flexible space for formal and informal student activities and assembly. With a significant increase in the student population since the construction of the current campus inventory, the existing Fredonia campus facilities fall short of providing students with adequate opportunities to satisfy the significant demands of social, extra-curricular and student life activities. This problem is exacerbated by the inflexible nature of existing facilities such as the Williams Center. The need for this type of space on campus is underscored by evidence and research suggesting that the majority of student learning takes place in non-classroom environments. Examples of the Facilities Master Plan efforts to advance this goal of providing adequate space for student services include:

- The construction of a new student services facility on the site of Jewett Hall. The location of the facility is ideal given its location in the center of the campus and its adjacency to and opportunity for a direct connection to the Williams Center. A new facility in this location would also serve as the center of a triangle of student space between the Williams Center, the Reed Library and the University Commons;
- The opportunity to consolidate and centralize student affairs and administrative functions that require student interface and transactions such as the credit union, registrar, student accounts and financial aid. This consolidation will not only be convenient for students, but will also free up space in other facilities currently accommodating these uses;
- Renovations to the Steele Hall field house and Dods Hall will focus on the expansion of the Dods Hall gymnasium, increasing seating capacity to create an adequate facility for basketball and volleyball. This proposal will also enable expanded team room space and the opportunity for a direct connection between the expanded gym and the Natatorium lobby and conference space;
- The inclusion of flexible and social spaces for student uses within all proposed academic facilities and the introduction of additional space for such uses in renovated facilities such as Thompson, Fenton and Houghton Halls.



Varsity Drive Pedestrian Improvements



Fenton/Library/Thompson North South Pedestrian Corridor



Jewett Hall Redevelopment a New Building for Student Services



Potential Rockefeller Arts Addition



Old Main / Science Drive Pedestrian Improvements



Main Quad Renovation



Symphony Circle Plaza / Landscape Improvements



Varsity Drive pedestrian Improvements

Improving Facilities for the Arts and Promoting Visibility and Access

The proposed addition to the Rockefeller Arts Center will provide much needed space for the Dance Department as well as additional space for Theater Arts, Visual Arts and New Media and a direct connection to Mason Hall. However, with recognition of the importance of the Arts curriculum at Fredonia, and the inherent inefficiencies and deficiencies of both the RAC and Mason Hall, the Facilities Master Plan recommends long range expansion to accommodate program needs not satisfied by the proposed addition. These later phases will satisfy future projected growth in enrollment, and the goal of promoting visual and performing arts as an important part of Fredonia's reputation, history and culture. Examples of Master Plan efforts to advance this goal of improving the arts facilities include:

- The potential for a Phase 2 addition to the Rockefeller Arts Center, possibly as an extension to the proposed addition, to accommodate additional program space for Visual Arts and New Media;
- The potential for a future phase addition across the front façade of the Rockefeller Arts Center to provide a new, higher profile entrance to the facility. Opportunities include expanded lobby and support space, improved accessibility and visibility from Symphony Circle and the potential to connect to a large public space infill between the R.A.C. and Mason Hall;
- The inclusion of dedicated academic, rehearsal and performance space for the music department within the program for the redeveloped Jewett Hall site. The location of the proposed building provides a fortuitous opportunity to connect directly to Mason Hall, facilitating the opportunity for departmental expansion. The use of the proposed new building also suggests a compatibility with music performance and/or rehearsal space in proximity to student services space and the desire for assembly spaces.

Enhancing and Improving the Campus Landscape and Pedestrian Environment

The Facilities Master Plan recognizes the quality of the existing campus landscape as one of the unique assets of the Fredonia campus and proposes a series of interventions and improvements that seek to enhance the quality of the campus environment. The recommended improvements, often associated with proposed new facilities, are focused on improving the pedestrian zone of the core campus, preserving and expanding the remarkable grove of honey locust trees in the southern portion of the campus, converting non-essential vehicular corridors to pedestrian zones, and utilizing landscape elements to overcome the less successful aspects of the Pei-Cobb Master Plan. Examples of the Facilities Master Plan efforts to advance this goal of an improved campus landscape environment include:

- The proposal to convert Old Main Drive and Science Drive to pedestrian zones with access limited only to service vehicles. The creation of a new turn-around adjacent to Gregory Hall and the Williams Center and a new vehicular turn-around/drop-off terminating the Ring Road behind Mason Hall will convert one of the most active zones of the campus to a purely pedestrian environment. With the completion of the new Science and Technology building, the associated removal of surface parking, and the redevelopment of the Jewett site as a Student Service building, this strategy will extend the memorable qualities of the adjacent grove to what is arguably the center of campus and a gateway to the academic core;
- Likewise, the proposal to convert Varsity Drive to a pedestrian corridor will also transform the environment of a campus zone heavily traveled by student foot traffic. With the creation of a new Rockefeller Arts Center addition, the conversion of the old Dods pool to a student fitness center, and potential improvements to the Dods Hall entrance associated with the expansion of the gym, this zone of the campus will be further enhanced as an important landscape corridor linking athletics and the main academic quad. While the Varsity Drive corridor will remain accessible to service vehicles, it will no longer function as an under-utilized vehicular drive;

- A similar strategy is recommended to improve a parallel corridor that is already an important pedestrian zone running north/south between Houghton Hall and Thompson Hall between the Reed Library and Fenton Hall. With the new Science and Technology building serving as an anchor to the south, and the proposal to create a new academic building on the surface lot between Thompson and Fenton Halls, this well-traveled corridor will become an even more important campus landscape through a series of improvements including the transformation of the gravel bed behind the library to a landscaped surface and/or sculpture garden;
- Recognizing the importance of the heritage of the Pei-Cobb campus plan and architecture, the Facilities Master Plan explores options for renovations and landscape improvements to the main quad including repairs to the library steps, the removal of the impervious concrete apron at the base of the steps, modifications to the concrete amphitheater and improvements to access to Maytum Hall, the upper library plaza and the steps leading to Thompson Hall. Accompanying these quad improvements are recommendations to decrease the impervious surfaces of Symphony Plaza, an important point of campus arrival.

Accommodating Specialized Learning and Research

In addition to the need for new general purpose teaching spaces, the Facilities Master Plan also recommends the creation of a variety of specialized classrooms to accommodate particular pedagogies and learning styles, many of which are not sufficiently satisfied by the existing facilities. Examples of Facilities Master Plan efforts to advance this goal include:

- The creation of case study rooms for the School of Business proposed to relocate from Thompson Hall to the new Academic Building;
- The creation of specialized spaces for the College of Education to accommodate simulated classroom environments, specialized clinical spaces for testing and tutoring, among other uses. These spaces can either be accommodated in the new facility with direct connections to Education Departments in Thompson Hall, or as re-purposed space that will be made available to Education following the construction of the new facility;

- The creation of much needed clinical spaces for Communication Disorders and Sciences and the Yongerman Center as well as improvements and expansion to the existing pre-school. The collaboration between CDS and the College of Education is an important asset to both programs and there is currently a deficit of appropriate space for individual instruction and observation for literacy, speech disorders and other specialized functions for Education and CDS. Some of these spaces can be accommodated by expanding CDS into available space formerly occupied by the Daycare Center in Thompson Hall.
- The creation of specialized spaces for governance, special events, conferences and guest speakers including the required technology to enable diverse activities including synchronous instruction, course video capture, video conferences, etc. – all of which can be accommodated in a new classroom facility.
- The recognition of the Reed Library as an important learning environment and the goal of implementing interior improvements to create a “Learning Commons” within the space. These efforts include creating an appropriate variety of spaces to accommodate a range of learning styles, technology and flexibility in recognition of the changes in University Libraries as important spaces for academic as well as social learning. The Facilities Master Plan also recognizes these improvements as an opportunity to improve one of the most important interior environments on campus and an important legacy of the Pei-Cobb architecture.

Improving Existing Campus Facilities and Infrastructure

The Facilities Master Plan recommends comprehensive facilities renovations to several campus buildings, most notably the primary academic facilities, all of which are in need of significant upgrades to mechanical and buildings systems, technology and interior finishes. The Facilities Master Plan also identifies specific spaces and uses that will benefit from program reallocation, redistribution, space reconfiguration, technology upgrades and, in some cases, repurposing. The principal Master Plan recommendations for facility renovations include:

- The Facilities Master Plan proposes phased renovations to Thompson Hall which is one of the most densely occupied buildings on campus and suffers from not only a deficit of square footage, but a number of spaces that are not appropriate for their current uses. Spaces in Thompson Hall are often characterized by a lack of natural daylight, disproportionate and oddly configured classroom layouts and inadequate technology. Through the creation of classroom and departmental space in a new academic building, and the relocation of the History Department to Fenton Hall, the Facilities Master Plan proposal enables Thompson Hall to undergo a phased renovation that will allow programs to expand into right-sized and improved space while creating an appropriate density of uses within the building.
- Like Thompson Hall, Fenton Hall will benefit from the creation of classroom space in the new academic facility as well as space vacated by relocating the Math and Computer Science departments as part of the proposed renovation to Houghton Hall. This will enable the expansion of departments such as English and Modern Languages as well as accommodating History as it moves from Thompson Hall to Fenton Hall to create a better adjacency with the other humanities. Additional program space can be accommodated by the conversion of the some general purpose classrooms in Fenton Hall enabled by the new facility.
- As part of the campus goal of establishing a Science Quad anchored by the new science building, renovations to Houghton Hall will include backfilling space vacated by Chemistry with the Math and Computer Science departments proposed to relocate from Fenton Hall. The amount of available space will accommodate the projected needs of both departments as well as provide the opportunity for shared, flexible space for group activities, improvements and research. The proposed comprehensive renovations to Houghton Hall will provide

opportunities for both departments to take advantage of the synergies of their adjacency as well as the opportunity for new technology and appropriate specialized teaching spaces.

- As one of the oldest facilities on campus, Old Mason, New Mason and the remaining portions of the Mason Annex, are all in need of comprehensive renovations, particularly related to HVAC systems upgrades and humidity controls and the unique requirements of the music department. Additionally, renovations must address the particular demands of required acoustic treatments and acoustic separation between spaces – a condition that is exacerbated by the high demand and utilization rates of the facility which often results in the use of spaces not acoustically suited to their purpose.

The Facilities Master Plan recommendations are all intended to advance all of the goals articulated above and, ultimately, the mission of SUNY Fredonia as a leading institution for liberal arts, education, sciences and the arts. Within the variety of the specific Facilities Master Plan proposals, each recommendation is driven by and founded upon programmatic needs and the goal of advancing the academic mission of Fredonia.

The strength of the physical campus and the College’s academic excellence are well documented in previous chapters. Preserving and enhancing both are essential to the overall goals of the Facilities Master Plan and, ultimately, the advancement of Fredonia’s mission, competitiveness and its exemplary reputation as a place for learning, creativity, research and student growth.



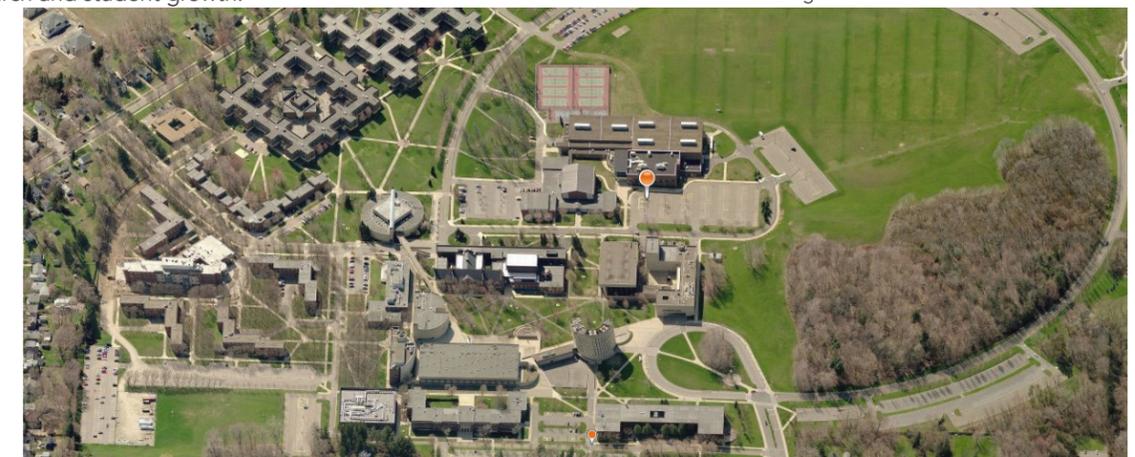
Fenton/Library/Thompson North South Pedestrian Corridor



A Thompson Hall Addition



New Academic Building



Birdseye of the Campus looking West

Summary of Major Capital Improvements
2013 - Beyond



- ① New Admissions Welcome Center
- ② Jewett Hall - Option 1 - Renovation / Repurposing as Student Services Facility

Jewett Hall - Option 2 - New Addition for Student Services

Jewett Hall - Option 3 - New Building for Student Services / Classrooms and Music Department Expansion
- ③ LoGrasso Hall Mechanical Improvements
- ④ Service Complex Reconfiguration / Renovation
- ⑤ Dods Hall Renovation and Expanded Gymnasium
- ⑥ Steele Hall Field House and Ice Rink Renovation
- ⑦ Thompson Hall - Phase 1 - Renovation: Day-care Backfill for Clinical Space

Thompson Hall - Phase 2 - Renovation: Misc. Classroom Backfill

Thompson Hall - Phase 3 - Full Renovation of Classrooms, Offices

Thompson Hall - New Entry Addition
- ⑧ Fenton Hall - Renovation

Preferred Facilities Master Plan Alternative birdseye looking south

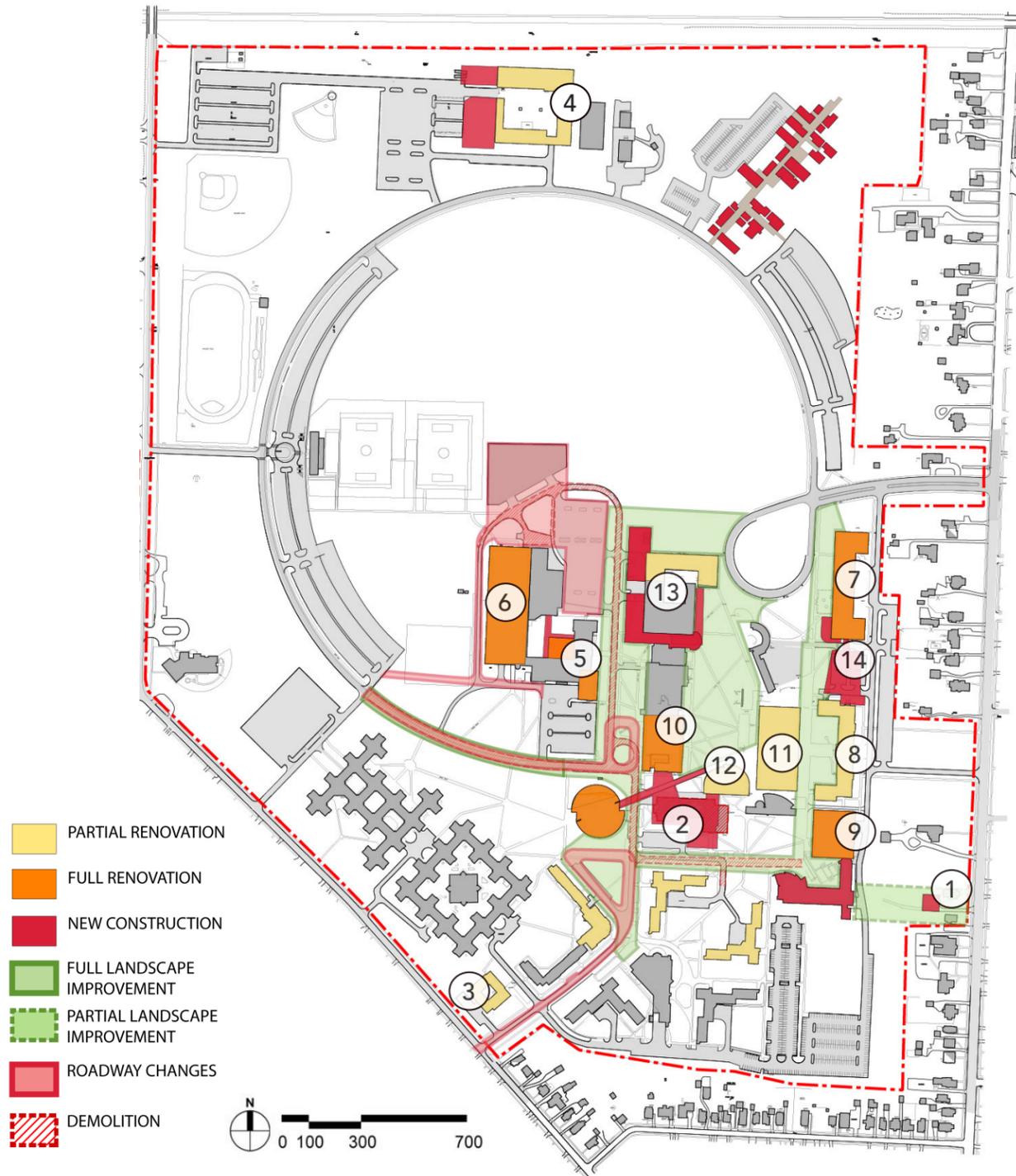
- ⑨ Houghton Hall Renovation
- ⑩ Mason Hall Renovation
- ⑪ Reed Library Renovation
- ⑫ McEwen Hall Renovation
- ⑬ Rockefeller Arts Addition
Rockefeller Arts Renovations
Rockefeller Arts Phase II Addition
- ⑭ New Academic Building
- ⑮ Varsity Drive Pedestrian Improvements
- ⑯ Old Main / Science Drive Pedestrian Improvements
- ⑰ Fenton/Library/Thompson North South Pedestrian Corridor
- ⑱ Main Quad Renovation
- ⑲ Library Steps / Amphitheater Improvements
- ⑳ Symphony Circle Plaza / Landscape Improvements
- ㉑ Underground Electrical Upgrades



Preferred Facilities Master Plan Alternative birdseye looking northeast

Campus Capital Improvements

Detail of Major Capital Improvements
2013 - Beyond



- 1 New Admissions Welcome Center: 5,000-6,000 gsf**

 - Demolition and redevelopment of existing abandoned property adjacent to Fenner House
 - Expanded capacity for assembly and campus orientation
- 2 Jewett Hall Redevelopment- New Building for Student Services**

 - 50,000 nasf for Student Services
 - 10,000-20,000 nasf for Music Department Expansion
 - Lecture Hall
 - Connections to Mason, McEwen and Williams including partial reconstruction of the spine
- 3 LoGrasso Hall Mechanical Improvements**
- 4 Service Complex Reconfiguration / Renovation / Addition**

 - 20,000 gsf addition to satisfy deficit of campus wide support space
 - Opportunity to consolidate and Facilities support spaces currently located in residence halls
- 5 Dods Hall Renovation and Expanded Gymnasium**

 - Expanded gymnasium capacity for dedicated basketball and volleyball facility
 - Connection to Natatorium and additional team room space
- 6 Steele Hall Field House and Ice Rink Renovation**

 - New dehumidification system
 - Exterior Envelope thermal and vapor barrier improvements
- 7 Thompson Hall - Phase 1 - Renovation: Day-care Backfill for Clinical Space**

 - To accommodate expansion of Communications Disorders & Sciences
 - Thompson Hall - Phase 2 - Renovation: Misc. Departmental Space Backfill
 - To provide space for Social Sciences/backfill of history and business
 - Thompson Hall - Phase 3 – Classroom Backfill, Full Renovation of Classrooms, Offices,
 - To provide space for College of Education/ backfill of classroom spaces
 - Thompson Hall - New Entry Addition
 - To be combined with New Academic Facility / Common area improvements
- 8 Fenton Hall – Renovation**

 - Windows, HVAC
 - Jewett as swing space
 - Backfill of Math and CIS spaces by English and History
- 9 Houghton Hall Renovation**

 - Full building and systems renovation
 - Backfill of Chemistry space for Math and CIS
 - Jewett as swing space
- 10 Mason Hall Renovation**

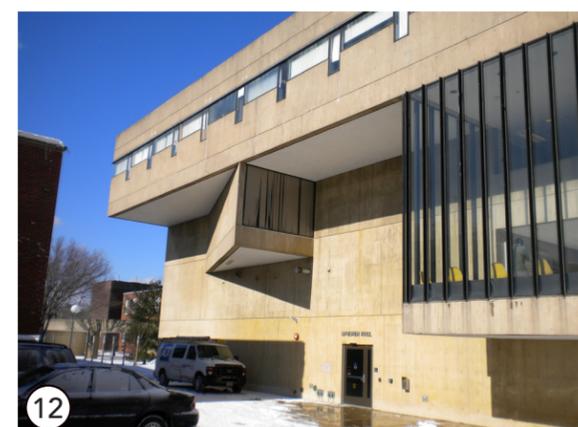
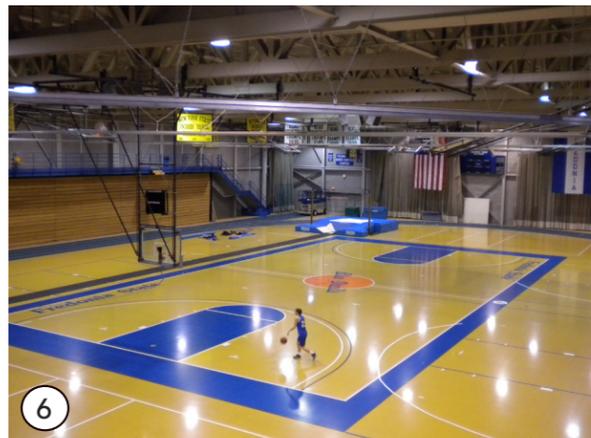
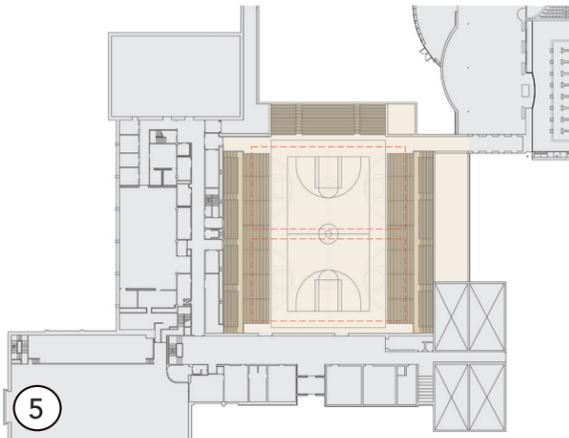
 - HVAC, controls, acoustic and technology improvements
- 11 Reed Library Renovation**

 - Potentially two phases -Improvements to interior environment, lighting, furnishing/ HVAC
 - Creation of Learning Commons
- 12 McEwen Hall Renovation**

 - Conversion of lecture hall to chorale space for music department
 - HVAC, Lighting improvements
- 13 Rockefeller Arts Addition**

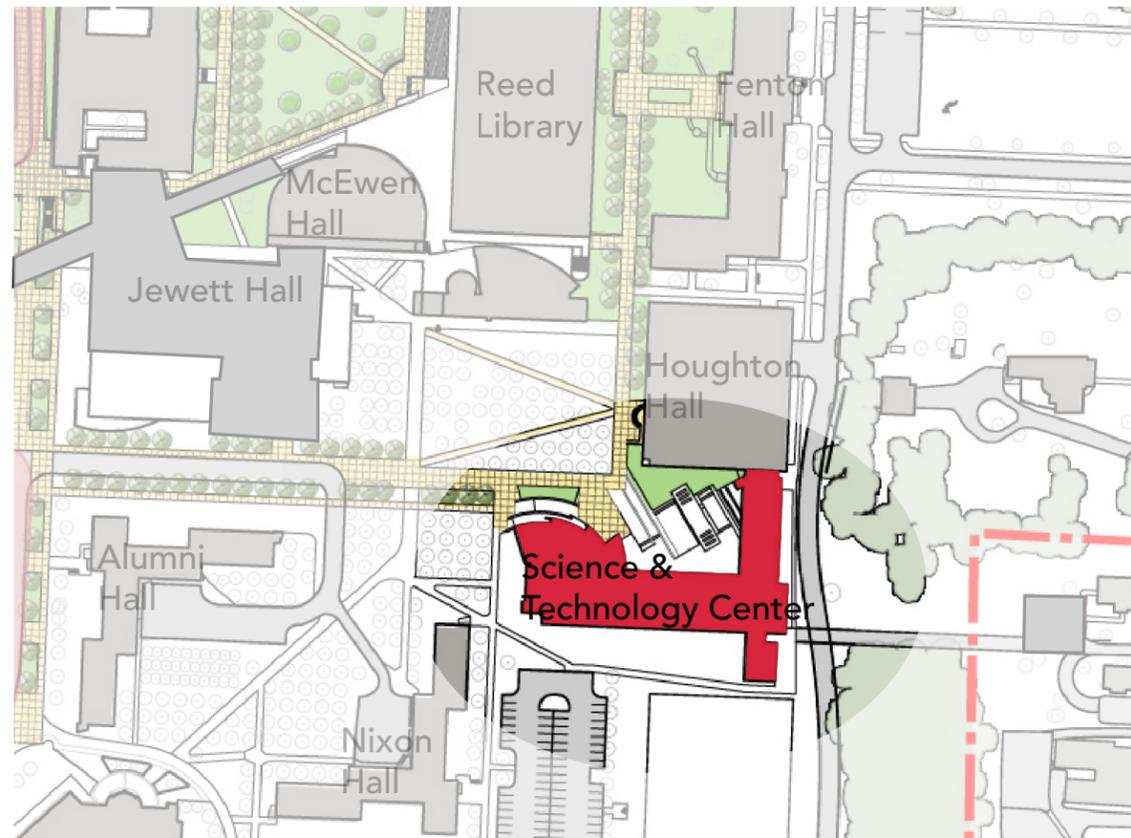
 - To provide space for Dance Department, Theater Department
 - Opportunity to transform Varsity Drive
 - Rockefeller Arts Renovations
 - Visual arts wing and theater infrastructure
 - Rockefeller Arts Phase II Addition
 - Phase II to complete program requirements for visual arts, theater
 - Potential for new entrance / lobby facing symphony circle
- 14 New Academic Building**

 - 85,000 gsf for new general purpose and specialty classrooms
 - Space for School of Business
 - Additional program space for College of Education
 - Physical links to Thompson Hall, Fenton Hall and Maytum Hall/ Reed Library





A rendering of the proposed Science and Technology Center by Michael Giurgola Architects



A site plan of the proposed Science and Technology Center scheduled for occupancy on 2013.

Science and Technology Center

With an expected completion date of Fall 2013, the Science and Technology Center has been programmed and designed and is well on its way to breaking ground in the spring of 2011. This 92,000 gsf facility will be the first academic building to be built at SUNY Fredonia since 1973, and as such will provide much-needed state-of-the-art teaching spaces for the sciences. In addition, the design of the building is an important project in initiating design principles that are important not only to the sciences, but to other academic disciplines as well. For example, the building will incorporate innovative classroom configurations that allow for flexibility of instruction and pedagogy. Such a classroom type does not currently exist on campus, though efforts have been made in other programs to retrofit existing classrooms for greater flexibility. The Science and Technology Center also incorporates more informal study and social spaces into its design, a type of space that is at a shortage elsewhere on campus. Finally, the building's massing provides for a courtyard adjacent to its main entrance that will be a multi-use outdoor space providing instructional opportunities as well as gathering space for students of all disciplines. The Science and Technology Center will serve to set a standard for new construction at SUNY Fredonia that is responsive to current needs of academic instruction and supportive of an active living-learning campus environment.

While the design of the Science and Technology Center itself is largely complete, the Facilities Master Plan makes a number of suggestions as to its relationships to its surroundings and the extent to which it affects and is affected by them. Opportunities present themselves to improve the context around the building with potential improvements to nearby pedestrian and vehicular circulation systems and landscape features. A key opportunity that comes from the construction of the facility is to partially eliminate Science Drive, which currently runs east to west from Old Main Drive to the commuter parking lots that will become the site of the Science and Technology Center. Because the siting of the building makes a connection from Old Main Drive to Academic Avenue no longer possible, Science Drive becomes unnecessary. Its removal allows for a continuous connection between honey locust groves to the north and west of the new building, already an important pedestrian zone. Science Drive cannot be completely eliminated, however, because of the need to provide access to the small Jewett Hall parking lot and to the non-residential uses such as Custodial Services and Veterans Affairs located in Alumni and Nixon residence halls. The Facilities Master Plan recommends a general strategy to remove non-residential uses from residence halls, returning them to the social and study spaces they once were. If such a strategy were implemented at Alumni and Nixon

Halls, and if Jewett Hall and its parking lot were replaced with a new facility (as will be discussed later in this chapter), Science Drive could be eliminated in its entirety, creating a dramatic extension of the pedestrian zone.

Rockefeller Arts Center Addition

The planned addition the Rockefeller Arts Center is currently entering the programming and design process. The addition is expected to house dance studios, computer labs, ceramics and sculpture studios, and rehearsal space for theatre programs. It will also provide a link to its neighbor, Mason Hall, facilitating ease of access for rehearsals and performances by the School of Music in King Concert Hall and other facilities within the Rockefeller Arts Center. Perhaps one of the most important contributions that the Rockefeller Arts Center addition will make to the arts at SUNY Fredonia is to add a visual prominence to the complex of buildings in which its key programs reside.

The addition, tentatively planned to be located on the west side of the Arts Center, enables a new approach to the building that could be simplified, with public gathering and reception spaces to supplement those in the existing building. Locating the addition on this side of the RAC also improves what is an uninviting façade and loading area, but the main approach for many users and patrons of the facility. Improvements to the approach from Varsity Drive and the western parking lots become an important aspect of the addition's influence on the existing campus; what is now a utilitarian roadway servicing buildings to the west of the Main Quad could become an "Avenue of the Arts", with main entrances to performance facilities in both Mason Hall and the Rockefeller Arts Center. As will be discussed later in this chapter, a set of major infrastructure improvements could even eliminate the need for Varsity Drive altogether, to be replaced by plazas and a new pedestrian corridor with views of the new addition.

A second important consideration to the building's massing is its relationship with the Main Quad to the east of the addition site. A connector to Mason Hall is a key programmatic component to the addition scope, but it might also be designed to add a visually-prominent entrance to the RAC from the quad. For instance, the connector could become more substantial than a simple corridor, creating a glazed "pass-through" from east to west that occupies the entire space between Mason Hall and the Rockefeller Arts Center, with a lobby and associated outdoor space where it meets the Main Quad. Taking the connector concept a step further, covered walkways could be introduced in association with the quad side of the connector, improving the approach to King Concert Hall by patrons utilizing the Symphony Circle drop-off. Planned quad improvements (discussed in detail later in this chapter) would then recognize the importance of views and approaches to the new entrance from Symphony Circle, creating a cohesive and dynamic campus entrance at the northern end of the quad. Designed in this way, the RAC addition would serve the needs not only of the future College of Visual and Performing Arts, but also add a visual interest and activity nodes to the Main Quad for the enjoyment of all SUNY Fredonia visitors.



Conceptual diagram showing potential building additions to the Rockefeller Arts Center. Siting strategies include an extension of the Visual Arts wing, an infill atrium between King Concert and Mason Hall, and a new entry admission facing Symphony Circle.



A conceptual rendering showing potential improvements to the symphony circle plaza and a future phase addition to the Rockefeller Arts Center which could become a focal point for the plaza and a new public entry to the building.

Proposed New Academic Facility with Maytum Hall connector



The building siting studies included the potential for a covered canopy or enclosed corridor connecting the Library/Maytum tunnel link to the new academic building. The option to continue this connection through a below-grade tunnel was also explored with the goal of providing a direct, internal access from Reed Library to the new building and in turn Thompson and Fenton Halls. This connection would be a key link in the realizing the goal of creating a continuous, internal path of circulation between all core campus buildings.

A New Academic Building

The findings of the first three phases of the Facilities Master Plan indicate a need for new academic space, both to satisfy a quantitative need and to relieve pressures on existing facilities in meeting the demands of contemporary instruction. Thompson Hall is an example of an existing building on campus that is over-programmed, with less than ideal spaces for faculty offices, instruction, and clinical study. A new academic building can alleviate space constraints of existing buildings while providing new, state-of-the-art instructional spaces that the College currently lacks. This building not only provides much-needed space types for academic programs, but also presents opportunities to create physical connections, showcase academic programs more publicly, and accommodate the needs of visiting groups. In addition, technology can be incorporated in such a way as to create a more global presence for SUNY Fredonia, with potential expansions in distance learning and collaborative opportunities with other institutions and the public sector.

The site in consideration for a New Academic Building is located between Fenton and Thompson Halls, at the heart of the academic core of SUNY Fredonia. Siting the building in this location guarantees a maximum of student traffic from the Main Quad and from the north-south pedestrian corridor to its west, as well as high visibility from Central Avenue, the main public approach to the campus. Though it partially displaces a convenient parking lot, this site is ideal in supporting the goals of the Facilities Master Plan for a dense, pedestrian-friendly environment. A building on this site would fit comfortably in a 25,000 square-foot footprint; it is recommended that the New Academic Building be three stories, for a total of 75,000 gsf.

Program for the building will include general purpose classrooms, small lecture halls, governance/case study rooms, informal study space, academic offices, and departmental reading rooms. Spaces for both academic and public use will be incorporated to create an interactive, 24-hour environment. Many of these programs would not necessarily add program space for the campus, but would replace underutilized or inappropriate space in existing buildings, Thompson Hall in particular. Perhaps most importantly, the building is a potential home for the School of Business with very high visibility, promoting growth of the college and its programs by giving it a more prominent location. The College of Education is another of the Fredonia's most reputable colleges, and would also benefit from increased visibility. This visibility could be provided either in the New Academic Building, or in an improved Thompson Hall as a result of its construction, but should be a

priority in the FMP goal of showcasing key academic programs. The New Academic Building creates interior connections between buildings, of particular importance in harsh winter climates. Without disrupting circulation in the vicinity of Thompson Hall's loading dock, a bridge connection can be made from the new building to the main circulation stair in Thompson Hall. Additionally, a more substantial connection is possible to Fenton Hall to the south, which could potentially serve as a shared public entrance with access to a café or lounge space. Depending on the configuration of the first level, a glazed connection could run parallel to the outdoor north-south corridor with seating areas along it, effectively extending the pedestrian environment from outside to inside. In the future, a potential connection between Fenton and Houghton Halls would complete the interior connectivity of the majority of the academic buildings at SUNY Fredonia, from the Science and Technology Center at the south to Thompson Hall at the north.

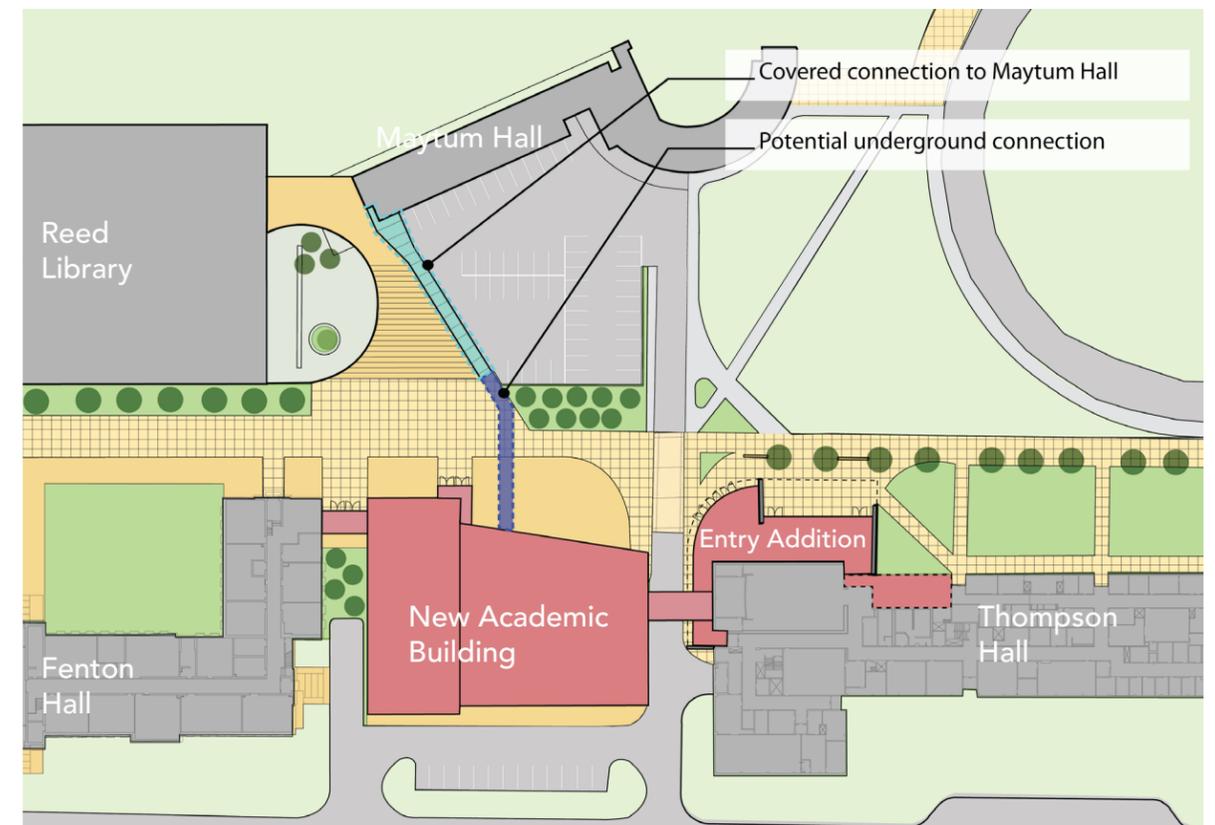
Another consideration for connections between the buildings is a tunnel connecting the lower level of the Library to either Fenton Hall or the New Academic Building. Although this solution is costly and presents technical challenges, creating this important link would provide an essential connection between the buildings on the east side of the Campus with the buildings on the west through Reed, McEwen and a proposed building on the Jewett site connecting to Mason Hall.



A conceptual sketch of the landscape corridor between the Library and Fenton Hall depicting the façade of the new academic building visible beyond the north wing of Fenton Hall.



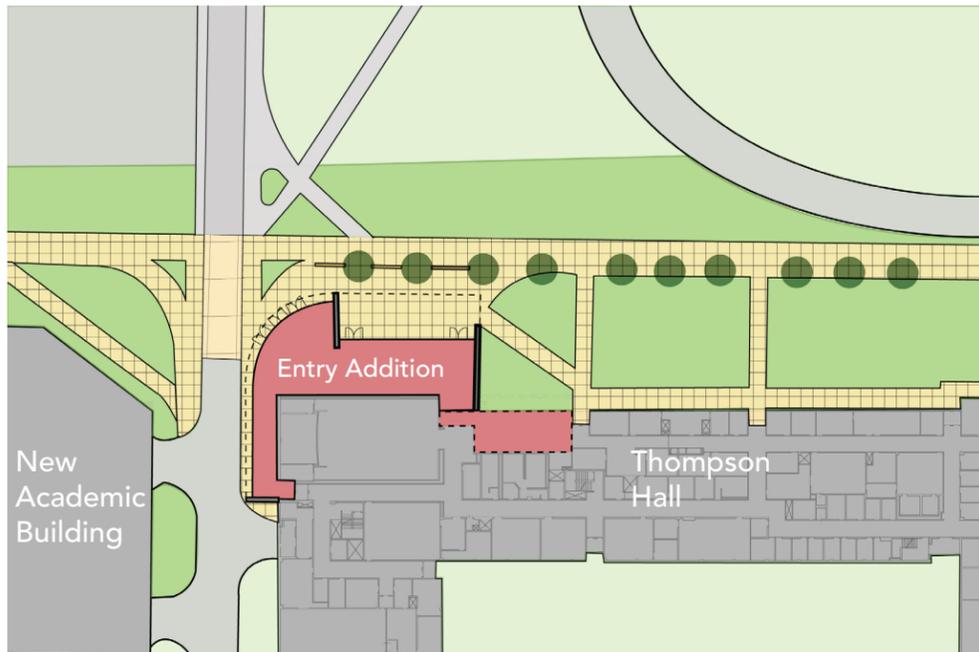
A conceptual diagram showing potential siting and massing of a new academic building. The site offers a unique opportunity to link the new facility with Thompson and Fenton Halls; the two primary general purpose classroom and departmental buildings for the College of Arts Sciences.



A diagram of a possible enclosed corridor extension of the Maytum/Library tunnel and the opportunity to continue a below grade access to the new facility. The connection to Thompson Hall is proposed as an upper level bridge to enable at-grade vehicular access to the Maytum Hall loading dock and parking lot.



A concept sketch showing a new entrance addition to Thompson Hall. By adding to the corner, the natural pedestrian approach to the building is formalized creating an opportunity to transform the character of the facility and its relationship to the main campus.



A site plan of the Thompson Hall entry addition maintaining vehicular access to the Maytum Hall loading dock and parking lot. A modest intervention has the potential to improve accessibility to the building and the adjacent lecture hall, and provide much needed common, student social space for the building.

Thompson Hall Improvements

Thompson Hall houses the majority of academic programs and instruction for SUNY Fredonia, and has been successfully accommodating more and more students and programs with few alterations to the existing spaces. Over time, the building has become crowded as instructional space needs have eliminated offices on the building's perimeter, relocating them to former storage spaces at the windowless core of the floor plan. Departmental reading rooms and meeting spaces have all but been eliminated, save a few exceptions, and student lounge and gathering space has been slowly taken up by conference rooms, offices, and classrooms. Thompson Hall is the home of several of SUNY Fredonia's key programs, among them the entire College of Education and School of Business. These important programs and others are indistinguishable from each other and have very low visibility in the building's dark and confusing corridors. The many issues related to the quality of space at Thompson Hall warrants a study of its interior, and a strategy for alleviating some of the pressures on space by building new space elsewhere. Because of the intense usage of the building, Thompson Hall improvements will have to be planned carefully as phased renovations, taking advantage of backfill opportunities for vacated space.

One such backfill opportunity exists with the construction of the new day care facility elsewhere on campus. This small area at the first floor of north wing of Thompson Hall was fully vacated and made available in 2010. A program study for the space has not been completed, although logical candidates include the Communications Disorders and Sciences and the College of Education, both nearby and both in need of additional space. Communications Disorders and Sciences has already created a proposal for use of the space for clinical purposes, with additional observation facilities that are separated from other building uses. The College of Education is in need of space for clinical purposes as well, though if it were to occupy all or part of the space more detailed study of priorities for additional space is required. In either case, opportunities exist for an improved entrance, either entirely separate from other Thompson Hall entrances or in concert with them, depending on function. Such an entrance could provide greater visibility to the functions within, which are often used by visitors to the campus.

In the near term, entrance improvements to Thompson Hall are small interventions that can dramatically transform the perception of the building. Currently, most students access the building from the southern entrance, directly adjacent to the loading area. This uninviting entrance is indistinguishable from other entrances, is too small with only a single door, and has very little lobby space beyond it for orientation to the

confusing floor plan of the building. It is also accessed by several steps up to the first level, requiring handicapped students to enter elsewhere. Because the pedestrian approach to Thompson Hall is well-established, a modest addition at this corner (approximately 5,300 sf) as recommended by the concept alternatives can solve a number of the building's issues with entry and identity without affecting interior space, allowing the building to continue to operate while improvements are made.

The proposed addition keeps the loading areas and vehicular access to Maytum Hall's parking lot intact, while creating a lobby for informal gathering, study, and breakout space from the lecture hall at this level. The lobby extends along the front face of the building, stretching north to encompass an additional entrance to Thompson Hall. In this way, the lobby directs foot traffic into the existing building from multiple points, eliminating bottlenecks at tight corners and providing relief space during busy times of day. By extending the addition northward, it also takes advantage of Thompson W103, a formerly under-utilized space which was recently converted to an FSA operated facility with vending and some prepared food. With modest renovations, this space could become a café supporting the new lobby, a program present in the majority of other buildings on campus. An addition to Thompson Hall at its southwest corner will be a welcome change to the approach and interior circulation of this major academic building. It will also activate the northern terminus of the well-used north-south corridor extending from Symphony Circle to the new Sciences Complex.

Given the population of Thompson Hall, and the lack of common, social spaces in the building, a new entry addition could also combine an expanded Cafe operation in W103, similar in scale to other FSA facilities within Academic buildings.

Dods Hall Renovations: Fitness Center and Basketball Venue

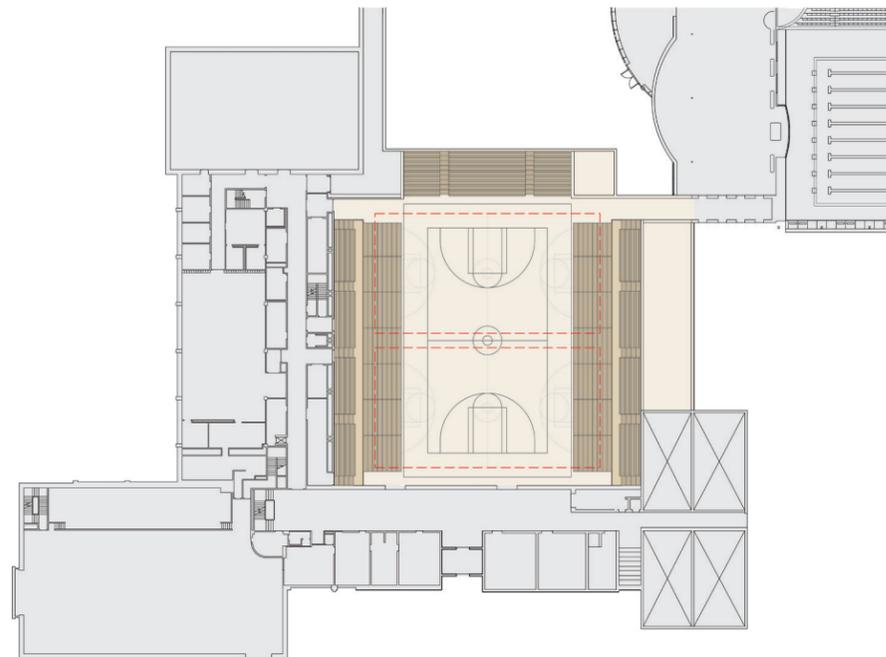
Dods Hall has been the hub of athletics and recreation since its construction in 1963. Over time it has received several additions and renovations that have compromised its efficiency and many of its facilities are outdated, and fail to meet requirements of Division III athletics. Two specific issues that have been identified by SUNY Fredonia and the Facilities Master Plan for improvement by 2023 are the addition of an accessible fitness center and renovations to provide an acceptable basketball venue for at least 1,000 seats.

The Dods Hall Fitness Center improvement has been a priority of the student body for some time, complete with a conceptual design for the renovation of the now-filled old pool area of the building. The existing fitness center at the building's lower level is too small to meet the needs of the student population, and is jointly scheduled with athletics programs, limiting its availability. A new fitness center in the old pool is an optimal location, at the main level of Dods Hall adjacent to its main entrance. This will provide a highly visible and accessible location for the new facility. The existing fitness center will be used exclusively by student athletes and will help overcome the scheduling conflicts that exist in the current undersized facility. The proposal to create openings in the façade creates a new point of interest on Varsity Drive that would be visible during day and nighttime hours, activating this north-south corridor.

Additionally, Dods Hall's gymnasium has been identified for renovation in order to create a Division III basketball facility to seat a larger number of spectators than its current capacity of 750. Changes to the configuration of the bleachers for adequate walk-off space and room for practice courts are necessary. An expansion of the Gym seating capacity would create a much needed Basketball and Volleyball facility with appropriate wood flooring. Because of seating limitations in the existing Gym, both sports currently use the Steele Field House for competition. This facility has a rubber flooring surface which is not ideal for Basketball. The need for the multi-purpose rubber flooring to accommodate track and field makes it infeasible to add a wood floor for Basketball in the Field House, making an expanded Dods Gym an ideal solution. Three options for the reconfiguration of the Dods Hall gymnasium are proposed:

Large Expansion, 2,125 seats

This option is the most ambitious, also requiring complete demolition of the existing gym. Its floor plan combines the first two options' bleacher configurations, adding a maximum number of seats to the facility by providing retractable bleachers on three sides of the main court, with the side bleachers over two levels. The connection to The Natatorium and additional space for team rooms is provided, as is potential access points from the upper story of Dods Hall.



Option 3 proposes to demolish and reconstruct the gym super structure and build a larger long-span facility with a 2,100 seat capacity with additional bleachers at the end wall of the court. This expanded footprint also creates opportunities for new team rooms and support space and enables a connection to the Natatorium lobby and function spaces. Both Option 2 and 3 require utilizing a small amount of existing core space adjacent to the racquetball courts.



The existing Dods Hall entrance with the volume of the gym beyond. A new gymnasium structure also presents an opportunity to improve the appearance of the facility's main entrance.



The existing Dods gym does not have sufficient capacity for basketball and volleyball competition requiring games to be played on the rubber floor of the Steele Field House.

Proposed Jewett Hall Renovation



A conceptual rendering of a redeveloped Jewett Hall site as a new student services facility. The improvement presents the potential to reconstruct the spine to the Williams Center as an enclosed connector as well as the opportunity to link the facility directly to McEwen and Mason Hall.

Jewett Hall: Replacement

Jewett Hall sits at an important location within the campus core, currently occupied by programs in the sciences, to be relocated to the new Science and Technology Building upon its completion in 2013. At that time, the building is slated for use as surge space while Houghton Hall undergoes renovations, requiring few upgrades to the existing building in order to accommodate surged programs. Following this time period, the FMP makes recommendations for the future of Jewett Hall that have dramatic impacts on the immediate context and the entire campus, both programmatically and experientially.

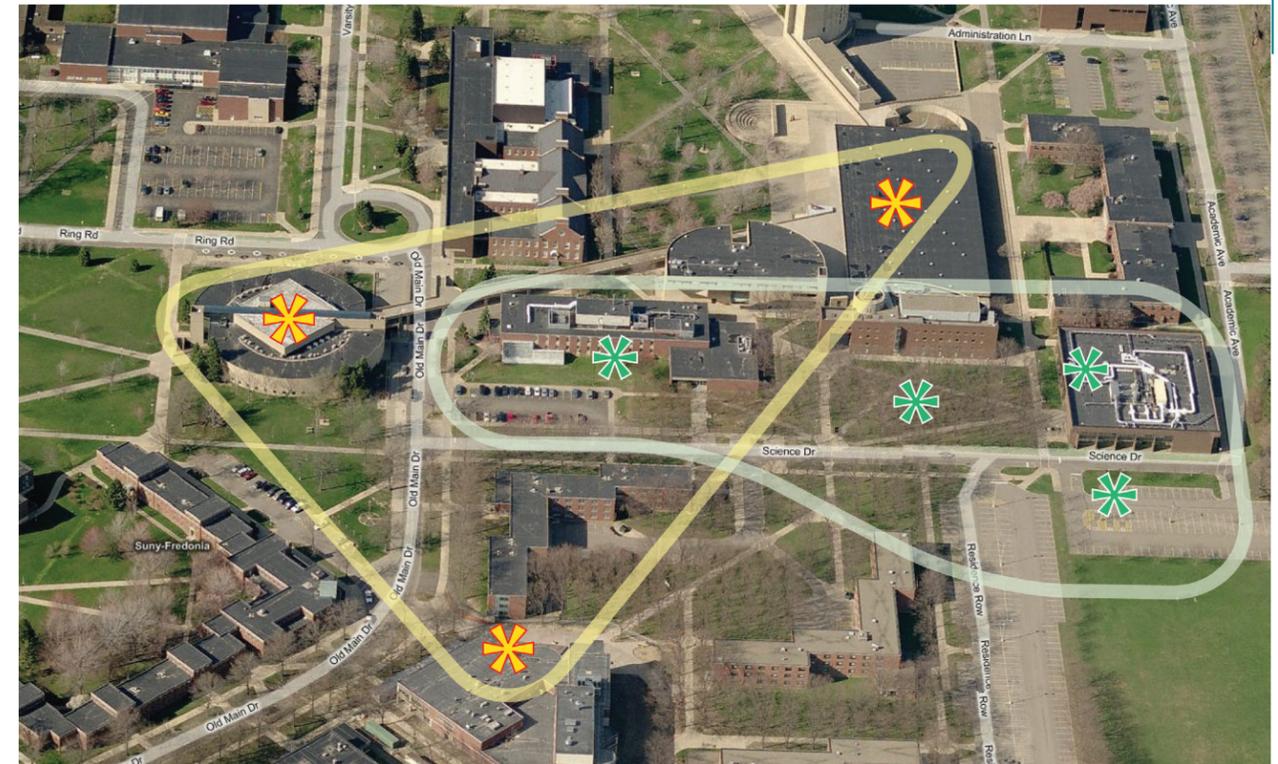
The site occupied by Jewett Hall is an important crossroads of the SUNY Fredonia campus. It is in two overlapping areas of activity: a zone of student services and quasi-academic functions created by the Williams Center, Reed Library, and University Commons, and bordering what will become the Science Quad to its east, sharing the honey locust grove with the new Sciences Complex of Houghton Hall and the Science and Technology Center. This strategic location indicates the importance of the site on which Jewett Hall sits, and calls into question the best use of the site. The following options describe development scenarios on the site which range from a modest renovation of the existing building to a dramatic transformation of the site and its surroundings.

Recognizing the significance of the site, this option proposes full demolition of the existing building, to be replaced by a larger, purpose built facility. This facility would complement the Williams Center as a very active, public building with improved adjacent plaza spaces, providing student services functions that the Williams Center is currently unable to accommodate. Such programs include large meeting and governance space for both academic and extracurricular programs, technologically-equipped screening rooms and/or theatre spaces, and office spaces that are more publicly accessible. The new building could also provide additional informal gathering space that is now at a minimum on campus. Seen from many approaches to the campus, including from the Old Main Drive approach and the improved connection from the Admissions Welcome Center and Central Avenue, the new building would dramatically change the image of SUNY Fredonia and put the heart of the campus firmly on the map. In short, the site of Jewett Hall would be transformed into a dynamic, 24-hour space, with high visibility and improved student services offerings for the entire campus to enjoy.

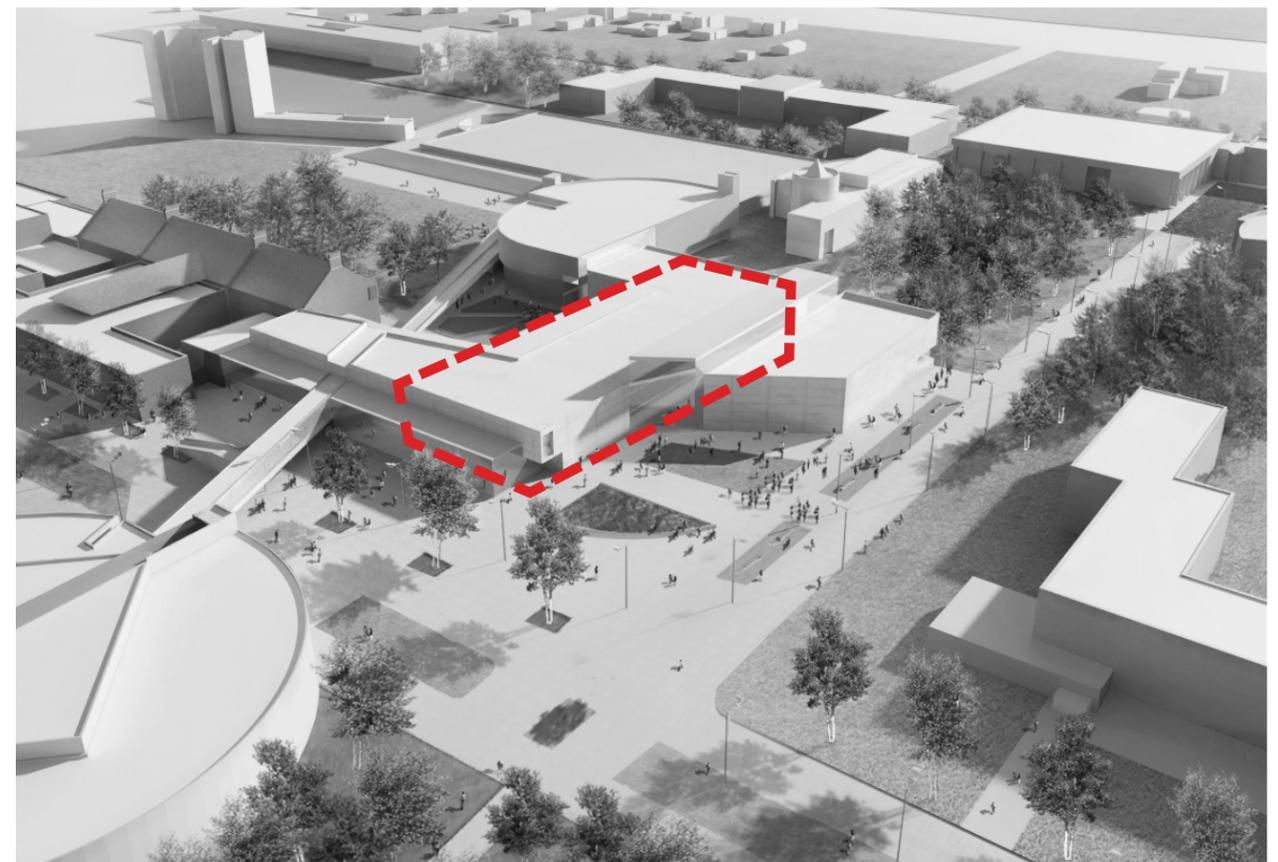
Careful attention to the massing of a new building at the site of Jewett Hall presents opportunities for improvements to the pedestrian realm and connectivity between buildings and exterior spaces. SUNY Fredonia has already identified a need to rethink the Spine and its relationship to nearby buildings, especially near the Mason/Jewett/Williams Center connection. The new building incorporates this connection, along with a solution for the partial enclosure and replacement of the Spine that improves its appearance and usefulness. The building has the potential to provide interior links between the Williams Center, Mason Hall, and McEwen Hall, completing the "coatless" connectivity that is an important goal of the future development of the campus. With a more substantial built connection to Mason Hall on the first level, the new building even has the potential to act as surge space during a renovation of Mason Hall. If carefully planned with attention to acoustics and humidity concerns, the new building could provide temporary performance, rehearsal, and practice spaces to the School of Music while Mason Hall facilities are offline. There are also opportunities for the new building to provide permanent spaces for Music to accommodate projected growth needs for the department.

The facility is proposed to occupy approximately 100,000 gsf over two stories, with several double-height atrium spaces and some high ceilinged lecture and/or theatre venues. The program of the building will require further study, but it is suggested that it be considered not exclusively for student services uses, but that it also contain some scheduled space for general use instruction. Dedicated space for the sciences could also be provided, but should be located at the eastern side of the plan to address the Science Quad. This instructional space would serve as a replacement for the existing Jewett Hall Lecture room 101 which is used extensively by the sciences. Site studies show that a potential 4,000 gsf of office space is possible. When programming this facility, special attention to the location of public spaces such as lounges, informal study areas, cafes, and atrium spaces is of utmost importance to maximizing visibility of the building and the activity within it.

A new building on this prominent site has the potential to facilitate many of the development principles that have been outlined earlier in this chapter. Though demolition of an existing building requires more planning than building on open land, the recognition of the strategic location of the site makes it a strong candidate for a substantial amount of new construction. Building within the campus core, at its heart, makes strides towards creating even more density of activity and built program where pedestrian activity is most prevalent.

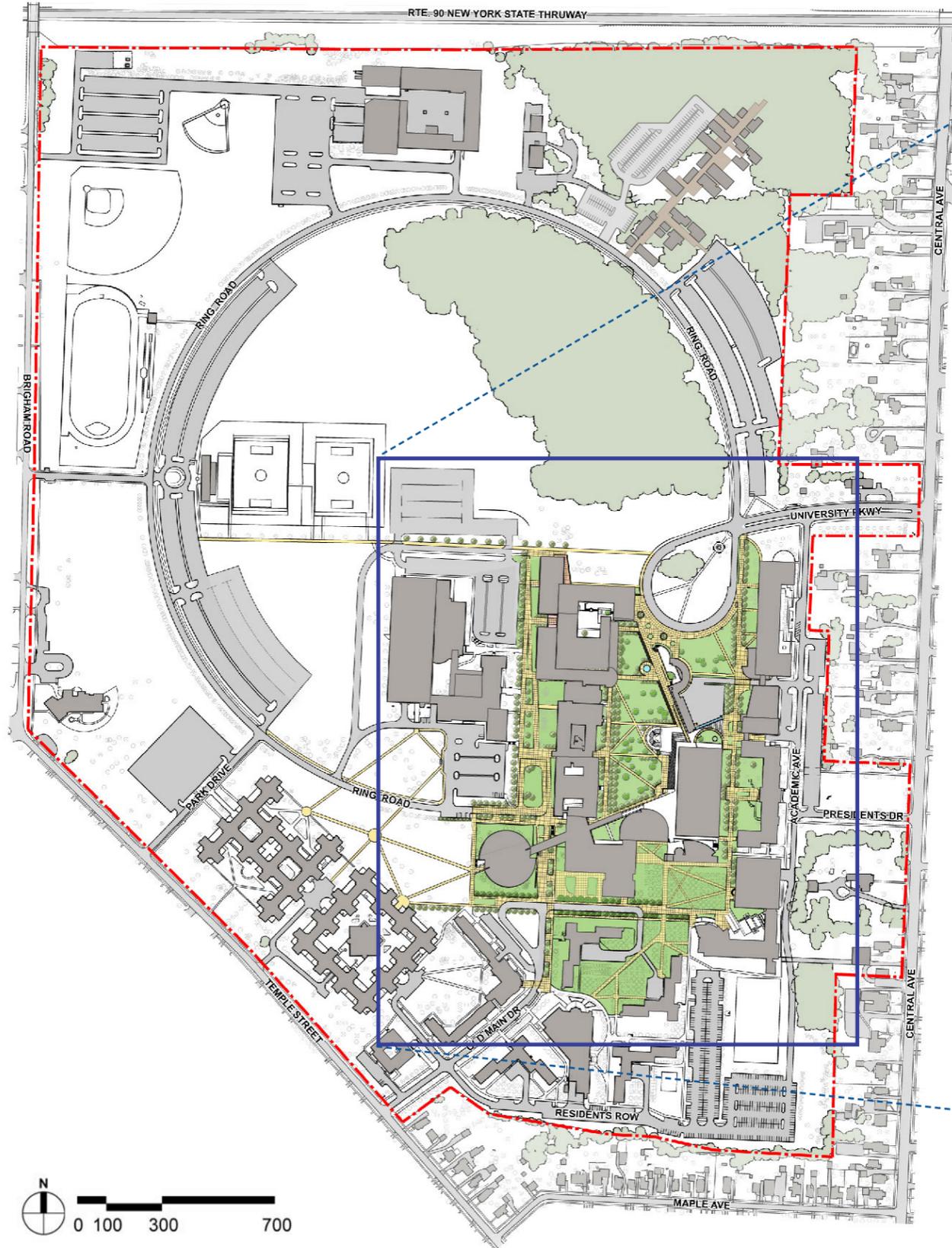


The importance of the Jewett Site is illustrated by its presence in the center of the 3 principal student service facilities: The Williams Center, University Commons and Reed Library, as well as serving as an important edge to the Science Quad.

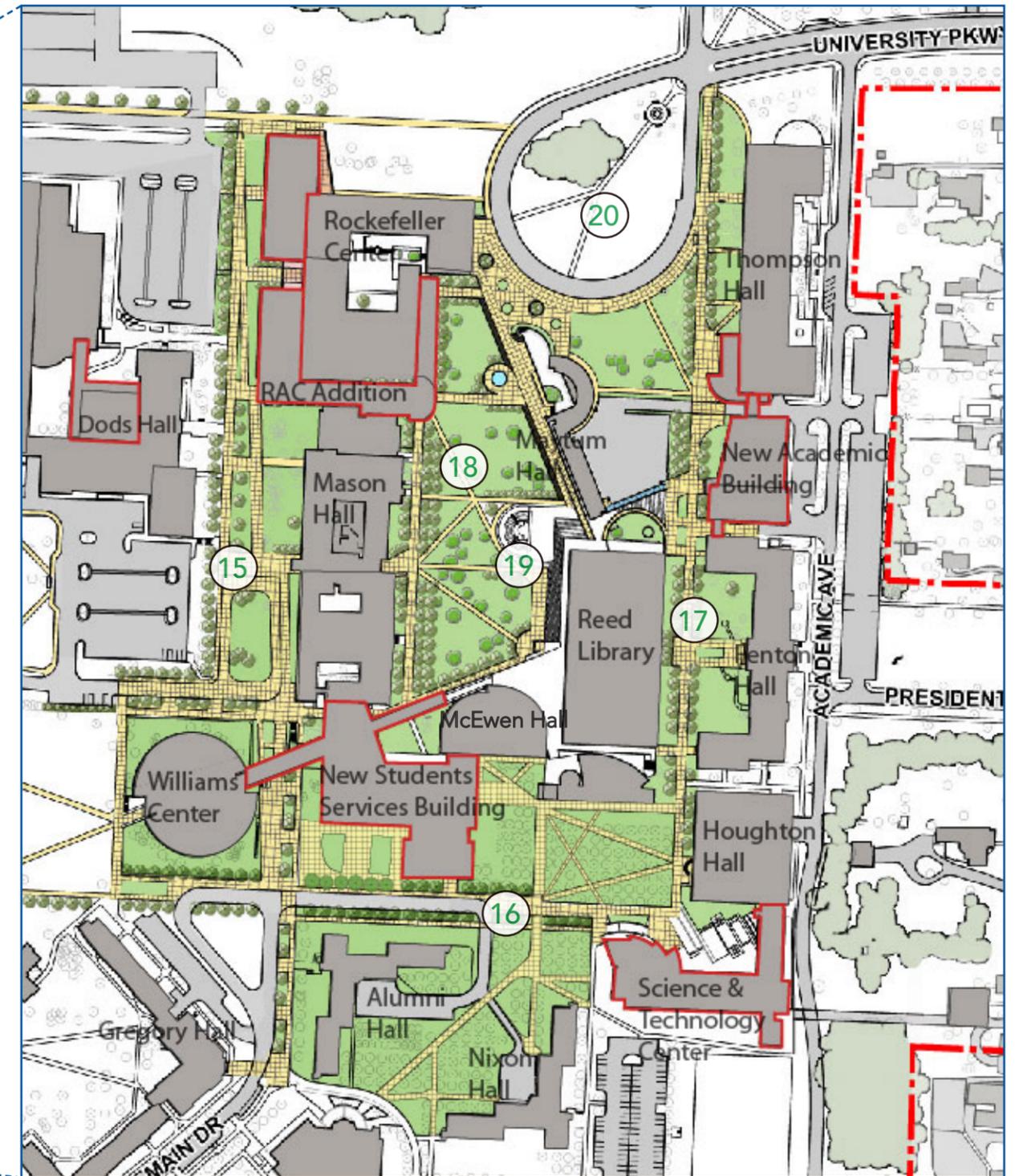


A massing model of a potential new facility with an outline of the footprint of the existing Jewett Hall.

Overall Campus Plan

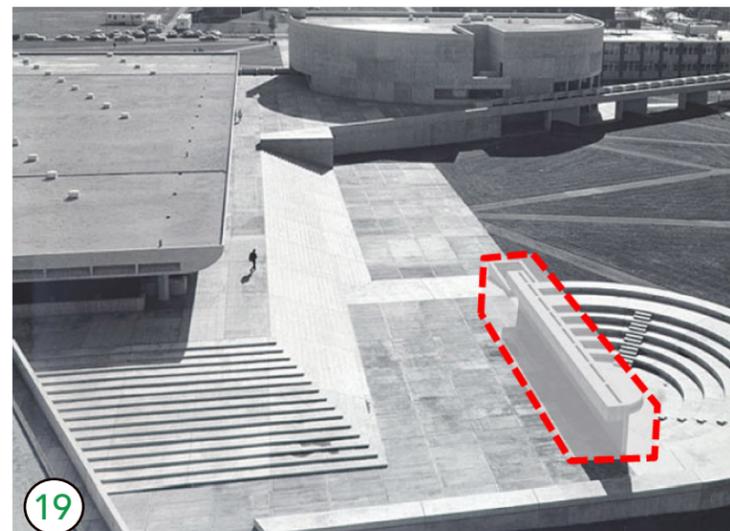


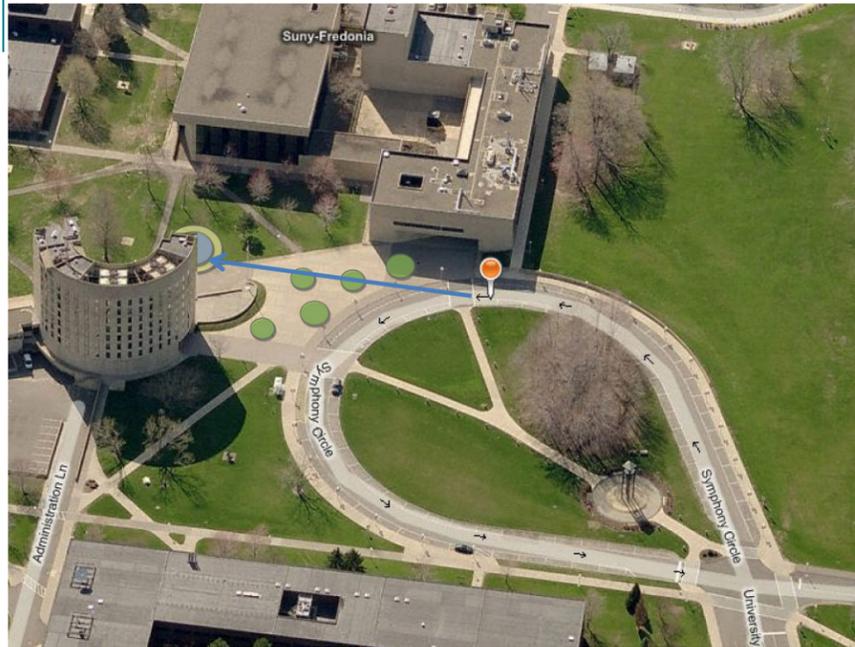
Core Campus Plan



Landscape and Site Major Capital Improvements
2013 - Beyond

- 15 Varsity Drive Pedestrian Improvements**
 - Transformation from vehicular to pedestrian environment
 - Access for service vehicles only
 - Reconstruction of Mason traffic circle as terminus for Ring Road
- 16 Old Main / Science Drive Pedestrian Improvements**
 - Transformation from vehicular to pedestrian environment
 - Access for service vehicles only
 - Phased improvements associated with Jewett Redevelopment
- 17 Fenton/Library/Thompson North South Pedestrian Corridor**
 - Landscape, lighting and signage improvements for important pedestrian corridor
 - Transformation of gravel bed behind library as landscaped surface / sculpture garden
- 18 Main Quad Renovation**
 - Accessibility improvements
 - Reduction in impervious surfaces, landscape improvements
- 19 Library Steps / Amphitheater Improvements**
 - Accessibility improvements
 - Reduction in impervious surfaces, landscape improvements
- 20 Symphony Circle Plaza / Landscape Improvements**
 - Improving sense of campus and RAC arrival
 - Reduction in impervious surfaces, improvements landscape improvements
- 21 Underground Electrical Upgrades**
 - Upgrades to from Central Plant to Rockefeller Arts
 - Replacement of underground electrical service





Symphony Circle Plaza

The Symphony Circle Plaza extends between the Rockefeller Arts Center and Maytum Administration Building, at the north end of the Main Quad. The wide concrete surface complements the sculptural massing of I.M. Pei's iconic buildings, however is an uninviting space and lacks human scale. A recently added colorful sculpture is a welcome, but insufficient, element of visual attraction. The plaza is uncomfortable: exposed to winds that funnel between the buildings, with no shade on sunny days.

However, the plaza is an important point of arrival for campus visitors, particularly as a forecourt to the Rockefeller Arts Center. Modest interventions could create excellent opportunities to improve the plaza as well as provide a more refined transition from the landscape on the Main Quad.

Greening the plaza will go a long way towards improving the micro-climate and environmental comfort. Adding places to sit down and additional sculptures will animate the space and attract greater usage. The design of the additional green elements should not ignore the reality of the climate, with the need for frequent snow removal. Lower-maintenance types of landscaping are preferred, such as native shrubs and grasses that minimize the need for irrigation.

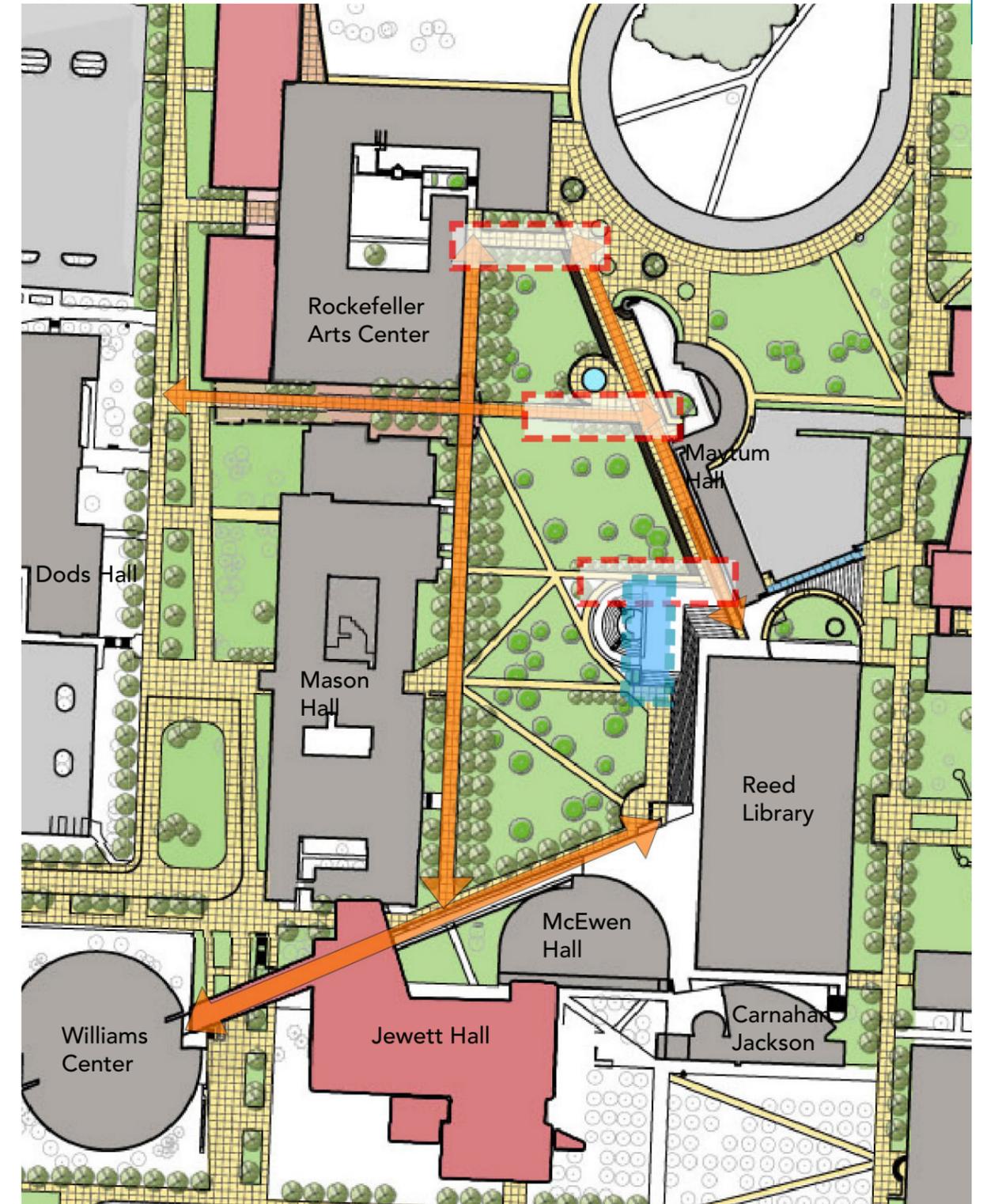
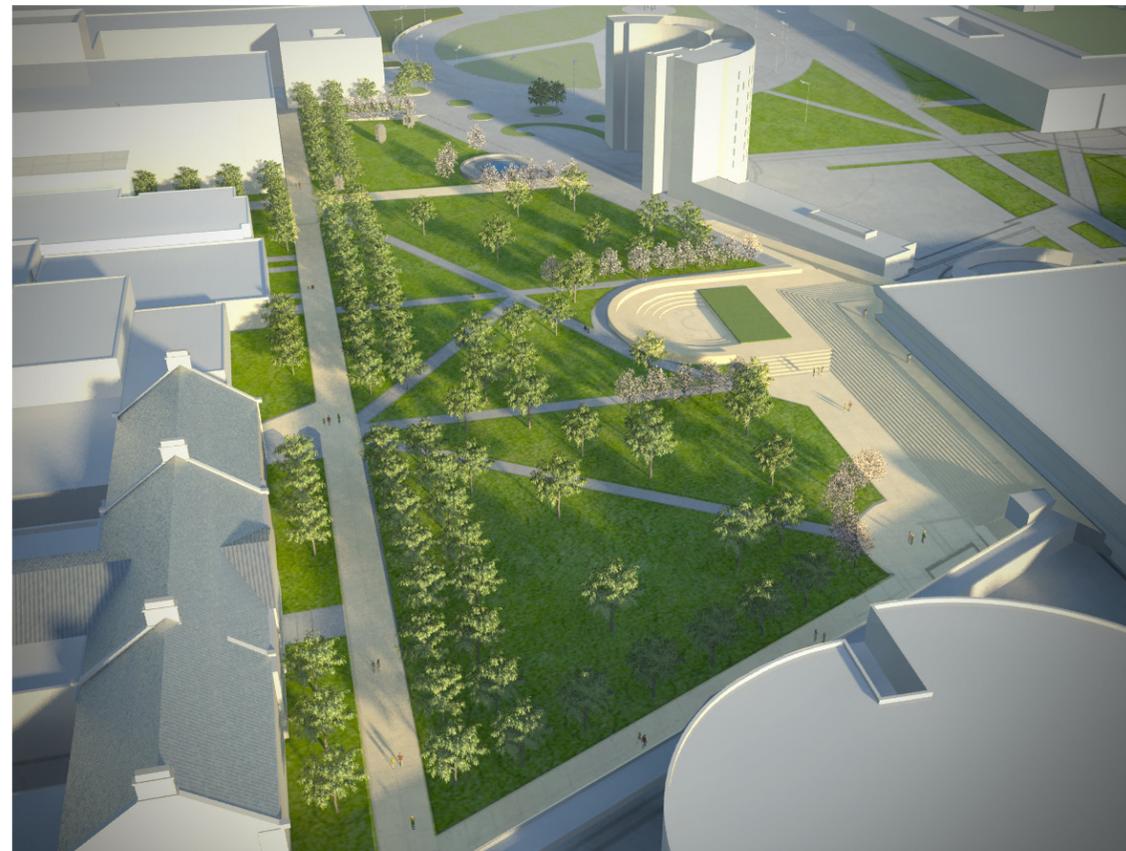
A special landscape feature integrated with the plaza could be a larger-scale fountain, which would be a focal point of the plaza and the Quad as well. The fountain design should be attractive year-round, even when the water feature is turned off; avoiding water over-spray onto paving should be another consideration. An attractive sitting area near the fountain could become a popular gathering spot for the students within the R.A.C, visitors to performing arts events and occupants of Maytum administration building.

One option for greening Symphony Circle Plaza could feature circular planted sitting areas, for a dynamic design that allows free circulation.

Main Quad

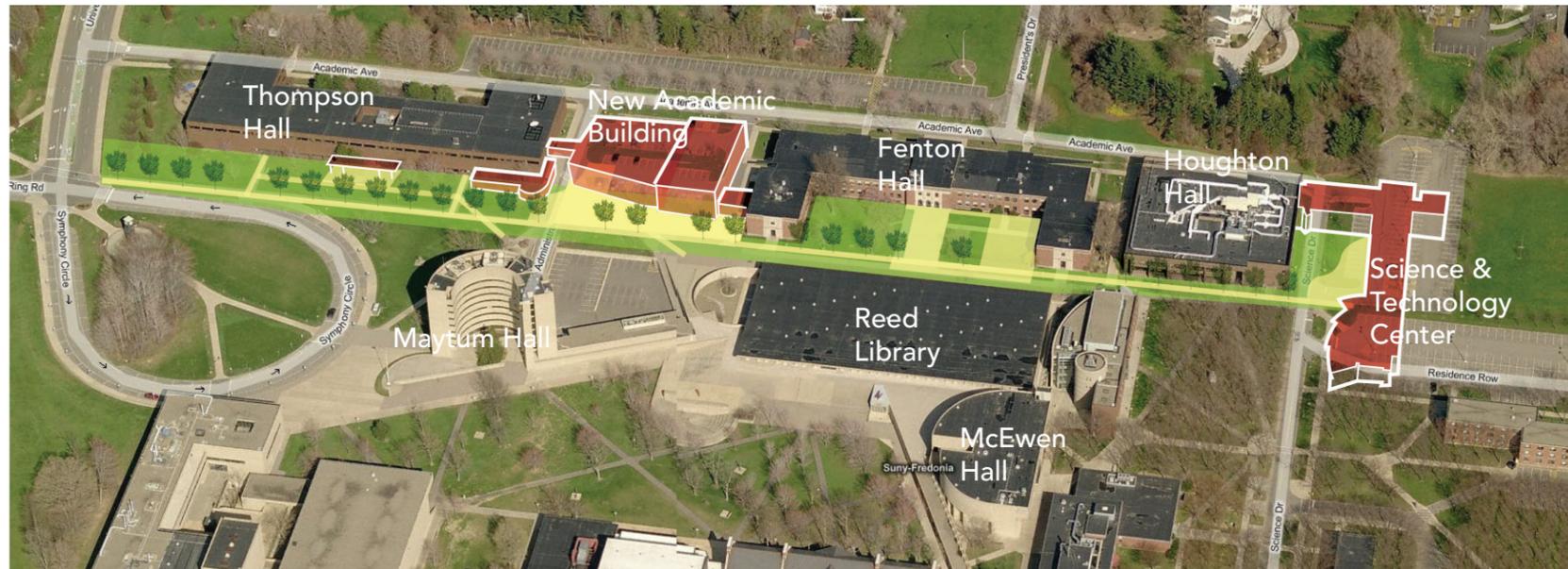
Unlike the Science Quad with its extraordinary honey locust groves, which so strongly defines the character of SUNY Fredonia, the Main Quad is a more typical campus green with average informal tree planting, and crisscrossing paths that follow desire lines from building to building. The dominant visual elements are the grand stepped plinth of Reed Library, and the oversized, underutilized plaza at the bottom of the concrete steps. The Quad is essentially flat, but there are several handicapped accessibility problems: the main entrance to Reed is several steps below the Quad grade, the Maytum plateau is several steps above, and the strong desire line to the northeast, towards Thompson, is interrupted by the story-high Reed stepped plinth.

The design creates a promenade along the west edge of the Quad, with orthogonal and diagonal secondary pathways. From the formal west edge the landscape gradually becomes more informal to the east. The Amphitheatre's surrounding walls are reduced, to open it up towards the Quad and the stepped plinth. The paths in the north half of the Quad slope up to meet the Maytum plateau, but the existing Quad grade and the plateau steps remain; the raised paths create distinct outdoor rooms. The paved apron at the base of the Library steps is reduced in size and the Quad Landscape is extended toward the Library steps.



RECOMMENDATIONS

- Create a new circulation scheme highlighting the primary connections with pavement and new tree planting
- Maintain the Maytum terrace steps; provide accessibility by creating sloped walks
- Cut down wall at Amphitheater to open up
- Fountain in front of Maytum Hall



Before and After: new paving, tree planting, site lighting, and pedestrian amenities would greatly improve the pedestrian experience of the already strong N-S corridor from the Science Quad to Symphony Circle.

ISSUES

- Already a strong linear connection and well-traveled corridor
- Gravel bed next to Reed Library is a visual detractor and completely unused space in a prominent location
- Lacks pedestrian amenities
- Currently has no defined terminal destinations

RECOMENDATIONS

- Enhance connection with wider pavement and a tree allée
- Explore the potential to create a Landscape sculpture garden along Reed facade
- Benches, seat walls, new lighting, sculpture, and landscape for visual interest
- New Science and Technology Center as the terminus; proposed academic building and a new Thompson entry addition will create a strong visual terminus at the opposite end.

North-South Corridor: Thompson Hall to Science Quad

One of the existing important campus corridors is the path that extends from Science Quad to Symphony Circle, running north-south between the back side of Reed Library, Fenton Hall and Thompson Hall. The main entrances to Houghton, Fenton, and Thompson Hall, as well as secondary entrances to Maytum are accessed from this corridor. Reed Library overlooks the path, but has no direct entrances from it. The diagonal desire line from the Spine, across (or under) the library steps, towards Thompson, intersects the corridor near its mid-length.

At each end of the corridor presently there are parking lots, however, with the upcoming construction of the new Science and Technology Center, the corridor will gain a strong terminus on the Science Quad. Another proposed building along this corridor is an academic building between Thompson and Fenton Hall. The new building will densify the eastern edge of the campus core, raising the prominence of this corridor in the campus fabric.

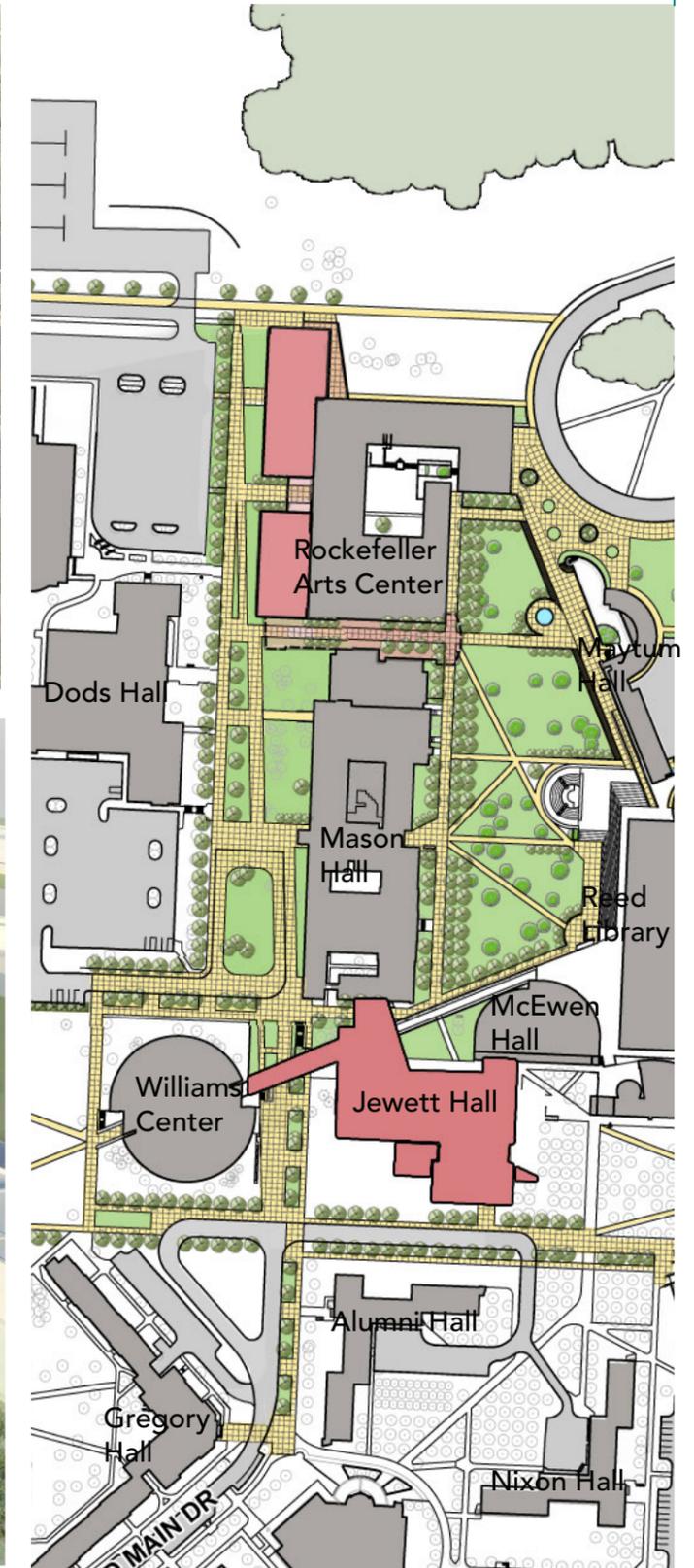
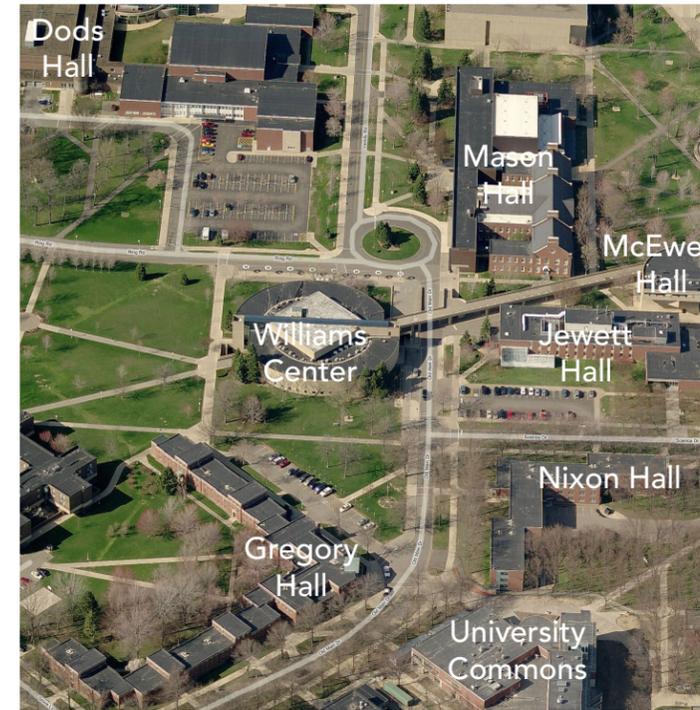
This existing corridor needs relatively modest site interventions to enhance its environment and underscore its importance. These include making the paved path wider so that it stands out in the spatial hierarchy; line the path with shade trees, new light fixtures, benches and seat walls at key areas along its length to create nodes for rest or gathering. Of special consideration is the present gravel bed that extends between Reed Library and the paved path; simply replacing the gravel with vegetation would be an immense improvement, and placing sculptures to create a sense of a sculpture garden would further elevate the appeal of this corridor as well as provide an elegant visual backdrop when viewed from inside the library.

North-South Corridor: Old Main Drive / Varsity Drive

The area that holds the greatest potential for transformation of the campus core is the north-south corridor that extends from the University Commons to the south, to the Rockefeller Arts Center to the north. The corridor is defined by the northern segment of Old Main Drive and Varsity Drive. Alumni Hall, Jewett Hall, Williams Student Center, Mason, Dods, and Steele Hall face this corridor. The road infrastructure in this corridor provides vehicular access to the parking lot in front of Steele as well as main service access for Williams and the RAC. The circular intersection between Old Main Drive, Ring Road and Varsity Drive is also the drop-off for Mason Hall and a stop for the campus shuttle.

The greatest conflict between vehicular and pedestrian traffic within the campus core occurs at the ground-level intersection of this corridor and the Spine. The massive concrete supports of the spine impair the visibility at the pedestrian crossing. The loading dock of the Williams Center, located adjacent to this crossing, further increases the traffic conflict by adding service vehicles into the mix.

A review of the campus circulation in this area reveals that the existing vehicular access north of Williams Center is primarily a convenience rather than necessity. If the main objective of Varsity Drive is to access the parking lot at Steele Hall, or the RAC service area, an alternate access exists from Ring Road behind Steele Hall. The removal of Varsity Drive would be an opportunity for creating a pedestrian environment, for a more unified pedestrian core with unimpeded connections between the residential, academic, and recreational facilities. This intervention would also diminish the vehicular traffic on Old Main Drive as the college's busiest road, diverting some of its traffic to Park Drive.



The new pedestrian zone replaces Varsity Drive. Williams Center is in foreground; RAC addition in back. The corridor will remain accessible to service and emergency vehicle traffic.

B SUMMARY OF CAPITAL IMPROVEMENTS

Preferred Facilities Master Plan Alternative birdseye looking south

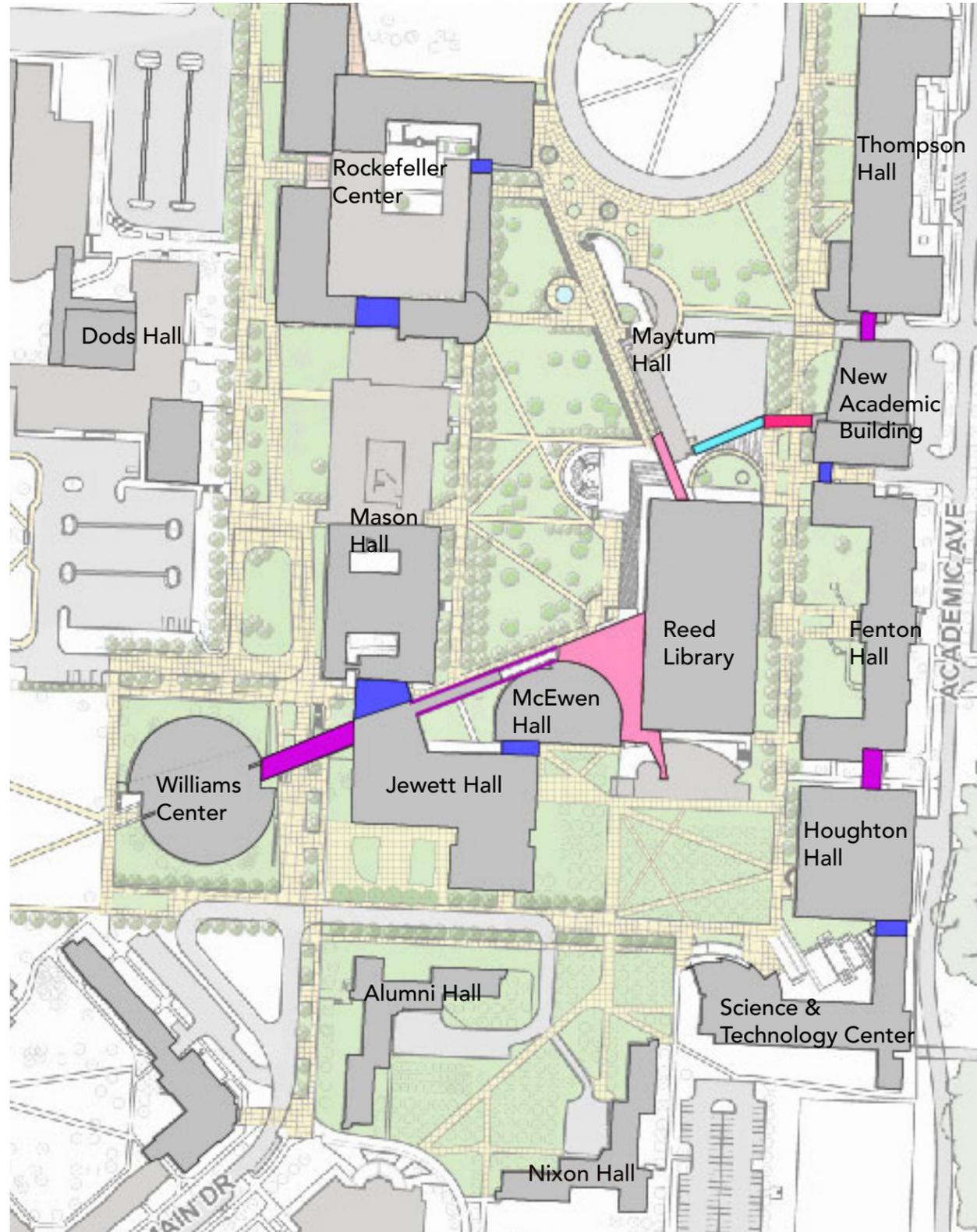


Preferred Facilities Master Plan Alternative birdeye looking northeast



B SUMMARY OF CAPITAL IMPROVEMENTS

Campus Plan Connectors



OVERHEAD BRIDGE CONNECTION

- EXISTING / UNENCLOSED
- PROPOSED / ENCLOSED

ENCLOSED AT-GRADE / INTERIOR BUILDING CONNECTION

- EXISTING
- PROPOSED

BELOW GRADE / TUNNEL CONNECTION

- EXISTING
- PROPOSED

Proposed Connections: Creating a continuous Campus Loop

The original Pei-Cobb campus Master Plan is characterized by physical connections between the facilities – a feature common in campus planning and architecture of that era which promoted the notion of college campuses as internally linked mega-structures. While some of the remnants of this concept are not entirely successful – such as the inaccessible and at times inhospitable upper level of the spine connector – several building links remain as practical solutions to building accessibility and are well used by students and staff, particularly during the winter months. Examples of some of these successful connections are the lower level space that ties McEwen, the Reed Library and the Carnahan Jackson Center, and the below grade connector between Reed and Maytum Hall.

Beyond the Pei-Cobb buildings, this concept of connectivity has also emerged from the incremental growth of Mason Hall over time, including the recently completed rehearsal room addition at the north end of the Mason Annex. The proximity of the new addition to the Rockefeller Arts Center creates the opportunity to achieve an important connection between Mason and the RAC as proposed by the addition currently under design.

Through the concepts explored through the Facilities Master Plan, and the strong desire expressed by the Steering Committee to continue to advance the opportunities for greater building connectivity, the Facilities Master Plan recommends a series of initiatives which will, over the long-term, result in fully linking all of the core campus facilities through enclosed, accessible connections. These proposals do not detract from the integrity of the original campus plan, but rather improve the less successful aspects of the campus infrastructure – particularly the challenges of accessibility and mobility.

The Facilities Master Plan proposes to realize the goal of improving facilities connectivity through the following initiatives:

The Redeveloped Jewett Site: Connections to Williams, Mason and McEwen

The goal of connectivity is central to the concept of developing of a new student services building on the site of Jewett Hall. The Facilities Master Plan siting of this facility demonstrates the unique opportunity to link directly to the Williams Center, Mason Hall and McEwen which, in turn, enables direct interior access to Reed Library and Maytum. The Facilities Master Plan proposal is to reconstruct the portion of the spine that connects to the Williams Center as an enclosed, overhead bridge. Beyond the practicality and convenience of this approach, the enclosed connection will allow the new facility and the Williams Center to function as a more unified, centralized student facility and will enable greater synergy and flexibility between the uses of both buildings. The reconstruction of this portion of the spine will also rectify the seriously deteriorating state of the existing concrete spine which is beyond the state of feasible repair.

At the ground floor and upper levels, the proposed Student Services facility will also enable direct connections to Mason Hall and McEwen. This represents an important link between the east and west sides of the campus and also offers the opportunity to provide program space in the facility to satisfy projected needs of the Music Department. The Mason Hall connection will also offer rehearsal and performance opportunities within the new building, adding to the student centered nature of the building's program mix.

Houghton Hall – Fenton Hall Connection

As part of the renovation of Houghton Hall, and the subsequent proposed renovation of Fenton Hall, the Facilities Master Plan proposes a second floor bridge connection linking the two facilities. This bridge will allow for access to the general purpose instructional spaces within Fenton Hall, but will also serve as an important component in the goal of a continuous link through to Thompson Hall. At the south end of Houghton, there is also a proposed at-grade connection to the new Science and Technology Building which will serve to facilitate an important programmatic relationship between the two buildings, reinforcing the concept of a Science Quad.

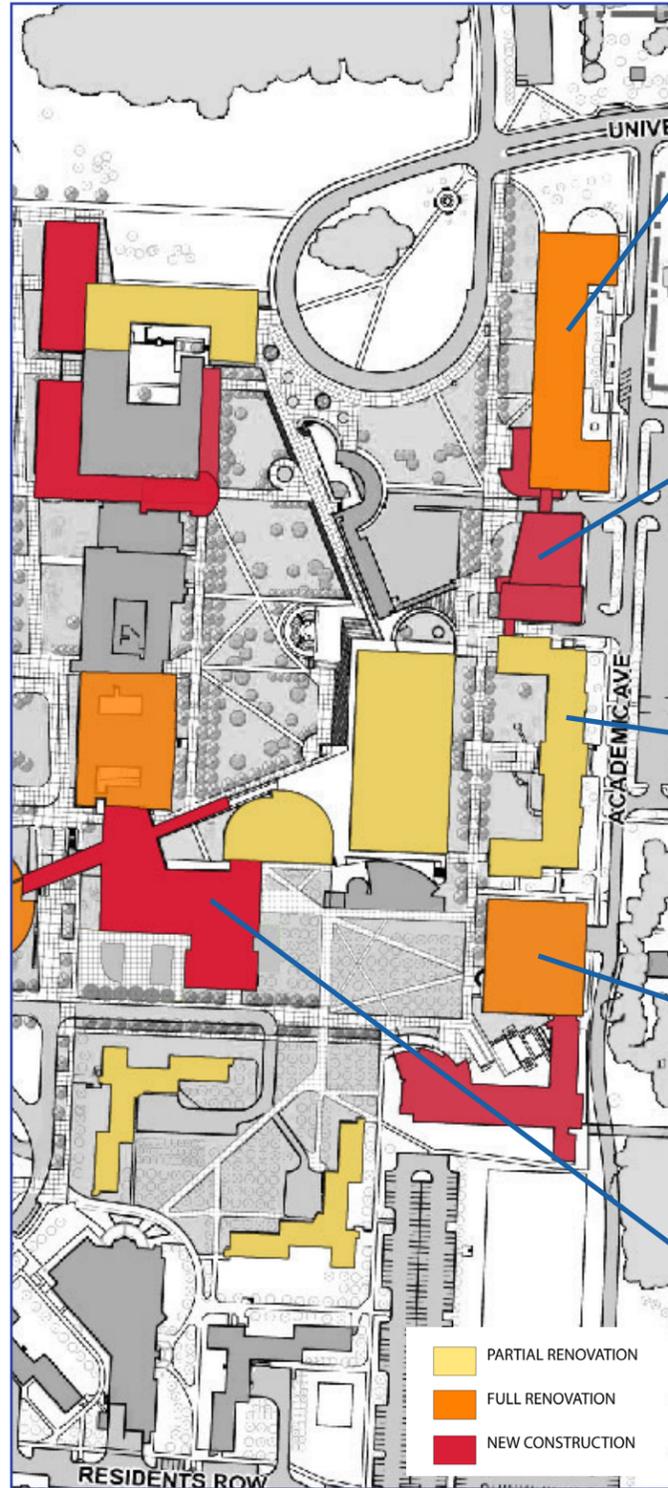
A New Academic Building: Connections to Thompson, Fenton and Maytum Halls

Like the new Student Service Building, the proposed academic facility on the parking lot between Thompson and Fenton Halls will play a major strategic role in the goal of completing a continuous physical link between core campus buildings. The Facilities Master Plan concept proposes a ground floor enclosed corridor connection between Fenton Hall and the New Building with possibly an upper level corridor as well. A gap between the two buildings will be maintained to accommodate Fenton Hall loading and daylight for the existing uses on the north side of the building. At the opposite end of the new facility, Thompson Hall will be connected with an upper level bridge, enabling vehicular access to the Maytum lot and loading between the two buildings. Beyond convenience and accessibility, the connections to Thompson and Fenton Halls are important in that the 2 largest academic facilities will be linked directly to the College's principal instructional facility. Additionally, the new building will provide space for the College of Education to satisfy its projected needs and therefore the physical connection to Thompson is critical. The quality of the classrooms and the technology available in the new facility will serve to cast the building as an important center of learning with the connections to Fenton and Thompson Halls serving almost as departmental 'wings' for the liberal arts, education and social sciences components of the College of Arts and Sciences.

The final component required to achieve a continuous internal campus loop, and perhaps the most challenging piece to implement, is the connection from the new Academic Building to Maytum Hall and the Reed Library. Recognizing the importance of the landscape corridor between Fenton Hall and the Reed Library, the potential for an overhead connector was dismissed in favor of creating an underground link as part of the construction of the new building. The Facilities Master Plan proposes to create an enclosed corridor connection from the existing lower level entrance by the Maytum loading dock. This entrance currently leads to an outdoor ramp that provides access up to grade between Fenton and Thompson Halls. This proposed corridor, which could potentially incorporate the existing ramp, would provide an interior connection at the lower level, currently the Maytum Parking lot, to a new tunnel that would connect across the Fenton/Library landscape corridor. The tunnel would enter the new facility within the lower level elevator lobby accessing the ground floor and main building entrance.

The collective benefits of each of these proposed linkages, and the strategic siting of the two new facilities, will greatly enhance accessibility across the Fredonia campus and overcome the significant challenges that the physical campus barriers present to students, staff and visitors with disabilities - particularly in the winter months. In addition, the physical connections between facilities will provide tremendous programmatic advantages to improve opportunities for shared space, technology and relationships across departments. While new internal connections can foster better utilization, access and convenience, these interventions should never be viewed as substitutes for the importance of the landscape and the role that the outdoor campus environment plays in the social and educational experience of Fredonia students.

Summary of proposed program relocations



Thompson Hall

- Communication Disorders & Sciences Expands into former Daycare Space
- History relocates to Fenton Hall
- Business relocates to new Academic Building
- Social Sciences expand into space vacated by Business
- Education expands into re-purposed Classrooms

New Academic Building

- School of Business relocates from Thompson Hall
- New right-sized instructional spaces enable re-purposing of some general use classrooms in Thompson and Fenton Hall
- Additional space for College of Education expansion

Fenton Hall

- Math and Computer & Information Sciences relocate to Houghton Hall
- History relocates from Thompson occupying re-purposed classrooms space and space vacated by CIS
- English expands into space vacated by Math and CIS

Houghton Hall

- Chemistry Department relocates into new Science & Technology Building
- Math and Computer & Information Sciences relocate from Fenton Hall and occupy space vacated by Chemistry following full renovation of Houghton

Jewett Hall

- Serves as swing space for Houghton renovation following completion of new Science & Technology building
- Serves as swing space for Fenton Hall renovation following completion of Houghton renovation
- Is ultimately redeveloped as a new Student Service building

Summary of Proposed Program Recommendations

The preferred Facilities Master Plan scheme relies on a series of proposed program shifts between buildings in order to best accommodate the current and projected needs of various academic departments and to take advantage of the existing and proposed campus facilities. The following summaries are of recommendations made following a detailed review of the existing space inventory, current and projected enrollment, the particular needs and desired proximities of a number of departments, and the opportunities in existing facilities created by the proposed new facilities.

The majority of the proposed adjustments and relocations of existing programs occur on the east side of the campus in the north/south corridor consisting of Thompson, Fenton and Houghton Halls.

The proposed adjustments and departmental relocations are based upon the following criteria:

• **Space Inventory**

The deficits and/or surpluses in space as determined by the findings of Phase III evaluating existing inventory and projections in enrollments and personnel;

• **Right Sizing of Instructional Space**

The instructional space utilization study and the right sizing exercise that revealed the need for new instructional space creating the potential for repurposing existing classrooms in Thompson and Fenton Halls;

• **Quality of Classroom Space**

The need for new instructional space, and the ensuing opportunities for recasting existing spaces for departmental uses, is also a function of the qualitative evaluation of the current inventory which suggests that several classrooms are not well suited to optimal layout, dimension or the desired technology and environment to support current pedagogies;

• **Proximity and Adjacency**

The recommended program relocations also consider the adjacency of particular departments and the desire to co-locate related disciplines in proximity to one another and, ideally, in the same building or floor;

• **Phasing and Opportunity**

The proposed relocations are also a function of the practical realities of phasing, space needs, availability, proposed renovations and timing, and the desire to create a logical sequence of program shifts that balances need with adjacency and opportunity;

• **Priority of Departmental Growth**

Reinforced by departmental space projections, the proposed program relocations are also a function of institutional priorities related to a renewed emphasis on facilities for the sciences, business and education, as well as the overall desire to improve the quality of instructional space benefiting all academic departments;

• **Leveraging New Facilities**

The logic driving several proposed departmental shifts is also driven by the location of new facilities, such as the Science and Technology building and the proposed New Classroom Facility, and the desire to leverage the benefits for existing program space. These opportunities are also reinforced by the proposed physical connections between new and existing facilities.

Thompson Hall Proposed Programming Summary:

- **Communication Disorders & Science occupies space recently vacated by the Daycare Center**
 - Location: Thompson Hall 1st Floor
 - NASF: Communications Disorders & Sciences gains 3,626 available square feet
 - Timing: 2011
 - Enabling Project: None (space available now)
- **Business Relocates to New Academic Facility**
 - Location: Space becomes available in Thompson Hall 3rd floor
 - NASF: 5,061 nasf becomes available for Social Sciences
 - Timing: 2015
 - Enabling Projects:
 - Completion of New Academic Facility (2015)
- **History Relocates to Fenton Hall**
 - Location: Space becomes available in Thompson Hall 3rd floor
 - NASF: 2,975 nasf becomes available for Social Sciences
 - Timing: 2016
 - Enabling Projects:
 - Completion of Houghton Hall Renovation (2014)
 - Relocation of Math and Comp. Sciences from Fenton Hall (2014)
- **Sociology/Anthropology/Psychology/Political Science Expand**
 - Location: Thompson Hall 3rd Floor
 - NASF: 8,036 nasf vacated by History and Business
 - Timing: 2017
 - Enabling Projects:
 - Completion of Houghton Hall Renovation (2014)
 - Relocation of Math and Comp. Sciences from Fenton Hall (2014)
 - Completion of New Academic Facility (2015)
- **Education Department Expands**
 - Location: Thompson Hall 1st and 2nd Floor
 - NASF: 2,867 nasf becomes available through repurposing 5 general purpose classrooms
 - Timing: 2017
 - Enabling Projects:
 - Completion of new Academic Facility (2015)
 - Additional program space for Education to be included in the New Academic Building

Fenton Hall Proposed Programming Summary:

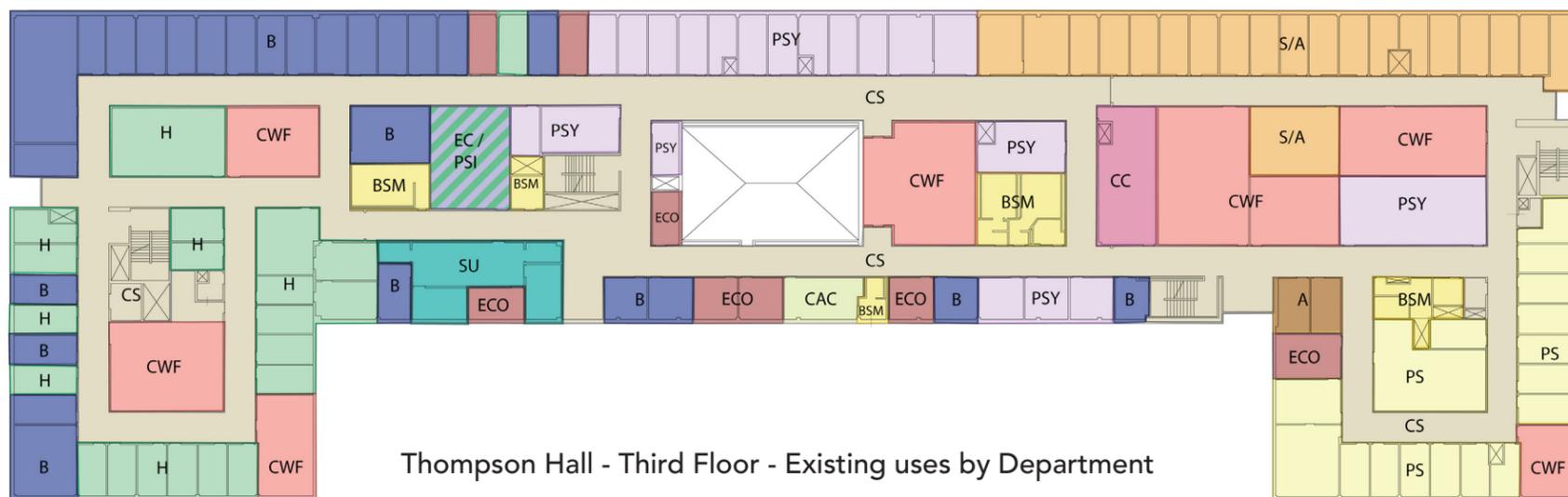
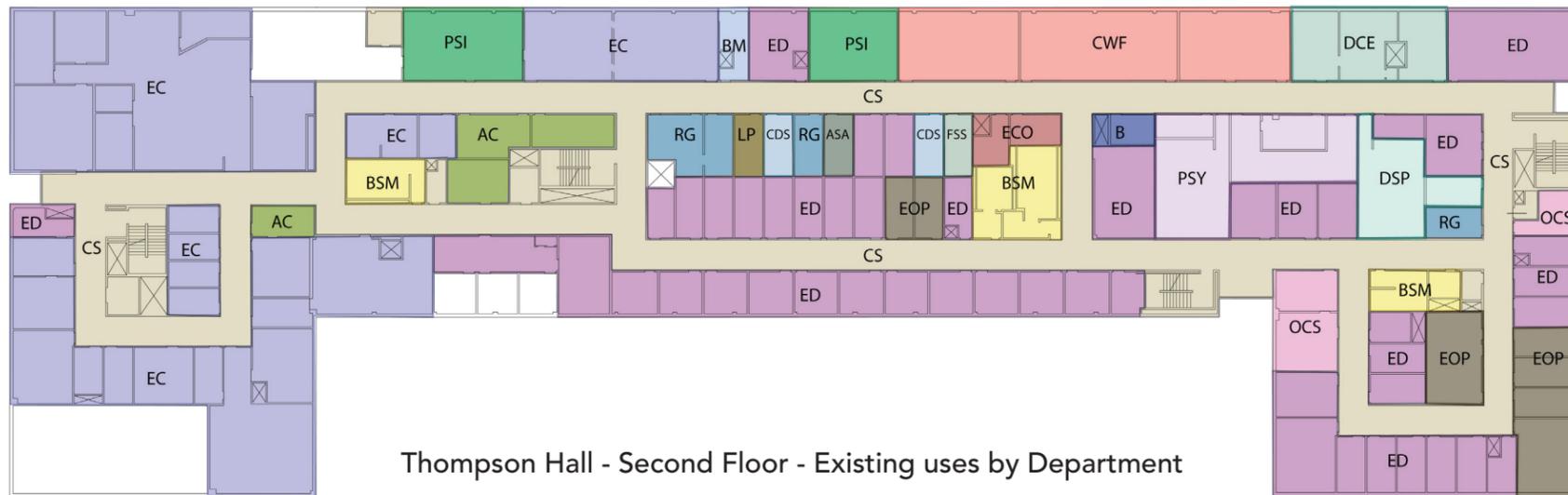
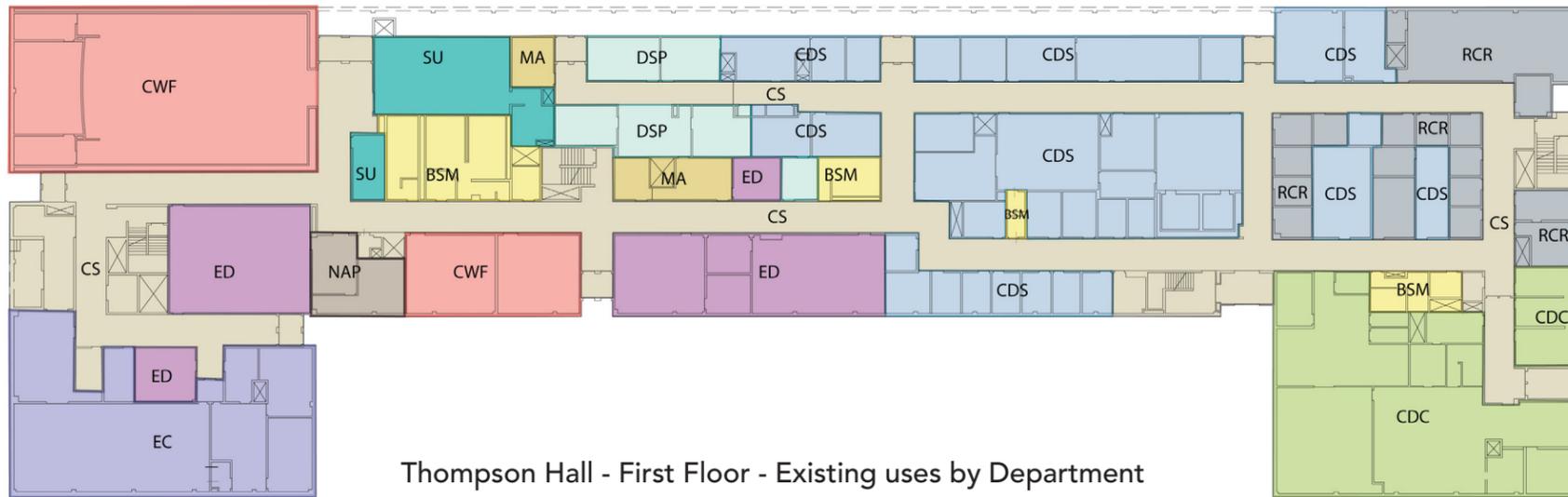
- **Math and Computer Science relocate to Houghton Hall**
 - Location: Space becomes available in Fenton Hall 1st and 2nd floors
 - NASF: 7,339 nasf becomes available for English and History
 - Timing: 2016
 - Enabling Projects:
 - Completion of Houghton Hall Renovation (2014)
- **History Relocates from Thompson to Fenton Hall**
 - Location: Potentially in the north wing, 1st and 2nd floors
 - NASF: 7,210 nasf becomes available from Math/CIS relocation and classroom repurposing
 - Timing: 2016
 - Enabling Projects:
 - Relocation of Math and Comp. Sciences from Fenton (2014)
 - Completion of new Academic Facility (2015)
- **English Department Expands**
 - Location: Potentially in the south, 2nd floor
 - NASF: 9,909 nasf becomes available from Math/CIS relocation and classroom repurposing
 - Timing: 2016
 - Enabling Projects:
 - Relocation of Math and Comp. Sciences from Fenton (2014)
 - Completion of new Academic Facility (2015)
 - Surge space in Jewett Hall for during renovation

Houghton Hall Proposed Programming Summary:

- **Chemistry Department relocates to new Science Building**
 - Location: Houghton Hall 2nd Floor
 - NASF: 18,342 nasf becomes available for Math and CIS
 - Timing: 2017
 - Enabling Projects:
 - Completion of new Science and Technology Facility (2013)
- **Math and Computer Science relocate to Houghton Hall from Fenton Hall**
 - Location: Houghton Hall 2nd Floor
 - NASF: 18,342 nasf becomes available for Math and CIS
 - Timing: 2014
 - Enabling Projects:
 - Completion of new Science and Technology Facility (2013)
 - Completion of Houghton Renovation (2014)
 - Surge space in Jewett Hall for Houghton Hall uses

C PROPOSED PROGRAMING RECOMMENDATIONS

Thompson Hall - Division by Department



- AC Academic Computing
- ASA Administration Students Affairs
- A Assessment
- BSM Buildings Structural Maint
- B Business
- BM Business Manager
- CWF Campus Wide Facilities
- CAC Chief Academic Office
- CDC Child / Day Care
- CDS Communication Disorder & Scenic
- CC Copy Center
- CS Custodial Services
- DCE Dean of College of Education
- DSP Dean, Special Programs
- ECO Economics
- ED Educational Department of
- EC Educational Communications (*)
- EOP EOP Administration
- FSS Faculty Support Staff Savings
- H History
- PSI I & DR Equip/ Space Steward (PSI)
- LP Liberty Partnerships
- MA Multicultural Affairs
- NAP Native American Project
- OCS Off Campus Supervised Teaching
- PS Political Science
- PSY Psychology
- RCR Reading Clinic Reimbursable
- RG Research Grants
- SOB School of Business
- S/A Sociology / Anthropology
- SU Student Union

* Note: The PSI category labeled "Educational Communications" is actually space occupied by the "Academic Information Technology" Department.

Thompson Hall:

With 72,578 net assignable square feet, close to a dozen academic departments and 14 general purpose classrooms, Thompson Hall is Fredonia's largest and most densely populated academic facility. As a result, several of the departments have a deficit of space for existing and projected growth. Likewise, in almost 40 years since the building's construction as a result of incremental departmental growth over the close, several spaces in the building have been unsuccessfully repurposed and do not serve current uses successfully – notably several of the classrooms and the windowless offices occupying the core of the building.

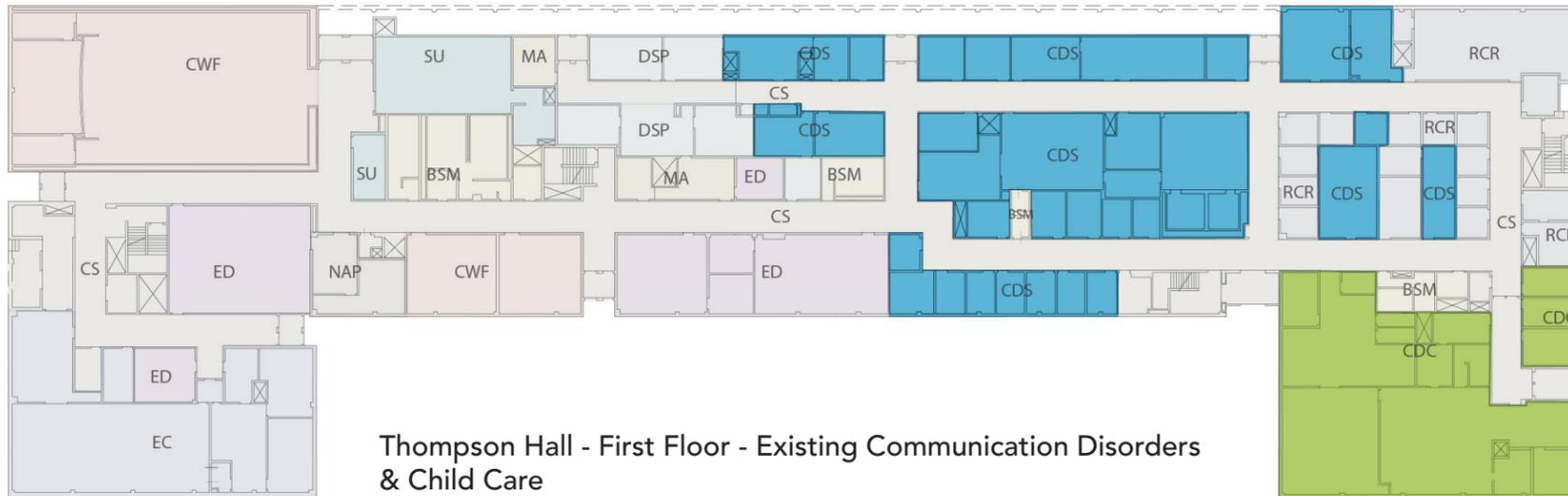
The Facilities Master Plan proposes to move the History department from Thompson Hall to Fenton Hall to occupy space made available by Math and Computer Science, which are proposed to relocate to the renovated Houghton Hall. This proposal is in the interest of locating History in the same building as all of the other Humanities as it currently is the only Humanity located in Thompson Hall. Additionally, the existing Thompson Hall spaces housing Business and Economics will be made available following the relocation of those departments into the new academic building which proposes to include space for the School of Business. With both History and Business vacating space on the 3rd floor of Thompson, there is a logical opportunity for Sociology, Anthropology, Psychology and Political Science to expand. With the proximity of all of these departments on the 3rd floor, and with space deficits and projected growth, this scenario presents a practical solution and reinforces the identity, proximity and concentration of all of the social sciences on the 3rd floor of Thompson.

In the short term, the Facilities Master Plan proposes to accommodate the need for additional space in Communications Disorders & Science in the 1st floor space recently vacated by the Daycare center. This presents both a logical and practical expansion given the proximity of the existing department to the former daycare space, but also provides a solution for much needed clinical, testing and tutoring space and expansion to the Pre-School facility.

Thompson Hall Summary

Communication Disorders & Science Child / Day Care

NASF 3,626 SF

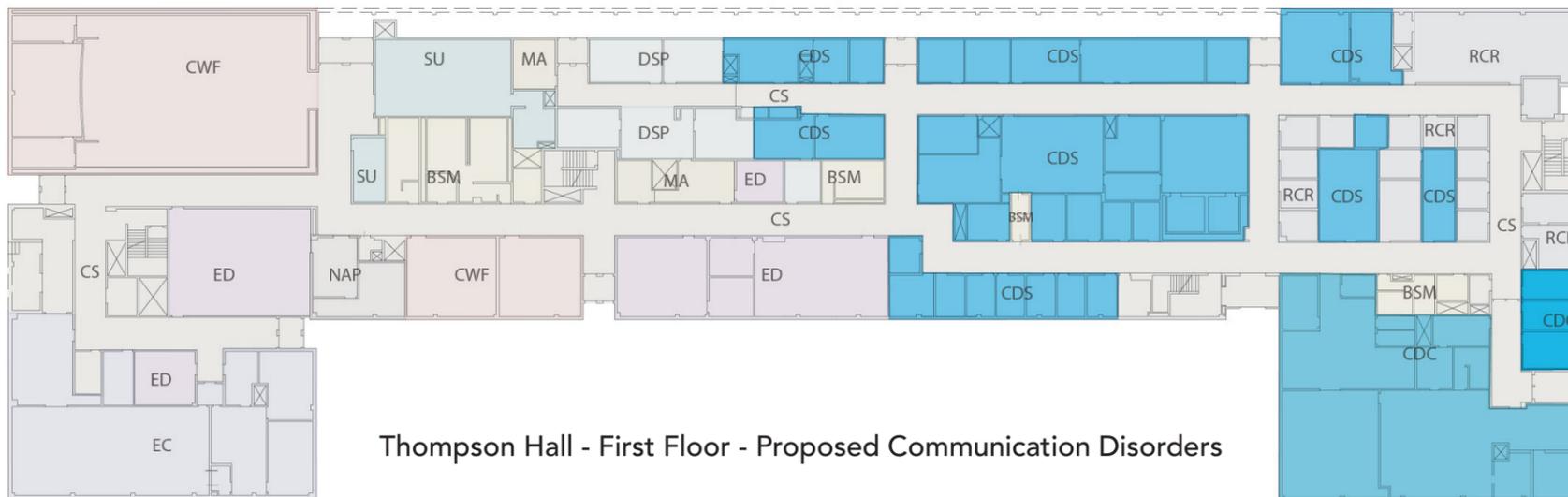


Thompson Hall - First Floor - Existing Communication Disorders & Child Care

Communication Disorders & Science

NASF 6,172 SF + NASF 3,626 SF = 9,789 SF

Right-Sized + Projected 10,061 SF



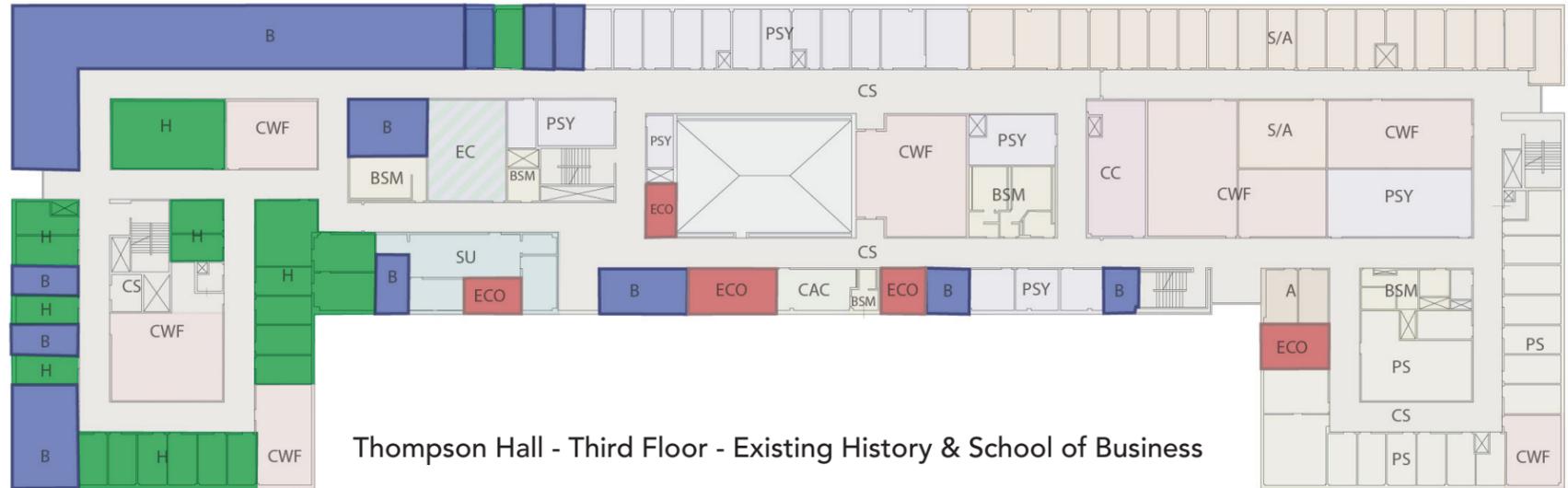
Thompson Hall - First Floor - Proposed Communication Disorders

Thompson Hall Proposed Programming Summary:

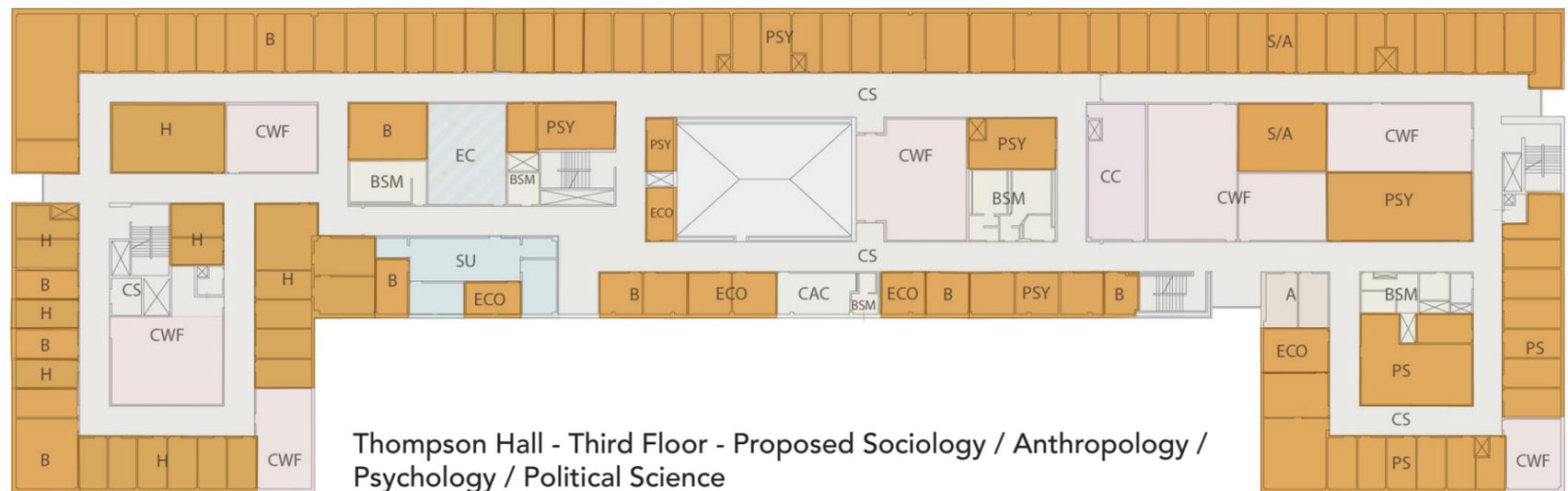
- Communication Disorders & Science occupies space recently vacated by the Daycare Center
 - Location: Thompson Hall 1st Floor
 - NASF: Communications Disorders & Sciences gains 3,626 available square feet
 - Timing: 2011
 - Enabling Project: None (space available now)

- Communication Disorders expands into former Daycare space
- History relocates to Fenton Hall
- School of Business moves to new academic building
- Anthropology, Psychology, Sociology, Political Science expand into space vacated by Business and History
- Some General Purpose classrooms relocate to new academic building
- General purpose classrooms converted to departmental space for the College of Education

- Business Relocates to New Academic Facility**
 - Location: Space becomes available in Thompson Hall 3rd floor
 - NASF: 5,061 nasf becomes available for Social Sciences
 - Timing: 2015
 - Enabling Projects:
 - Completion of New Academic Facility (2015)
- History Relocates to Fenton Hall**
 - Location: Space becomes available in Thompson Hall 3rd floor
 - NASF: 2,975 nasf becomes available for Social Sciences
 - Timing: 2016
 - Enabling Projects:
 - Completion of Houghton Hall Renovation (2014)
 - Relocation of Math and Comp. Sciences from Fenton Hall (2014)
- Sociology/Anthropology/Psychology/Political Science Expand**
 - Location: Thompson Hall 3rd Floor
 - NASF: 8,036 nasf vacated by History and Business
 - Timing: 2017
 - Enabling Projects:
 - Completion of Houghton Hall Renovation (2014)
 - Relocation of Math and Comp. Sciences from Fenton Hall (2014)
 - Completion of New Academic Facility (2015)



Thompson Hall - Third Floor - Existing History & School of Business



Thompson Hall - Third Floor - Proposed Sociology / Anthropology / Psychology / Political Science

History **School of Business**

NASF 2,975 SF + NASF 5,061 SF = 8,036

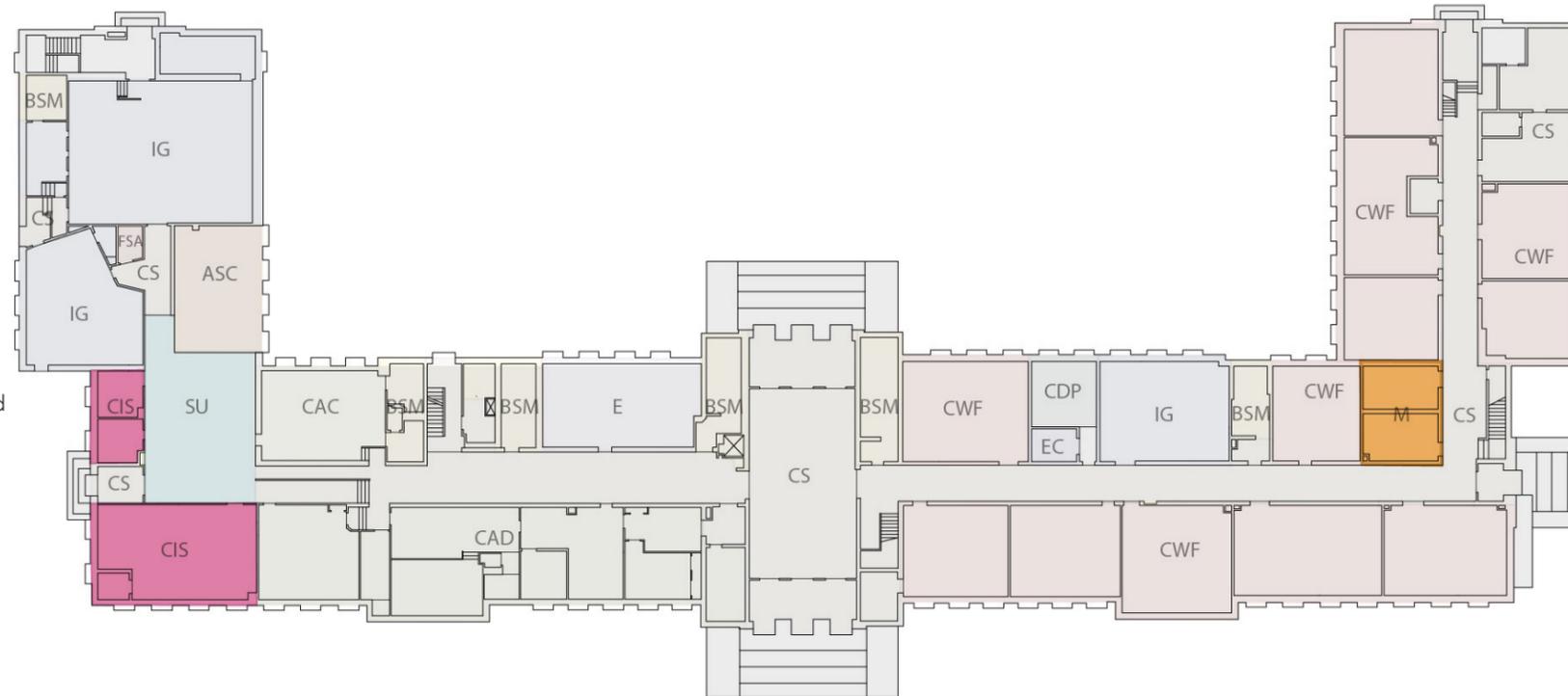
History / School of Business **Sociology / Anthropology / Psychology / Political Science**

NASF 8,036 SF → NASF 9,330 SF = Total 17,336 SF

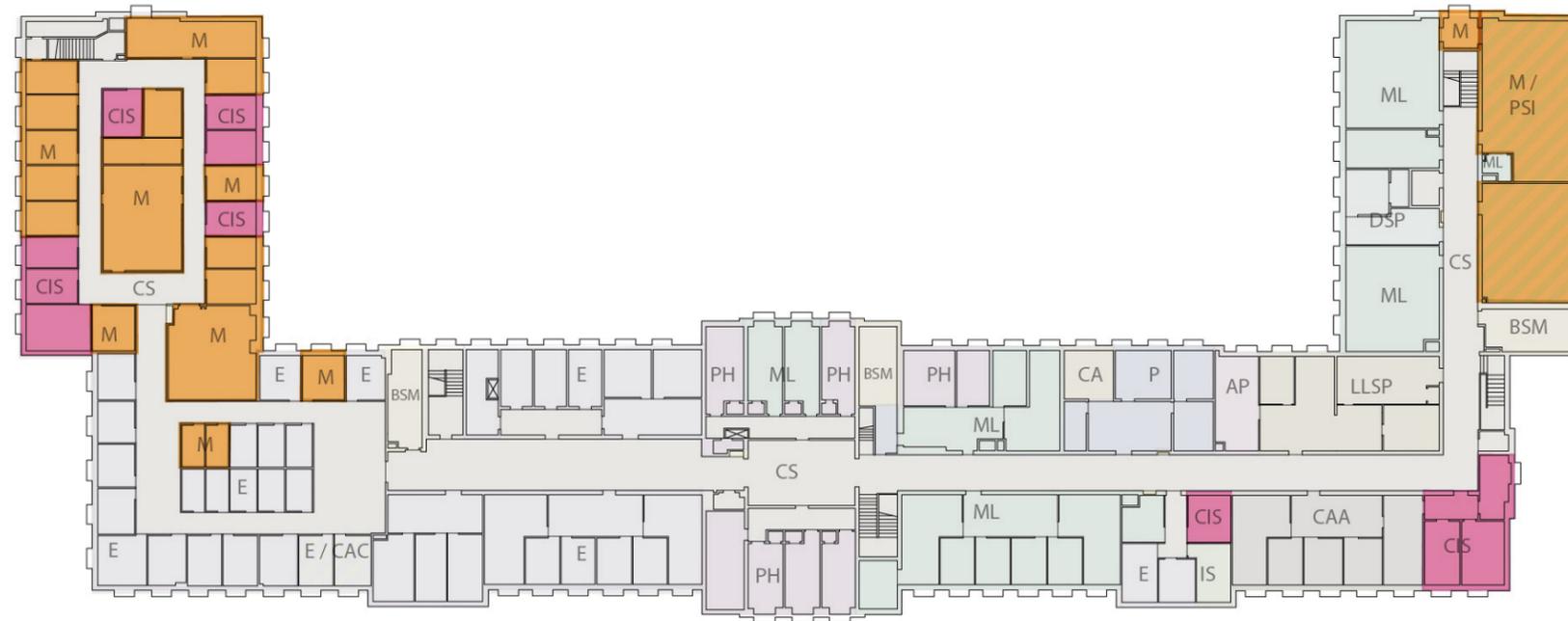
(Right-Sized + Projected 19,291 SF)

Fenton Hall Proposed Programming Summary:

- **Math and Computer Science relocate to Houghton Hall**
 - Location: Space becomes available in Fenton Hall 1st and 2nd floors
 - NASF: 7,339 nasf becomes available for English and History
 - Timing: 2016
 - Enabling Projects:
 - Completion of Houghton Hall Renovation (2014)



Fenton Hall - First Floor - Existing Computer & Information Sciences & Mathematics



Fenton Hall - Second Floor - Existing Computer & Information Sciences & Mathematics

Computer & Information Sciences

NASF 2,378 SF

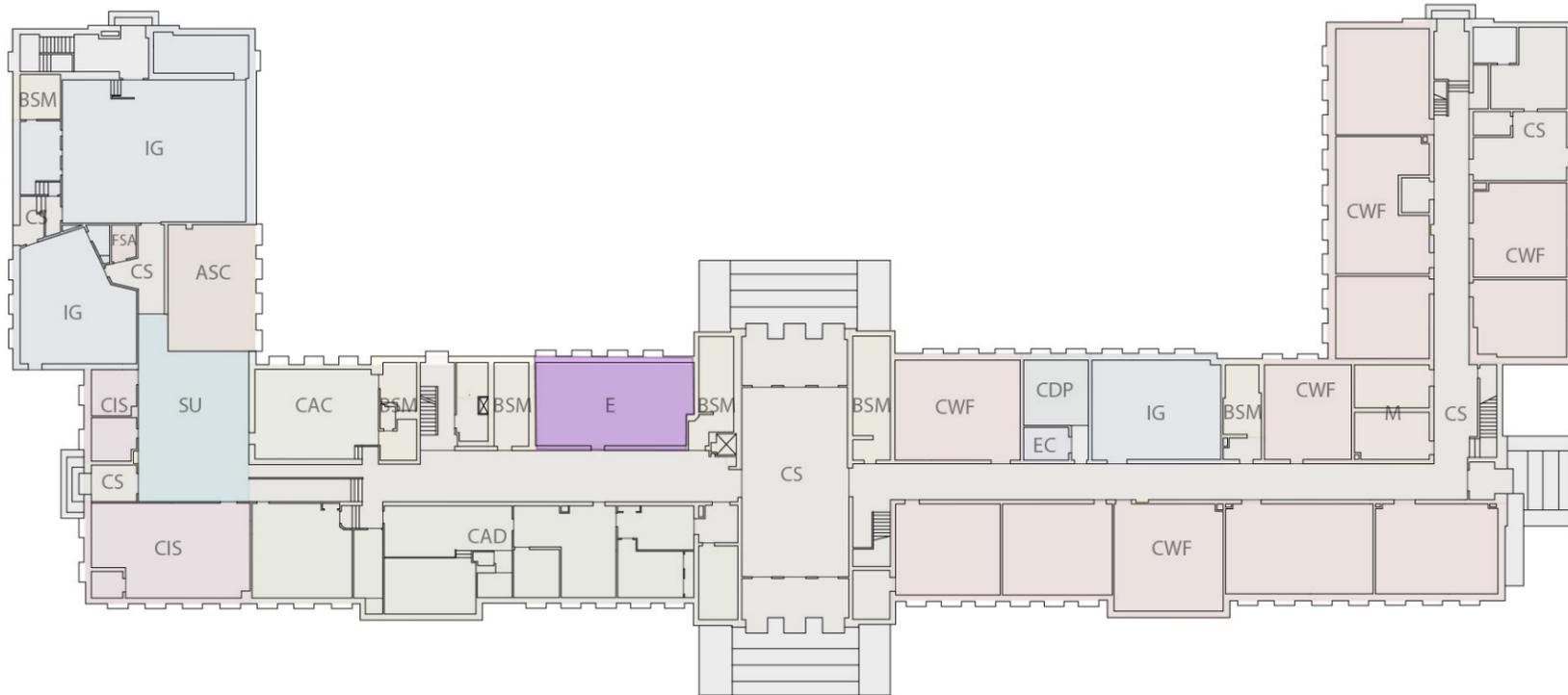
Mathematics

NASF 4,961 SF

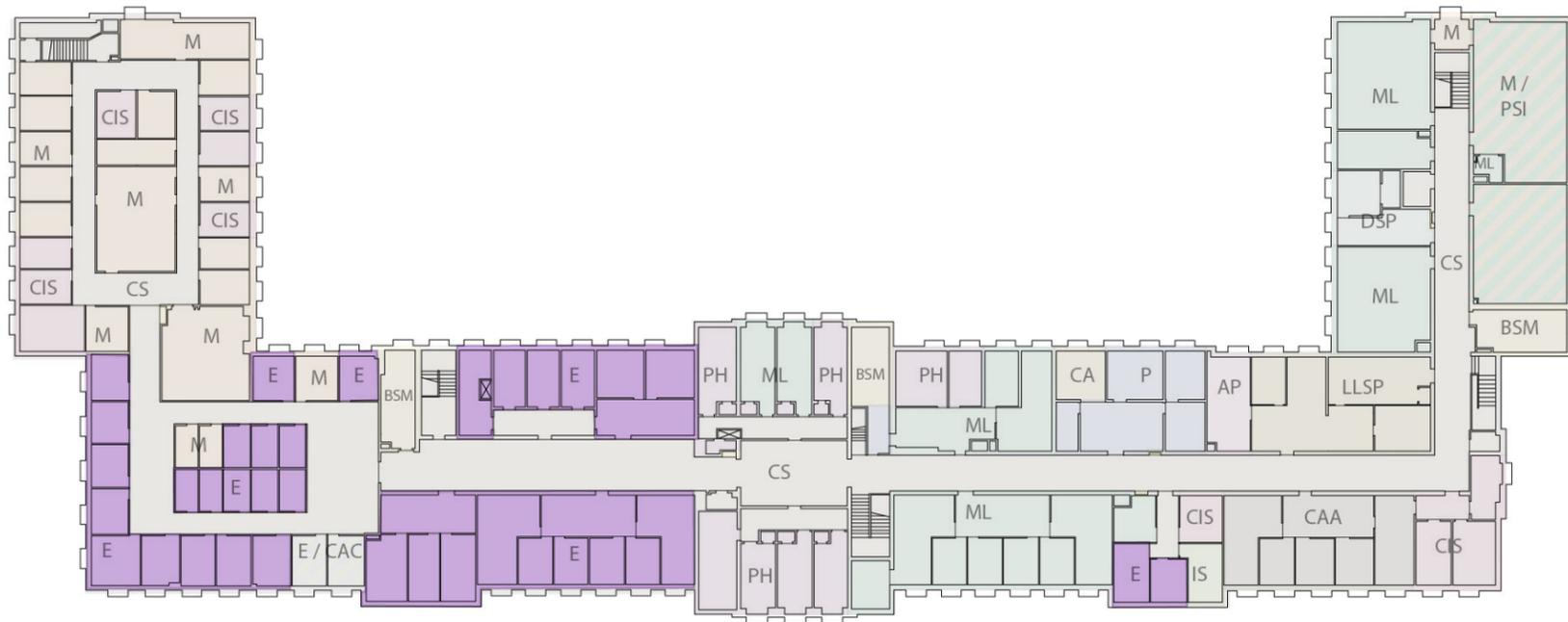
Total 7,339 SF

Fenton Hall Summary

- Math moves to renovated Houghton Hall
- Computer Science moves to renovated Houghton Hall
- English expands into space vacated by Math and Computer Science
- Some General Purpose classrooms relocate to new academic building
- History relocates from Thompson Hall into space vacated by Math, Computer Science and General Purpose Classrooms



Fenton Hall - First Floor - Existing English



Fenton Hall - Second Floor - Existing English

English

NASF 6,091 SF

Right-Sized + Projected 10,850 SF

Total 7,339 SF

- History moves into converted classroom and Math Space
- English expands into Math and CIS Space

English

NASF 6,091 + 3,818 = 9,909 SF

Right-Sized + Projected 10,850 SF

History (from Thompson)

NASF 7,210 SF

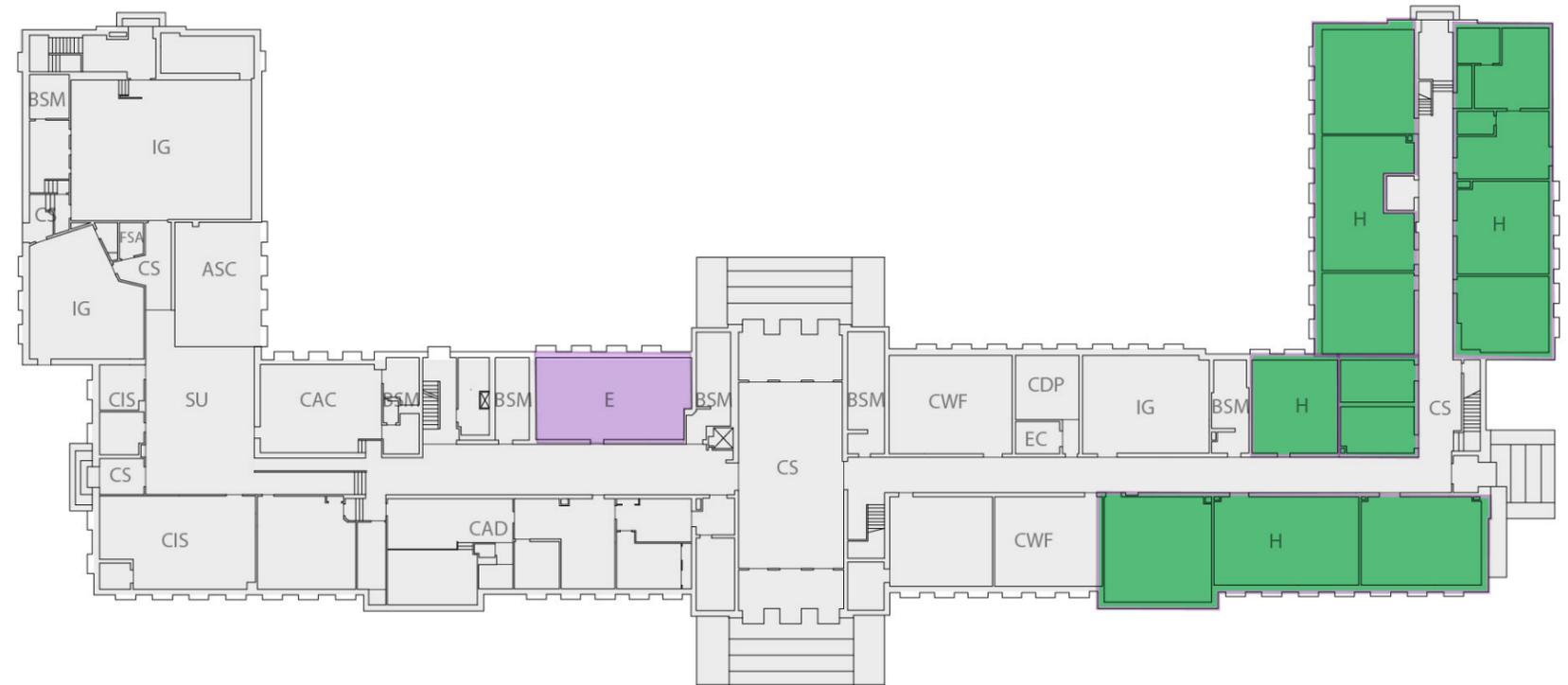
Right-Sized + Projected 7,785 SF

• **History Relocates from Thompson to Fenton Hall**

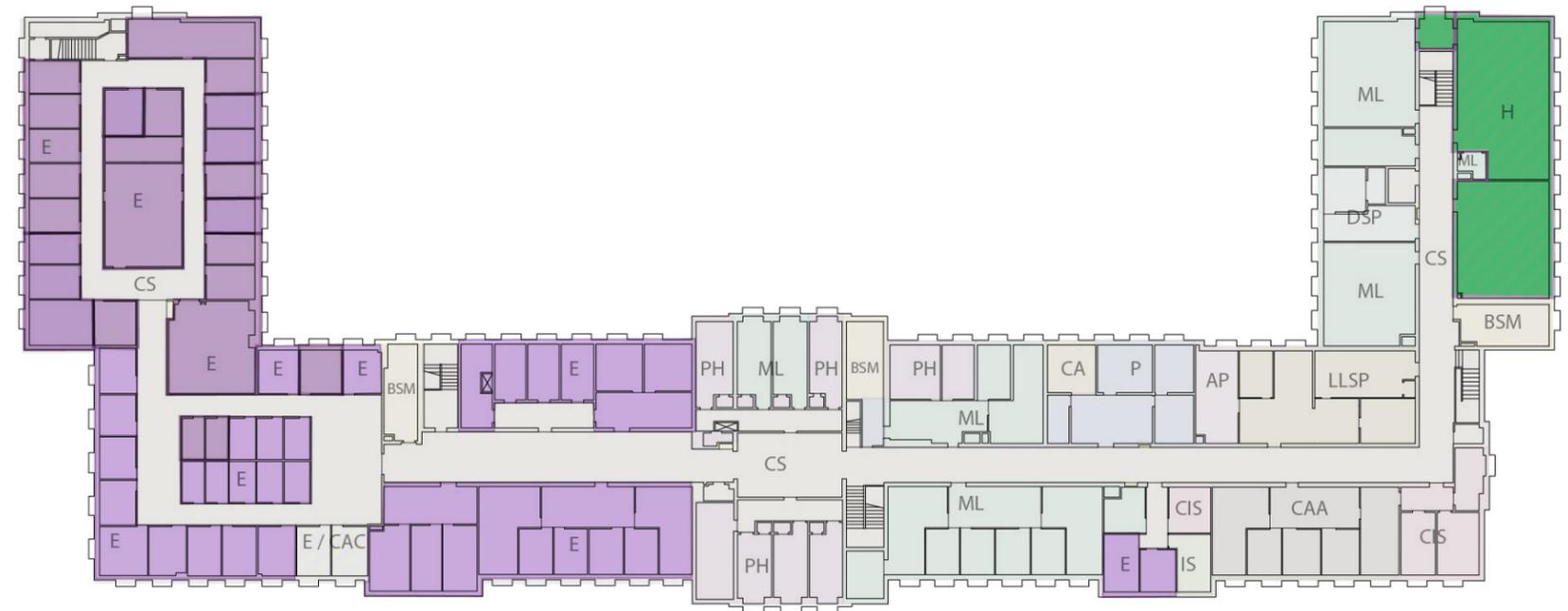
- Location: Potentially in the north wing, 1st and 2nd floors
- NASF: 7,210 nasf becomes available from Math/CIS relocation and classroom repurposing
- Timing: 2016
- Enabling Projects:
 - Relocation of Math and Comp. Sciences from Fenton (2014)
 - Completion of new Academic Facility (2015)

• **English Department Expands**

- Location: Potentially in the south, 2nd floor
- NASF: 9,909 nasf becomes available from Math/CIS relocation and classroom repurposing
- Timing: 2016
- Enabling Projects:
 - Relocation of Math and Comp. Sciences from Fenton (2014)
 - Completion of new Academic Facility (2015)
 - Surge space in Jewett Hall for during renovation



Fenton Hall - First Floor - Proposed English & History



Fenton Hall - Second Floor - Proposed English & History

Houghton Hall:



Houghton Hall - Second Floor - Existing uses by Department

- BSM Buildings Structural Maint
- CWF Campus Wide Facilities
- CH Chemistry
- CAC Chief Academic Office
- CAD Chief Administrative Office
- CS Custodial Services
- GEO Geology
- IG Instruction General
- PHY Physics
- SU Student Union

As part of a proposed comprehensive renovation and reprogramming of Houghton Hall, the Facilities Master Plan proposes that Math and Computer Science occupy space on the 2nd floor of Houghton Hall, in the space that will be vacated by Chemistry following the completion of the new Science Building. This will not only enable the consolidation and expansion of the Humanities in Fenton Hall as described above, but will also contribute to the campus planning concept of the "science quad" anchored by the new Science and Technology building. The relocation of Math and Computer Science to Houghton Hall gives both departments desired proximity to one another as well as to the science departments and a direct connection to the new Science and Technology building. The space made available by the relocation of Chemistry is more than adequate to satisfy the needs of both departments with additional space available for research space, common flexible spaces for both departments as well as the opportunity to create collaborative, open work areas such as the existing "fishbowl" in the center of the existing Math department on Fenton Hall. The program spaces remaining in Houghton Hall will utilize Jewett Hall as surge space during the renovation.

Houghton Hall Summary

Houghton Hall Proposed Programming Summary:

- **Chemistry Department relocates to new Science Building**
 - Location: Houghton Hall 2nd Floor
 - NASF: 18,342 nasf becomes available for Math and CIS
 - Timing: 2017
 - Enabling Projects:
 - Completion of new Science and Technology Facility (2013)
- **Math and Computer Science relocate to Houghton Hall from Fenton Hall**
 - Location: Houghton Hall 2nd Floor
 - NASF: 18,342 nasf becomes available for Math and CIS
 - Timing: 2014
 - Enabling Projects:
 - Completion of new Science and Technology Facility (2013)
 - Completion of Houghton Renovation (2014)
 - Surge space in Jewett Hall for Houghton Hall uses

Mathematics

NASF 8,834 SF

Computer & Information Sciences

NASF 6,600 SF

Total 15,434 SF



Houghton Hall - Second Floor - Proposed Mathematics Computer & Information Sciences

- Math moves from Fenton Hall to renovated Houghton Hall occupying space vacated by Chemistry
- Computer Science moves from Fenton Hall to renovated Houghton Hall occupying space vacated by Chemistry
- Additional surplus space available for research, flexible student space or general purpose classrooms

Thompson Hall

- Communication Disorders & Science occupies space recently vacated by the Daycare Center
- Business Relocates to New Academic Facility
- History Relocates to Fenton Hall
- Sociology/Anthropology/ Psychology/Political Science Expand
- Education Department Expands

Fenton Hall

- Math and Computer Science relocate to Houghton Hall
- History Relocates from Thompson to Fenton Hall
- English Department Expands

Houghton Hall

- Chemistry Department relocates to new Science Building
- Math and Computer Science relocate to Houghton Hall from Fenton Hall

Summary

New Academic Facility

The program relocations and expansions described above for Thompson, Fenton and Houghton Halls are enabled by the construction of the new Science Building and the new Academic Facility proposed by the Facilities Master Plan. The creation of departmental space for Business and Education within the new building will allow relief for the current overcrowding of Thompson Hall. The priority to create right-sized, state-of-the-art instructional space will satisfy a significant campus facility deficiency, however the residual benefit of the new classrooms will be the opportunity to re-purpose the less suitable and poorly configured existing instructional spaces in Thompson and Fenton Hall. This will allow for the required departmental growth of Education, History, English, and Modern Languages among other departments. The proximity of the new Academic Facility to Thompson and Fenton Halls will serve as a significant benefit to Education and Business as well as all of the Social Sciences and Humanities, much as the new Science and Technology building will benefit the programs proposed to remain and relocate to Houghton.

New Academic Building Proposed Programming Summary

Conceptual Program

22,000 sf instruction space: 15 general use teaching spaces

8,000 sf specialized instruction space:

- **Business School case study rooms**
- **Specialized spaces for College of Education**
- **Governance space**
- **Specialized technology classrooms**

3,000 sf Instructional Support Space (10%)

10,000 sf School of Business

5,000 sf College of Education

5,000 sf Student Space (study, flexible, social space)

Sub-Total Conceptual Program: 53,000 net assignable square feet (85,000 gross square feet)

New Student Services Building

The conceptual program for the New Student Services building proposed for the Jewett Hall site is driven by the significant shortfall of space dedicated to student services, as well as Student Affairs and general support space, as determined by the findings of Phase III, campus interviews and discussions with the Steering Committee. The conceptual program is primarily for space dedicated to student services along with the proposal to concentrate services that require student transactions such as Financial Aid, Student Accounts, the Registrar's Office, etc. Other proposed uses include concentrating student organizations that are not in ideal locations such as the Center for Multi-Cultural Affairs, as well as other space for student activities, clubs and meeting spaces. In addition, the Facilities Master Plan recommends that the new facility include some academic space dedicated to the Music Department, which is projected to grow and cannot be accommodated within the existing inventory of space in the Mason Hall complex. Lastly, the conceptual program calls for the inclusion of a 150-175 seat lecture hall, ideally suited for a student center given the ability for the space to serve for guest speakers, events and performances in addition to scheduled classes. This lecture space will also serve as a replacement for the existing Jewett Hall Room 101 which is scheduled frequently by the sciences.

New Student Services Building Proposed Facilities Master Plan Program Summary

Conceptual Program

50,000 nasf Student Affairs

- Student center space
- Student accounts, financial aid, registrar, etc.
- Student clubs, organizations, meeting rooms
- Flexible, social spaces
- Spaces for performances, lectures, events, etc.

Instructional Space: Replacement of Jewett Hall 101 (166 seats): 3,000 nasf

School of Music Department Expansion space: 10,000 – 20,000 nasf

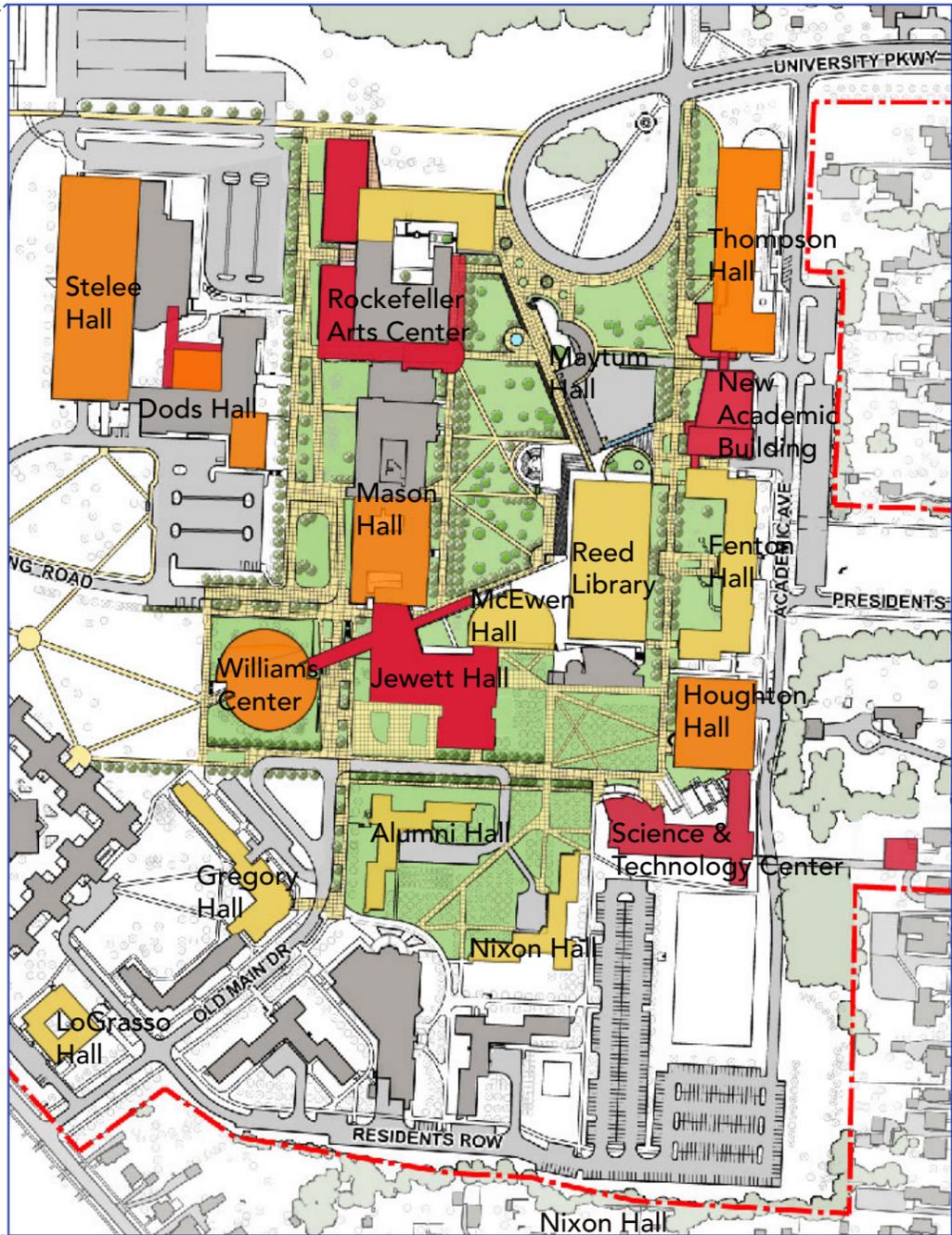
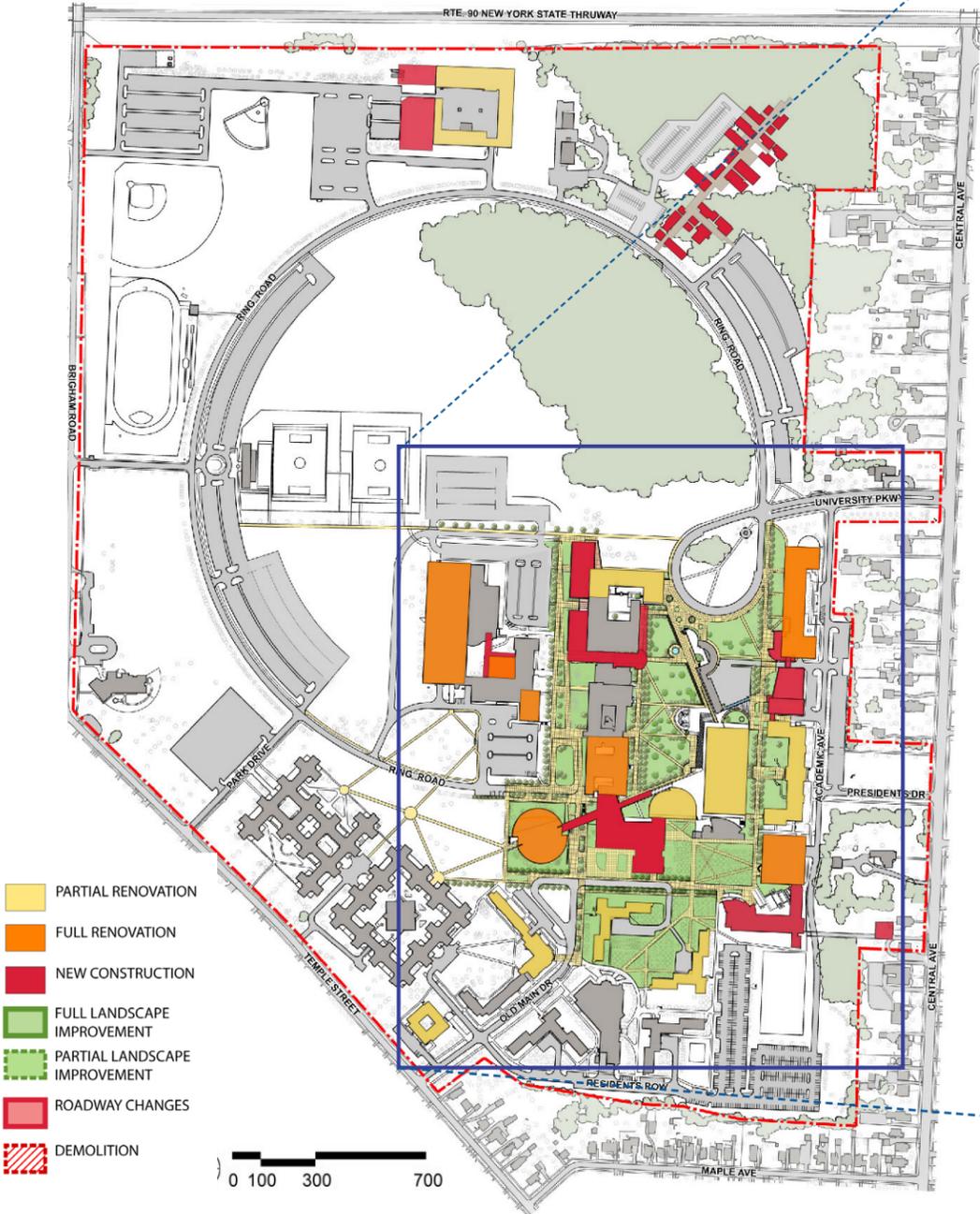
Sub-Total Conceptual Program: 65,000 to 75,000 net assignable square feet (100,000 to 117,000 gross square feet)

Detailed Programming

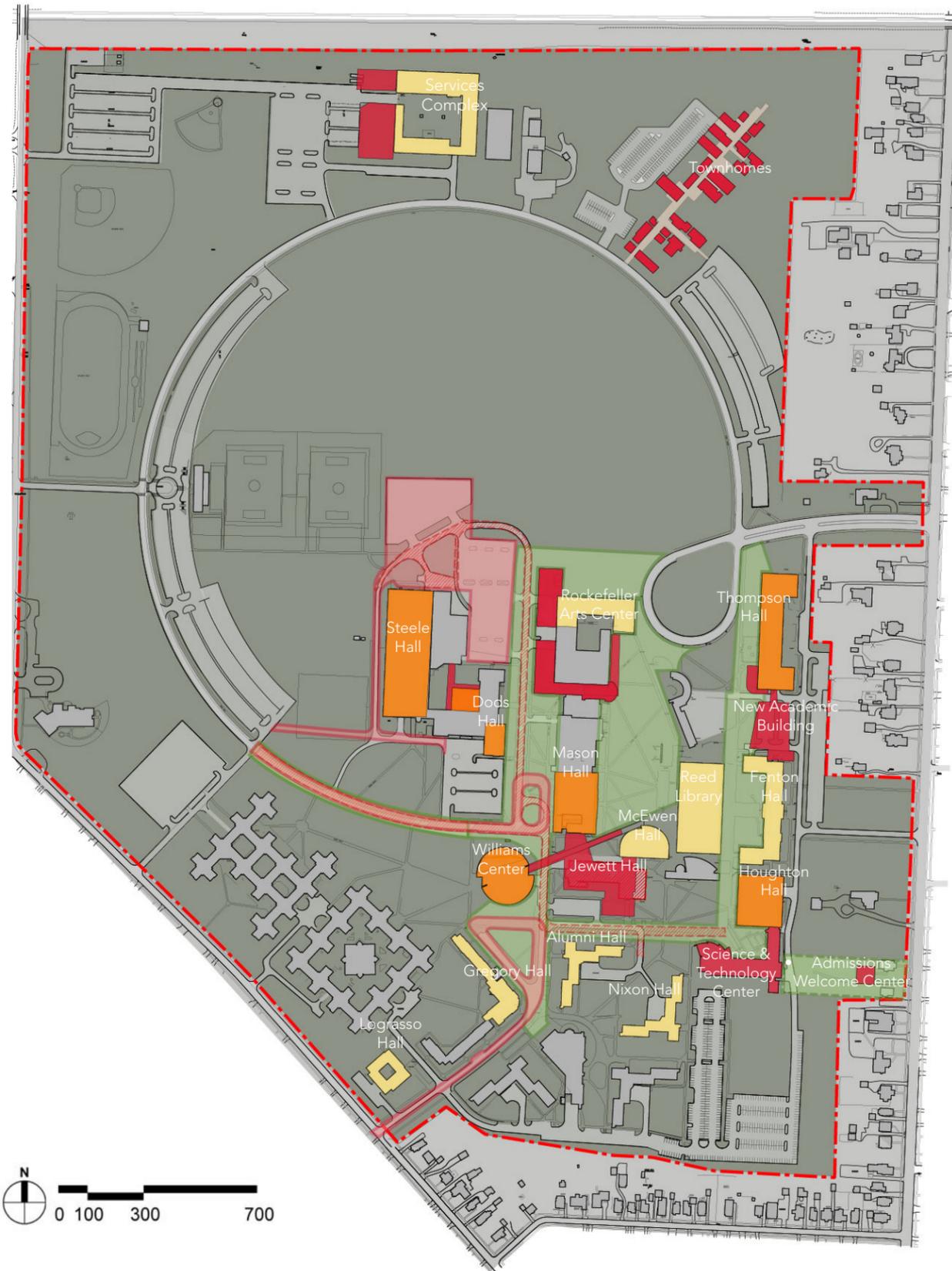
The program proposals recommended by the Facilities Master Plan and described above are a function of the right-sizing exercises conducted in Phase III, the qualitative assessment of existing spaces, the issues, goals and priorities identified during faculty interviews, and the discussions and direction of the Steering Committee. While the departmental surplus/deficit analysis reinforces the proposed program shifts, it is important to note that the final profile, configuration and locations of departmental and instructional space should be determined by more detailed programming studies. These studies will be informed by the analysis of Phase III and should begin with the basic proposals outlined in these Facilities Master Plan recommendations.

Overall Campus Plan

Core Campus Plan



Master Plan Facilities - Preferred Alternative



Selected Concept Alternative

Through the evaluation of the Facilities Master Plan alternatives explored in Phase IV, the steering committee and the Master Planning team identified Alternative C as preferred scheme. The following variation on that alternative contains refinements related to phasing, solutions to surge space, priorities and the opportunity to potentially combine particular improvements into a single implementation effort. The merits of Alternative C lie in the balance of the creation of academic and student service improvements, the opportunities to improve the quality, adjacency and utilization of existing campus space and the potential to improve the overall campus environment while preserving and enhancing the existing strengths of the campus.

The most ambitious of the three alternatives, Alternative C proposes maximum growth and large-scale transformations of the campus environment by 2023. Several major capital improvements are implemented, to best accommodate the projected space deficiencies and suitability, along with extensive improvements to the campus landscape in support of the FMP development guidelines outlined earlier in this chapter. Where options for capital improvements were presented, this alternative selects the most ambitious option. Also, many campus buildings will be fully or partially renovated in this alternative.

Demolition

The complete demolition of Jewett Hall is required to create a site for a new student services building and academic space for music. In addition, several campus roadways and parking areas are demolished to become an expanded pedestrian zone (see Selected Concept Alternative : Parking & Circulation).

Renovation

The preferred Alternative represents the most extensive renovation to existing buildings. Aside from renovations described in earlier alternatives to the Williams Center, Old Mason Hall, Fenton Hall, Houghton Hall, LoGrasso Hall, and Dods Halls, more of the Mason Hall complex is to be partially renovated, along with the first levels of Gregory, Nixon, and Alumni residence Halls. These residence halls currently house non-residential programs, as do many of the residence halls on campus. These buildings in particular are good candidates for the relocation of such programs, as their presence affects the campus context requiring additional service and parking to be provided. Gregory Hall in particular houses a number of uses that could be relocated to the Services Complex, though Campus Police and the Faculty Student Association would need to remain. Finally, a full renovation of Thompson Hall is recommended for interior spaces. Thompson Hall's windowless offices and dark, confusing corridors will be reconfigured to create increased visibility of departments, additional study and gathering spaces for students and faculty, and technologically-equipped teaching spaces.

Campus Circulation & Parking - Preferred Alternative

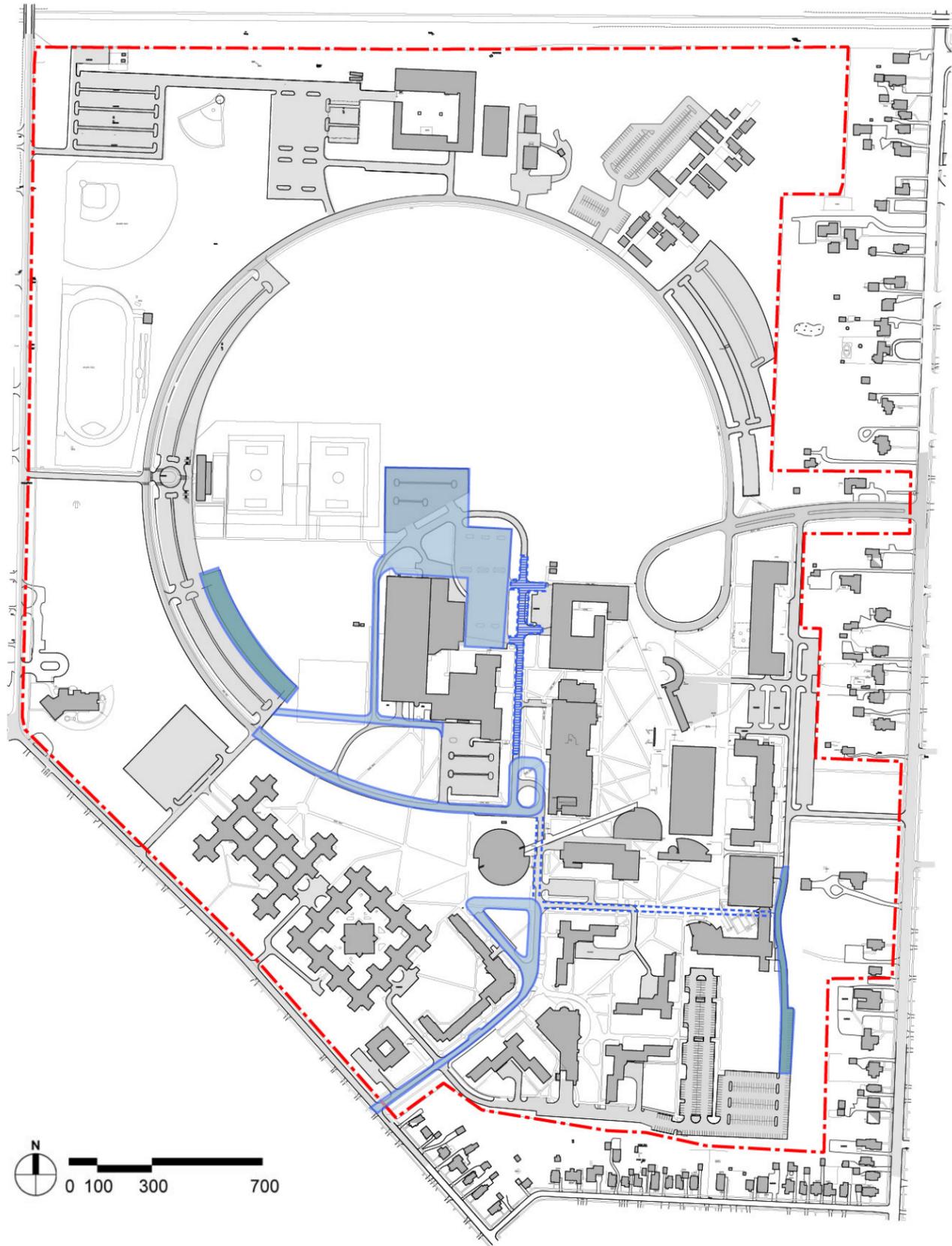
New Construction

This alternative proposes the most square footage of new construction, while remaining in line with campus program projections. Perhaps the most significant improvements that builds upon the more conservative previous alternatives is a new student services building at the current site of Jewett Hall. This improvement has the capacity to transform the heart of the campus core, while providing much-needed space for student services and social space.

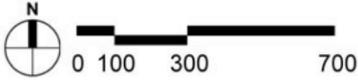
Selected Concept Alternative: Circulation & Parking

In line with aggressive growth of campus facilities, the preferred Alternative proposes the most significant changes to campus circulation. Varsity Drive and the Mason Hall drop-off circle are entirely eliminated, and Ring Road is eliminated from Varsity Drive to Park Drive. A new road from the Park Drive entrance road to the Dods Hall parking lot is created, along with a wider entrance drive along Steele Hall, leading to a reconfigured parking lot for athletics facilities and the Rockefeller Arts Center. The removed portions of Varsity Drive and Ring Road are turned over to the pedestrian environment, with streetscape elements and paving signifying the shift. These former roadways are not completely closed, but restricted to emergency and service vehicles only. During events and on certain days of high traffic, the roads could be opened to the public to alleviate congestion and provide more convenience on a temporary basis.

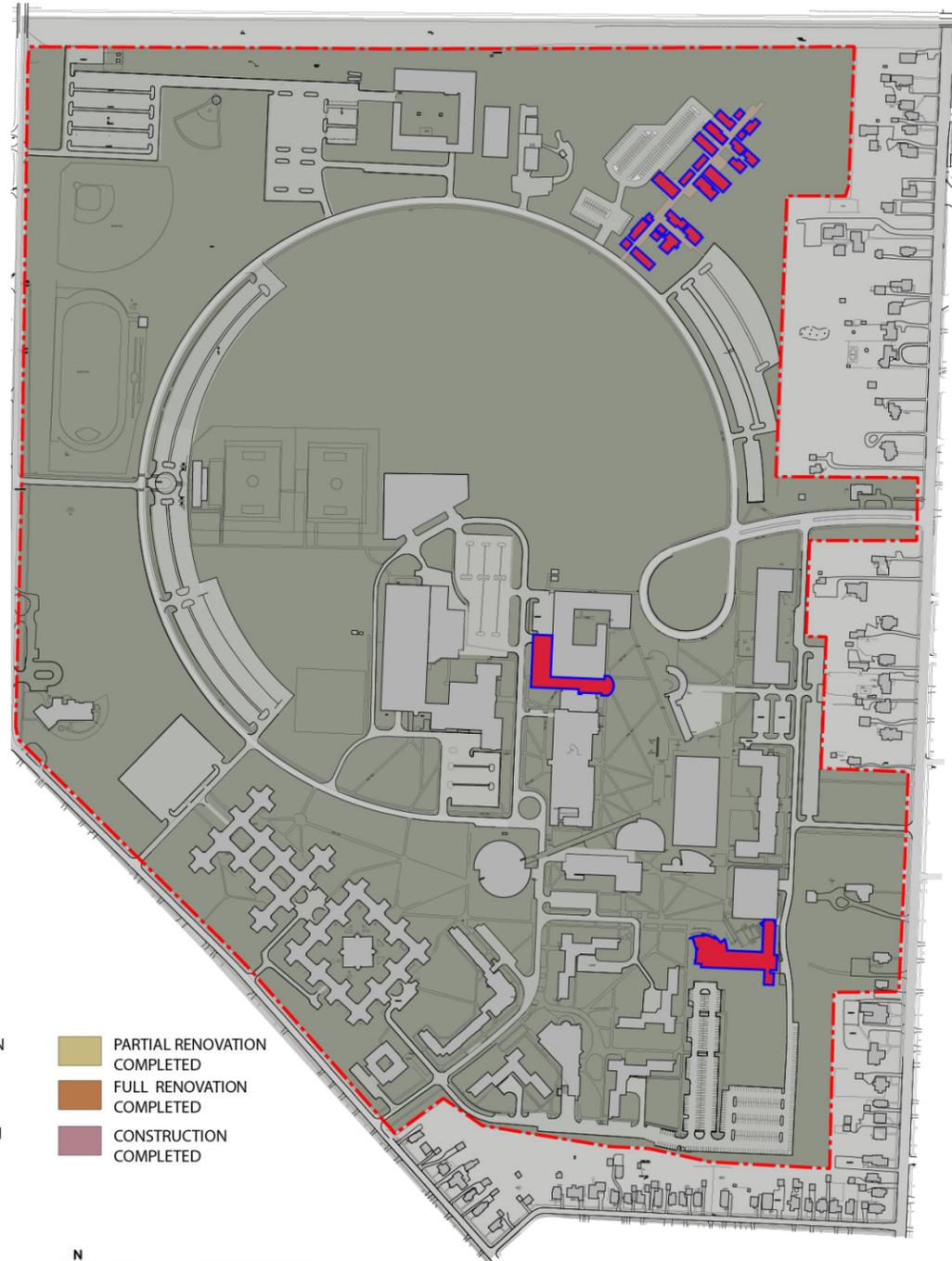
With the construction of a new building in place of Jewett Hall, Science Drive and the existing Jewett Hall parking lot are eliminated, providing a clear pedestrian path from the Williams Center to the new Science and Technology Building. Old Main Drive is terminated at a new triangular turnaround south of the Williams Center, restricting access to Williams Center loading to authorized vehicles. This alternative is able to remove Science Drive in its entirety because of the relocation of non-residential programs from Nixon and Alumni Halls, eliminating their need for vehicular access.



- ROADWAY CHANGES PROPOSED BY MASTER PLAN
- ROADWAY CHANGES CURRENTLY PLANNED
- SERVICE DRIVE ONLY
- DEMOLITION



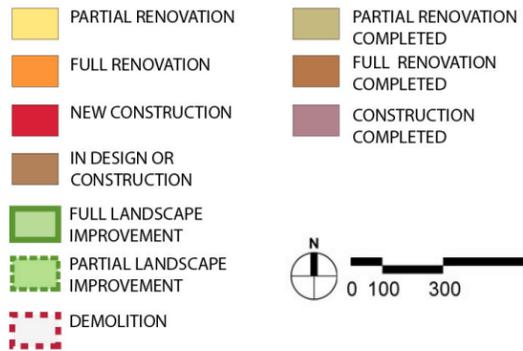
Preferred Alternative - Present - 2013



Present - 2013

New construction:

- Science and Technology Center currently in Construction. Proposed completion in 2013.
- Rockefeller Arts Center Addition currently in design. Proposed completion in 2014.
- Students Townhomes currently in design. Proposed completion in 2014.



Preferred Alternative - Phase I - 2013 / 2018

Phase I: 2013 - 2018

New construction:

- Thompson Hall Entrance Addition
- New Academic Building: general classrooms, School of Business
- Dods Hall Fitness Center

Renovation:

- Dods Hall
 - Expansion of one wall of existing gymnasium for additional bleachers
 - Replacement of existing bleachers for increased capacity, appropriate walk-off space for Division III requirements
- Houghton Hall – full renovation
 - Window replacement
 - HVAC replacement
 - Asbestos abatement
 - Accessibility improvements
 - Jewett Hall to act as surge space
- Jewett Hall
 - Partial renovation of interiors for use as surge space for Mason Hall in later phase
- Thompson Hall - Phase I
 - Renovate former Day Care for shared use by Communication Disorders and Sciences and College of Education
 - Partial renovations to interior space affected by entrance addition
- LoGrasso Hall exterior and HVAC renovations

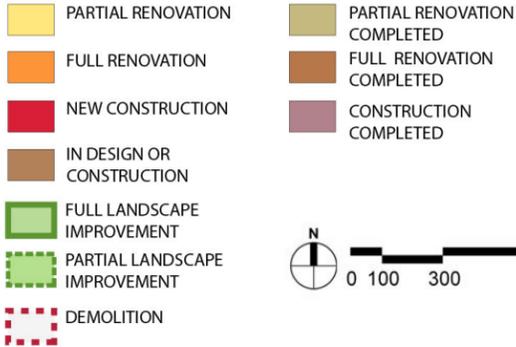
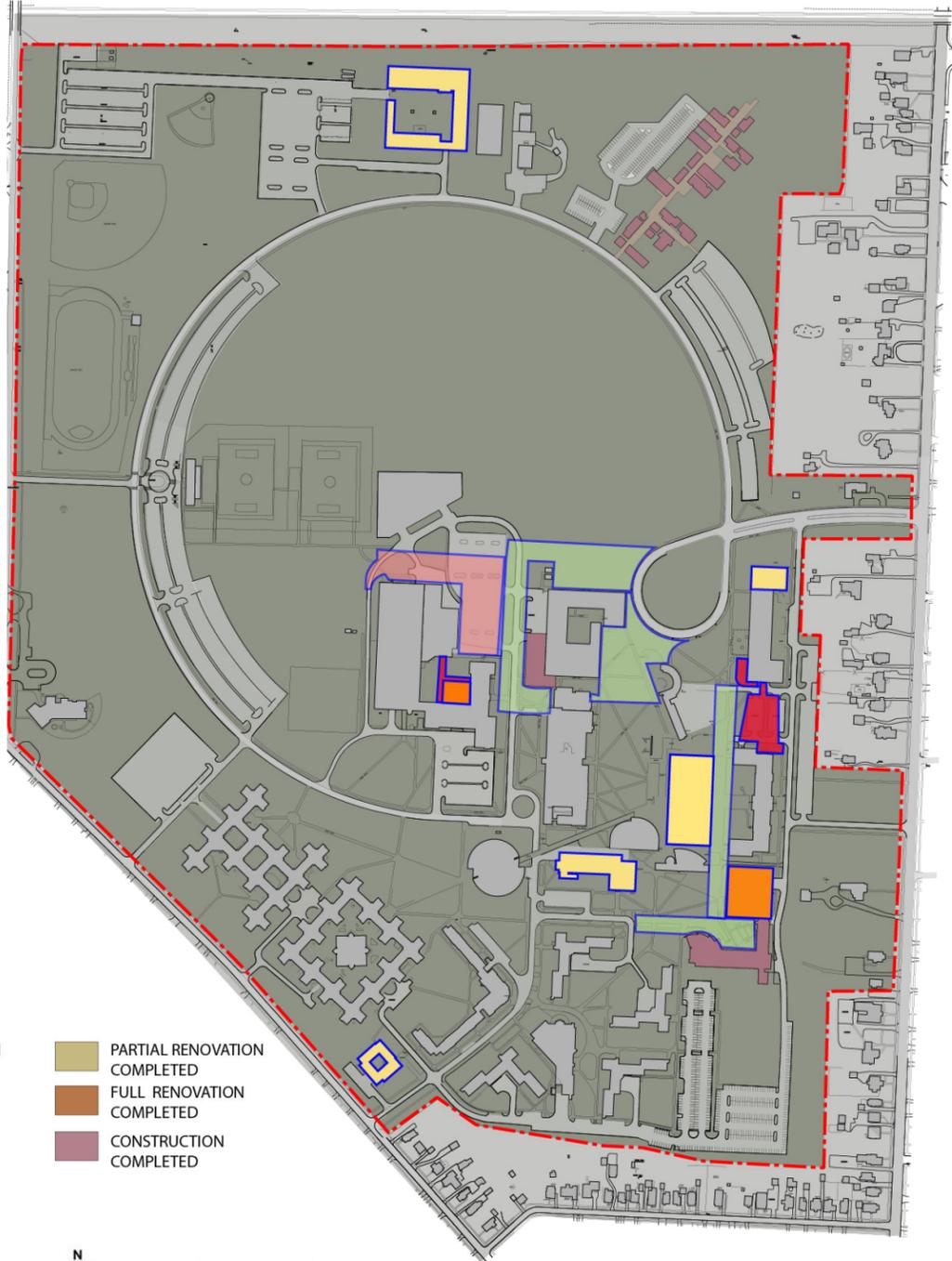
- Services Complex
 - Reconfigure existing program, backfilling former central plant space
- Reed Library renovations to public spaces, offices, HVAC upgrades

Landscape:

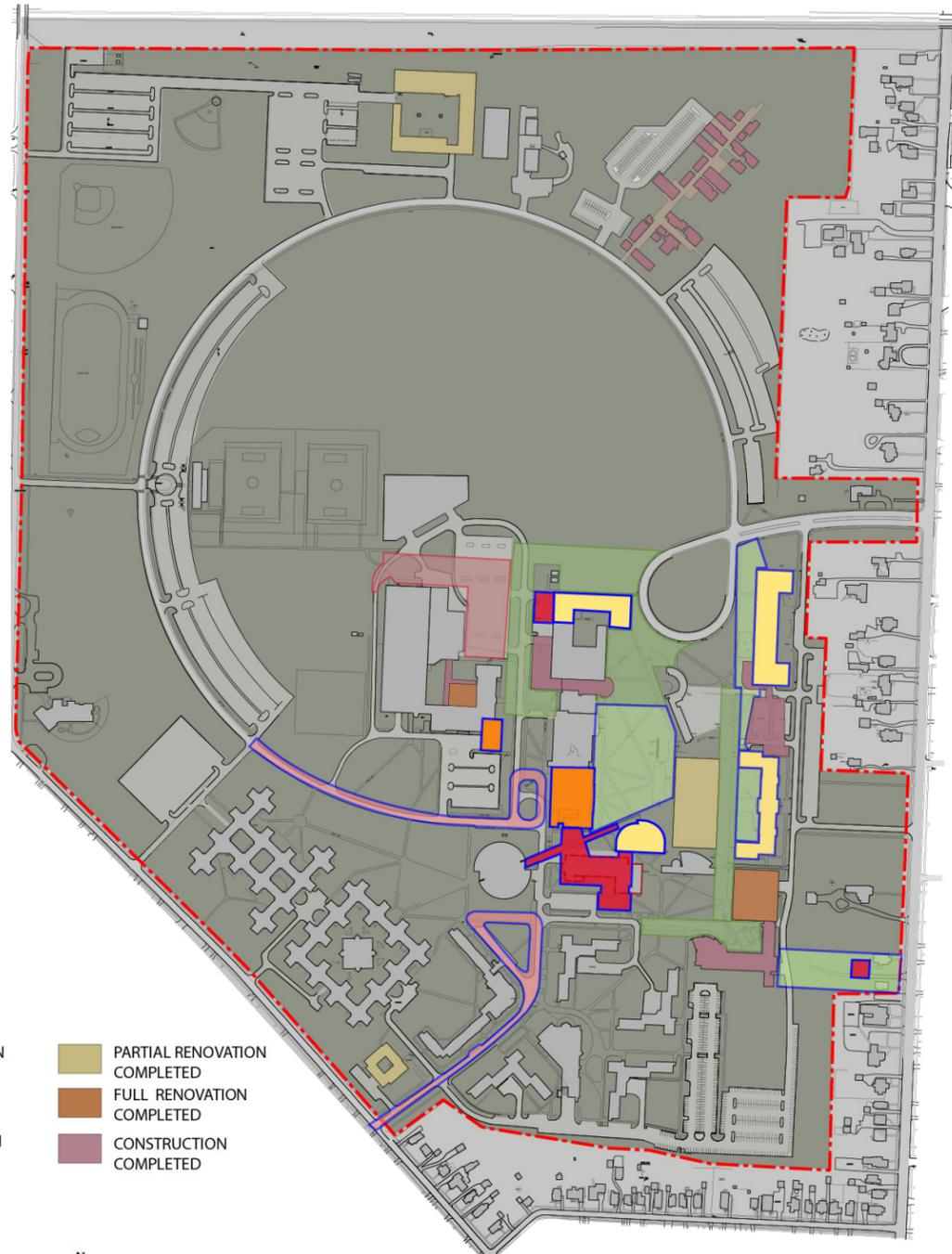
- Improvements to pedestrian areas associated with Rockefeller Arts Center Addition: portions of Varsity Drive corridor and plazas/ pedestrian approach from Symphony Circle to quad entrance
- Science Drive replacement landscape, integrated with Science and Technology Center courtyard
- Fenton Library Landscape Corridor

Circulation/Parking:

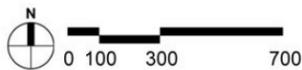
- Demolish Science Drive from Alumni and Nixon Hall access drive eastward
- Partially reconfigure parking lot to the north of Steele Hall to allow east-west pedestrian connection from Symphony Circle to football arena and Ring Road.



Preferred Alternative - Phase II - 2018 / 2023



- | | |
|--|--|
| PARTIAL RENOVATION | PARTIAL RENOVATION COMPLETED |
| FULL RENOVATION | FULL RENOVATION COMPLETED |
| NEW CONSTRUCTION | CONSTRUCTION COMPLETED |
| IN DESIGN OR CONSTRUCTION | |
| FULL LANDSCAPE IMPROVEMENT | |
| PARTIAL LANDSCAPE IMPROVEMENT | |
| DEMOLITION | |



Phase II: 2018 - 2023

New construction:

- Admissions Welcome Center
- Student Services Building (Jewett Hall Replacement) - additional Academic space for Music
- Rockefeller Arts Center Addition - Phase I

Renovation:

- Old Mason Hall
 - Air Conditioning
 - Full HVAC/plumbing replacement
 - Humidity Control
 - Acoustical improvements
 - Sprinklers
 - Electrical
 - Create "smart" classrooms
 - Repurpose Diers Recital Hall for rehearsal space
- New Mason Hall
 - Acoustics, humidity improvements
 - Reconfiguration of some classrooms and/or practice rooms for optimal efficiency
- Fenton Hall – partial renovation
 - Air conditioning
 - Radiators, piping and distribution
 - Sprinklers
 - Window and roof replacement
- Thompson Hall - Phase II renovation
- McEwen Hall renovations
- Rockefeller Arts renovations

Landscape:

- Improved connection from Admissions Welcome Center to Science and Technology Center
- Main Quad improvements south of plazas associated with Rockefeller Arts Center
- Consistent improved landscape at north-south axis from Symphony Circle to the Science Quad

Circulation/Parking:

- Demolish Jewett Hall parking lot; replace with Science Drive access
- Create new turnaround at Gregory Hall
- Demolish Old Main Drive from new turnaround to Mason Hall Drop-Off; maintain service access

Preferred Alternative - Phase III - 2023 / Beyond

Phase III: Beyond 2023

New construction:

- Services Complex addition
- Rockefeller Arts Center addition - Phase II Addition: Visual Arts, Concert Hall entry

Renovation:

- Gregory, Nixon, and Alumni Residence Halls
 - Remove non-residential functions from Alumni and Nixon Halls
 - Remove some non-residential functions from Gregory Hall and relocated to Services Complex. Remaining space reallocated to residential functions.
- Steele Field House renovations
- Thompson Hall - Phase III renovation

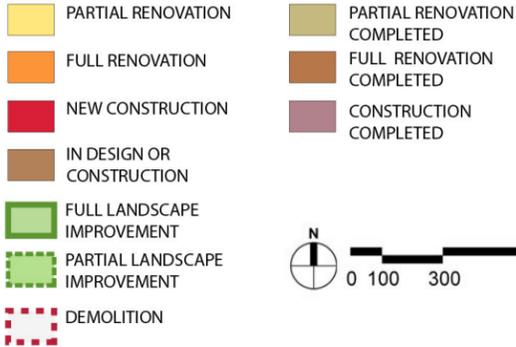
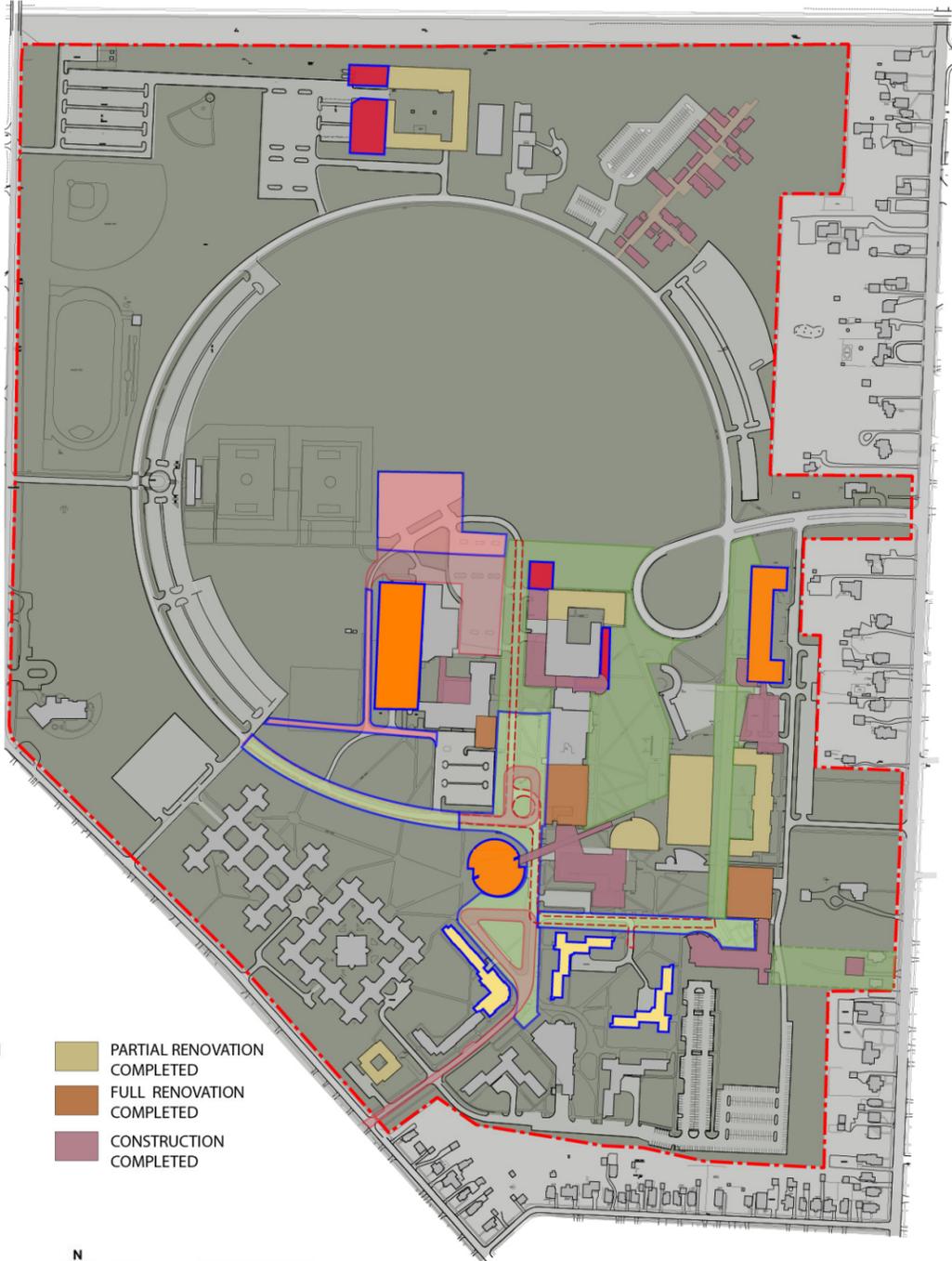
Landscape:

- Create pedestrian environment at north-south axis in place of Varsity Drive roadway and removed portion of Ring Road north of Williams Center; continuous landscape treatment in all new areas of removed roadway
- Landscape improvements to entirety of Science Drive as pedestrian axis

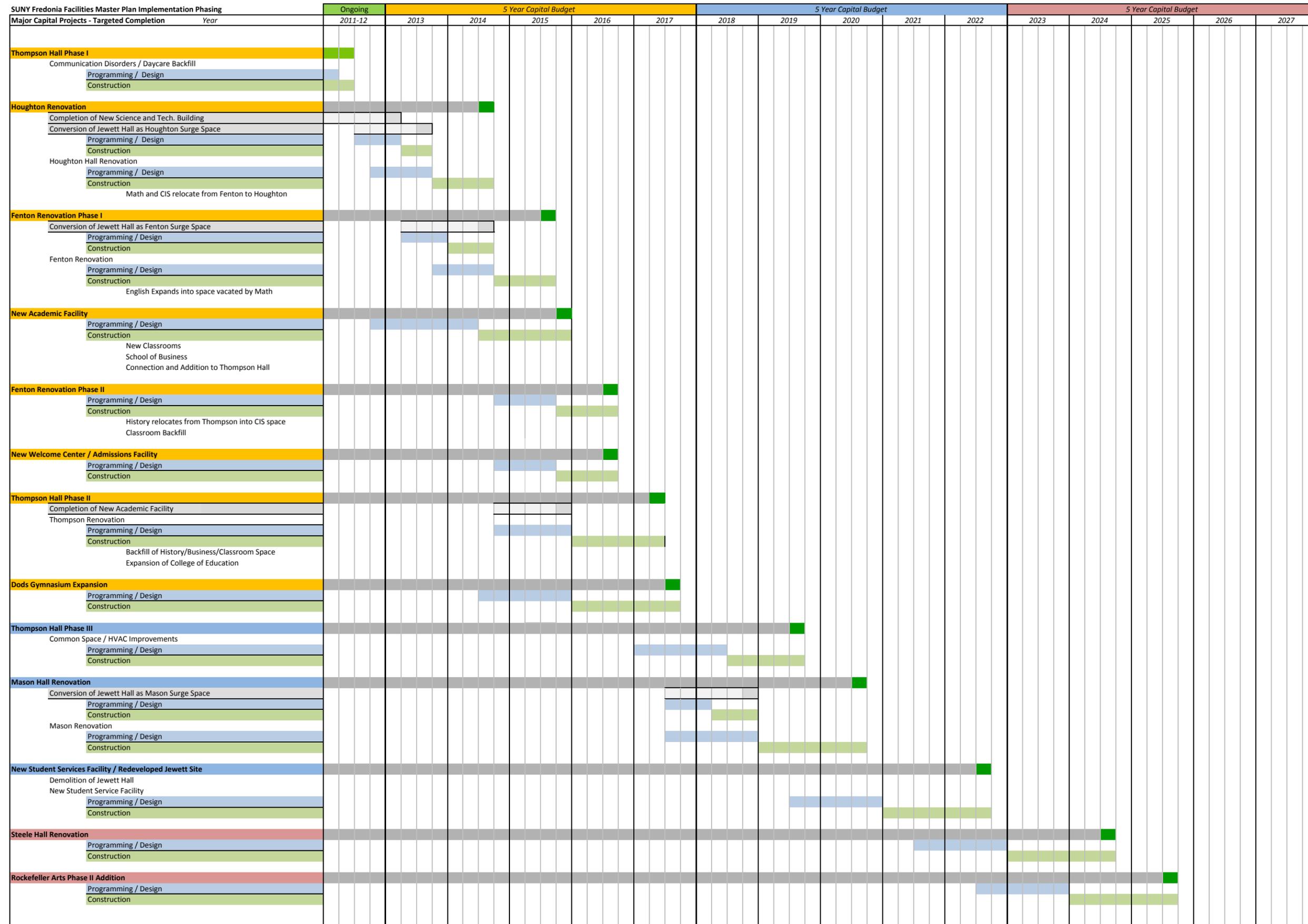
Circulation/Parking:

- Demolish Varsity Drive, Mason Hall drop-off circle, and Ring Road from Williams Center to Park Drive
- New connection from Park Drive parking lots to Dods Hall parking lot
- Widened entrance drive for Rockefeller Arts Center, to west of Steele Hall

- Reconfigure parking lot to the north of Steele Hall to align with previous parking improvements in this area, allowing for east-west pedestrian connection from Symphony Circle
- Increase capacity and improve appearance of drive at west of athletics complex to become new entrance drive for Rockefeller Arts Center and Mason Hall patrons



E PHASING AND IMPLEMENTATION



- Ongoing Projects
- 2013-2017 Capital Plan
- 2018-2022 Capital Plan
- Enabling Project / Surge Space
- Programming / Design Phase
- Construction Phase
- Completion / Occupancy

Preferred Master Plan Alternative Plan Implementation - Projected Budgets

	Area (GSF)	Unit Cost / GSF				Capital Budget Plan			Total
			Reno Costs	New or Addition Costs	Site Costs	2013-2018	2018-2023	Beyond 2023	
Construction Budget Costs									
Student Affairs / Athletics / Non-Academic Facilities									
New Admissions Welcome Center	6,000	\$346.70		\$ 2,080,170		\$ 2,080,170			\$ 2,080,170
Jewett Hall - Option 3 - Demolition of Existing Building	65,530	\$18.27	\$ 1,197,233			\$ 1,197,233			\$ 1,197,233
Jewett Hall - Option 3 - New Building for Student Services, Music Dept. Expansion, Jewett Lecture Hall Replacement	100,000	\$332.78		\$ 33,277,500	\$ 33,277,500				\$ 33,277,500
LoGrasso Hall Mechanical Improvements	24,445	\$142.25	\$ 3,477,179		\$ 3,477,179				\$ 3,477,179
Service Complex Reconfiguration / Renovation	14,000	\$138.33	\$ 1,936,620		\$ 1,936,620				\$ 1,936,620
Service Complex Addition	20,000	\$287.10		\$ 5,742,000			\$ 5,742,000		\$ 5,742,000
Dods Hall Renovation and Expanded Gymnasium	82,591	\$142.25	\$ 11,748,157		\$ 11,748,157				\$ 11,748,157
Steele Field House Renovation	91,734	\$125.28	\$ 11,492,436				\$ 11,492,436		\$ 11,492,436
Academic Facilities - Renovations									
Thompson Hall - Phase 1 - Renovation: Daycare Backfill for Communication Disorders Clinical Space	5,000	\$138.33	\$ 691,650		\$ 691,650				\$ 691,650
Thompson Hall - Phase 2 - Renovation: Misc. General Purpose Classroom Improvements	21,000	\$138.33	\$ 2,904,930		\$ 2,904,930				\$ 2,904,930
Thompson Hall - Phase 3 - Full Reno of Classrooms, Offices for College of Ed., History, Psychology, Sociology	136,400	\$138.33	\$ 18,868,212				\$ 18,868,212		\$ 18,868,212
Fenton Hall - Option A - Reno: Windows, HVAC Systems and Distribution	72,759	\$121.37	\$ 8,830,396		\$ 8,830,396				\$ 8,830,396
Houghton Hall Reno: Physics, Geoscience and Computer Science	73,981	\$254.48	\$ 18,826,315		\$ 18,826,315				\$ 18,826,315
Mason Hall Renovation: Music	95,260	\$167.04	\$ 15,912,230		\$ 15,912,230				\$ 15,912,230
Reed Library Renovation: Common Areas, Study Areas, Re-purposed offices (2 Phases)	80,861	\$144.86	\$ 11,713,120		\$ 5,856,560	\$ 5,856,560			\$ 11,713,120
McEwen Hall Renovation: General Classrooms and Repurposing of Lecture Hall for Music	50,894	\$142.25	\$ 7,239,417		\$ 7,239,417				\$ 7,239,417
Rockefeller Arts Renovations: Visual Arts Wing and Theater Infrastructure	50,000	\$159.21	\$ 7,960,500		\$ 7,960,500				\$ 7,960,500
Academic Facilities - New Construction									
New Classroom Building + Thompson Entry Addition: Instructional Space, Business School, Education Expansion	80,000	\$318.42		\$ 25,473,600	\$ 25,473,600				\$ 25,473,600
Rockefeller Arts Phase II Addition: Entry, Accessibility, Concert Hall Support and public space improvements	20,000	\$345.17		\$ 6,903,450			\$ 6,903,450		\$ 6,903,450
Campus Landscape and Infrastructure Improvements									
Old Main / Science Drive Pedestrian Improvements Phase 1	17,000	\$21.28		\$ 361,681	\$ 361,681				\$ 361,681
Old Main / Science Drive Pedestrian Improvements Phase 2	122,000	\$9.97		\$ 1,216,260		\$ 1,216,260			\$ 1,216,260
Varsity Drive Pedestrian Improvements	140,000	\$14.42		\$ 2,018,574	\$ 2,018,574				\$ 2,018,574
Library/Fenton/Thompson Landscape Pedestrian Corridor	75,000	\$11.31		\$ 848,381	\$ 848,381				\$ 848,381
Main Quad Renovation	143,000	\$8.14		\$ 1,164,060		\$ 1,164,060			\$ 1,164,060
Library Steps / Amphitheater Improvements	34,000	\$58.14		\$ 1,976,879			\$ 1,976,879		\$ 1,976,879
Symphony Circle Plaza / Landscape Improvements	56,000	\$10.75		\$ 602,258		\$ 602,258			\$ 602,258
Underground Electrical Upgrades	12,500	\$270.27		\$ 3,378,319	\$ 3,378,319				\$ 3,378,319
Sub-Total Construction Budget Costs			\$ 122,798,395	\$ 73,476,720	\$ 11,566,411	\$ 107,894,535	\$ 54,964,014	\$ 44,982,977	\$ 207,841,526
Other Project Budget Costs									
Professional Fees, Equipment Costs, Contingencies Budgeted @ 35%						\$ 37,763,087	\$ 19,237,405	\$ 15,744,042	\$ 72,744,534
Sub-Total Project Costs						\$ 145,657,622	\$ 74,201,419	\$ 60,727,019	\$ 280,586,060
Escalation through Year 4 of Funding Cycle (Beginning 01/01/2011) @ Rate/Year 3.75%						\$ 42,808,775	\$ 41,218,888	\$ 52,820,361	\$ 136,848,024
Total Projected Budget Costs						\$ 188,466,397	\$ 115,420,307	\$ 113,547,379	\$ 417,434,084



Construction Cost Budgets - Renovation Type Unit Pricing

NEW ADMISSIONS WELCOME CENTER

Project System	AREA GSF	SF	NEW CONSTRUCTION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition		2,000	\$ 8,000	\$ 4.00				
Hazmat Abatement		2,000	\$ 8,000	\$ 4.00				
Sitework - Site Prep & Earthwork		6,000	\$ 48,000	\$ 8.00				
Sitework - Utilities		6,000	\$ 30,000	\$ 5.00				
Sitework - Pavements		6,000	\$ 24,000	\$ 4.00				
Sitework - Landscape & Misc.		6,000	\$ 24,000	\$ 4.00				
Foundations/Substructure		6,000	\$ 90,000	\$ 15.00				
Superstructure		6,000	\$ 150,000	\$ 25.00				
Roofing and Waterproofing		6,000	\$ 120,000	\$ 20.00				
Exterior Enclosure		6,000	\$ 210,000	\$ 35.00				
Interior Development - Partitions		6,000	\$ 72,000	\$ 12.00				
Interior Development - Finishes		6,000	\$ 90,000	\$ 15.00				
Interior Development - Specialties		6,000	\$ 30,000	\$ 5.00				
Interior Dev - Equip & Fixed Furnishings/Millwork		6,000	\$ 30,000	\$ 5.00				
Special Construction, Systems, Process, etc			\$ -					
Fire Protection		6,000	\$ 30,000	\$ 5.00				
Plumbing		6,000	\$ 60,000	\$ 10.00				
HVAC		6,000	\$ 240,000	\$ 40.00				
Electrical - Power		6,000	\$ 42,000	\$ 7.00				
Electrical - Lighting		6,000	\$ 48,000	\$ 8.00				
Electrical - Systems		6,000	\$ 60,000	\$ 10.00				
Electrical - Telecom and Data		6,000	\$ 30,000	\$ 5.00				
Miscellaneous (Specify)			\$ -					
Direct Construction Cost Unit			\$ 1,444,000					
General Conditions (incl Bonds and Insurance)		7.50%	\$ 108,300					
Design & Estimating Contingency		10.00%	\$ 144,400					
Construction Contingency		7.00%	\$ 101,080					
Contractor Overhead and Profit		6.00%	\$ 86,640					
Construction Cost Unit			\$ 1,884,420	\$ 314.07				

Construction Cost Budgets - Renovation Type Unit Pricing

JEWETT HALL - OPTION 3 - DEMOLISH EXISTING BUILDING

Project System	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF		SF				
Demolition	\$ 262,120	\$ 4.00				
Hazmat Abatement	\$ -					
Sitework - Site Prep & Earthwork	\$ 524,240	\$ 8.00				
Sitework - Utilities	\$ -					
Sitework - Pavements	\$ -					
Sitework - Landscape & Misc.	\$ 131,060	\$ 2.00				
Foundations/Substructure	\$ -					
Superstructure	\$ -					
Roofing and Waterproofing	\$ -					
Exterior Enclosure	\$ -					
Interior Development - Partitions	\$ -					
Interior Development - Finishes	\$ -					
Interior Development - Specialties	\$ -					
Interior Dev - Equip & Fixed Furnishings/Millwork	\$ -					
Special Construction, Systems, Process, etc	\$ -					
Fire Protection	\$ -					
Plumbing	\$ -					
HVAC	\$ -					
Electrical - Power	\$ -					
Electrical - Lighting	\$ -					
Electrical - Systems	\$ -					
Electrical - Telecom and Data	\$ -					
Miscellaneous (Specify)	\$ -					
Direct Construction Cost Unit	\$ 917,420					
General Conditions (incl Bonds and Insurance)	\$ 68,807	7.50%				
Design & Estimating Contingency	\$ 91,742	10.00%				
Construction Contingency	\$ 64,219	7.00%				
Contractor Overhead and Profit	\$ 55,045	6.00%				
Construction Cost Unit	\$ 1,197,233	\$ 18.27				





Construction Cost Budgets - Renovation Type Unit Pricing

JEWETT HALL - OPTION 3 - NEW BUILDING

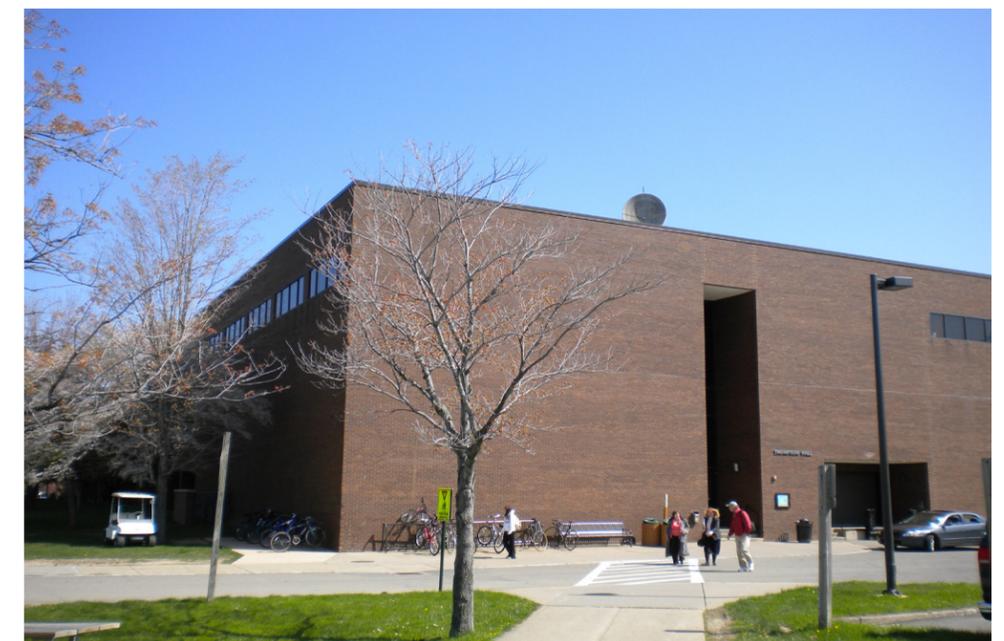
Project System	AREA GSF	SF	NEW CONSTRUCTION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition			\$ -					
Hazmat Abatement			\$ -					
Sitework - Site Prep & Earthwork		100,000	\$ 400,000	\$ 4.00				
Sitework - Utilities		100,000	\$ 300,000	\$ 3.00				
Sitework - Pavements		100,000	\$ 200,000	\$ 2.00				
Sitework - Landscape & Misc.		100,000	\$ 200,000	\$ 2.00				
Foundations/Substructure		100,000	\$ 1,500,000	\$ 15.00				
Superstructure		100,000	\$ 2,500,000	\$ 25.00				
Roofing and Waterproofing		100,000	\$ 2,000,000	\$ 20.00				
Exterior Enclosure		100,000	\$ 3,500,000	\$ 35.00				
Interior Development - Partitions		100,000	\$ 1,500,000	\$ 15.00				
Interior Development - Finishes		100,000	\$ 1,800,000	\$ 18.00				
Interior Development - Specialties		100,000	\$ 500,000	\$ 5.00				
Interior Dev - Equip & Fixed Furnishings/Millwork		100,000	\$ 1,500,000	\$ 15.00				
Special Construction, Systems, Process, etc			\$ -					
Fire Protection		100,000	\$ 500,000	\$ 5.00				
Plumbing		100,000	\$ 1,200,000	\$ 12.00				
HVAC		100,000	\$ 4,000,000	\$ 40.00				
Electrical - Power		100,000	\$ 700,000	\$ 7.00				
Electrical - Lighting		100,000	\$ 800,000	\$ 8.00				
Electrical - Systems		100,000	\$ 1,000,000	\$ 10.00				
Electrical - Telecom and Data		100,000	\$ 400,000	\$ 4.00				
Miscellaneous (Specify)			\$ -					
Direct Construction Cost Unit			\$ 24,500,000					
General Conditions (incl Bonds and Insurance)		7.50%	\$ 1,837,500					
Design & Estimating Contingency		10.00%	\$ 2,450,000					
Construction Contingency		7.00%	\$ 1,715,000					
Contractor Overhead and Profit		6.00%	\$ 1,470,000					
Construction Cost Unit			\$ 31,972,500	\$ 319.73				

NOTE: INCLUDES FOOD SERVICE EQUIPMENT

Construction Cost Budgets - Renovation Type Unit Pricing

THOMPSON HALL - PHASE 1 - RENOVATION

Project System	AREA GSF	SF	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition		5,000			\$ 20,000	\$ 4.00		
Hazmat Abatement		5,000			\$ 30,000	\$ 6.00		
Sitework - Site Prep & Earthwork					\$ -			
Sitework - Utilities					\$ -			
Sitework - Pavements					\$ -			
Sitework - Landscape & Misc.					\$ -			
Foundations/Substructure		5,000			\$ 10,000	\$ 2.00		
Superstructure					\$ -			
Roofing and Waterproofing					\$ -			
Exterior Enclosure					\$ -			
Interior Development - Partitions		5,000			\$ 25,000	\$ 5.00		
Interior Development - Finishes		5,000			\$ 60,000	\$ 12.00		
Interior Development - Specialties		5,000			\$ 10,000	\$ 2.00		
Interior Dev - Equip & Fixed Furnishings/Millwork		5,000			\$ 15,000	\$ 3.00		
Special Construction, Systems, Process, etc					\$ -			
Fire Protection		5,000			\$ 20,000	\$ 4.00		
Plumbing		5,000			\$ 40,000	\$ 8.00		
HVAC		5,000			\$ 175,000	\$ 35.00		
Electrical - Power		5,000			\$ 35,000	\$ 7.00		
Electrical - Lighting		5,000			\$ 40,000	\$ 8.00		
Electrical - Systems		5,000			\$ 30,000	\$ 6.00		
Electrical - Telecom and Data		5,000			\$ 20,000	\$ 4.00		
Miscellaneous (Specify)					\$ -			
Direct Construction Cost Unit			\$ -		\$ 530,000			
General Conditions (incl Bonds and Insurance)	7.50%		\$ -		\$ 39,750			
Design & Estimating Contingency	10.00%		\$ -		\$ 53,000			
Construction Contingency	7.00%		\$ -		\$ 37,100			
Contractor Overhead and Profit	6.00%		\$ -		\$ 31,800			
Construction Cost Unit			\$ -	\$ -	\$ 691,650	\$ 138.33		





Construction Cost Budgets - Renovation Type Unit Pricing

THOMPSON HALL - PHASE 2 - RENOVATION

Project System	AREA GSF	SF	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition		21,000			\$ 84,000	\$ 4.00		
Hazmat Abatement		21,000			\$ 126,000	\$ 6.00		
Sitework - Site Prep & Earthwork					\$ -			
Sitework - Utilities					\$ -			
Sitework - Pavements					\$ -			
Sitework - Landscape & Misc.					\$ -			
Foundations/Substructure		21,000			\$ 42,000	\$ 2.00		
Superstructure					\$ -			
Roofing and Waterproofing					\$ -			
Exterior Enclosure					\$ -			
Interior Development - Partitions		21,000			\$ 105,000	\$ 5.00		
Interior Development - Finishes		21,000			\$ 252,000	\$ 12.00		
Interior Development - Specialties		21,000			\$ 42,000	\$ 2.00		
Interior Dev - Equip & Fixed Furnishings/Millwork		21,000			\$ 63,000	\$ 3.00		
Special Construction, Systems, Process, etc					\$ -			
Fire Protection		21,000			\$ 84,000	\$ 4.00		
Plumbing		21,000			\$ 168,000	\$ 8.00		
HVAC		21,000			\$ 735,000	\$ 35.00		
Electrical - Power		21,000			\$ 147,000	\$ 7.00		
Electrical - Lighting		21,000			\$ 168,000	\$ 8.00		
Electrical - Systems		21,000			\$ 126,000	\$ 6.00		
Electrical - Telecom and Data		21,000			\$ 84,000	\$ 4.00		
Miscellaneous (Specify)					\$ -			
Direct Construction Cost Unit			\$ -		\$ 2,226,000			
General Conditions (incl Bonds and Insurance)	7.50%		\$ -		\$ 166,950			
Design & Estimating Contingency	10.00%		\$ -		\$ 222,600			
Construction Contingency	7.00%		\$ -		\$ 155,820			
Contractor Overhead and Profit	6.00%		\$ -		\$ 133,560			
Construction Cost Unit			\$ -	\$ -	\$ 2,904,930	\$ 138.33		

Construction Cost Budgets - Renovation Type Unit Pricing

THOMPSON HALL - PHASE 3 - RENOVATION

Project System	AREA GSF	SF	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition		136,400			\$ 545,600	\$ 4.00		
Hazmat Abatement		136,400			\$ 818,400	\$ 6.00		
Sitework - Site Prep & Earthwork					\$ -			
Sitework - Utilities					\$ -			
Sitework - Pavements					\$ -			
Sitework - Landscape & Misc.					\$ -			
Foundations/Substructure		136,400			\$ 272,800	\$ 2.00		
Superstructure					\$ -			
Roofing and Waterproofing					\$ -			
Exterior Enclosure					\$ -			
Interior Development - Partitions		136,400			\$ 682,000	\$ 5.00		
Interior Development - Finishes		136,400			\$ 1,636,800	\$ 12.00		
Interior Development - Specialties		136,400			\$ 272,800	\$ 2.00		
Interior Dev - Equip & Fixed Furnishings/Millwork		136,400			\$ 409,200	\$ 3.00		
Special Construction, Systems, Process, etc					\$ -			
Fire Protection		136,400			\$ 545,600	\$ 4.00		
Plumbing		136,400			\$ 1,091,200	\$ 8.00		
HVAC		136,400			\$ 4,774,000	\$ 35.00		
Electrical - Power		136,400			\$ 954,800	\$ 7.00		
Electrical - Lighting		136,400			\$ 1,091,200	\$ 8.00		
Electrical - Systems		136,400			\$ 818,400	\$ 6.00		
Electrical - Telecom and Data		136,400			\$ 545,600	\$ 4.00		
Miscellaneous (Specify)					\$ -			
Direct Construction Cost Unit			\$ -		\$ 14,458,400			
General Conditions (incl Bonds and Insurance)	7.50%		\$ -		\$ 1,084,380			
Design & Estimating Contingency	10.00%		\$ -		\$ 1,445,840			
Construction Contingency	7.00%		\$ -		\$ 1,012,088			
Contractor Overhead and Profit	6.00%		\$ -		\$ 867,504			
Construction Cost Unit			\$ -	\$ -	\$ 18,868,212	\$ 138.33		





Construction Cost Budgets - Renovation Type Unit Pricing

THOMPSON HALL - OPTION 1 - NEW ENTRY ADDITION

Project System	AREA GSF	SF	NEW CONSTRUCTION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition	5,000		\$ 25,000	\$ 5.00				
Hazmat Abatement	5,000		\$ 10,000	\$ 2.00				
Sitework - Site Prep & Earthwork	5,000		\$ 25,000	\$ 5.00				
Sitework - Utilities			\$ -					
Sitework - Pavements			\$ -					
Sitework - Landscape & Misc.			\$ -					
Foundations/Substructure	5,000		\$ 75,000	\$ 15.00				
Superstructure	5,000		\$ 150,000	\$ 30.00				
Roofing and Waterproofing	5,000		\$ 150,000	\$ 30.00				
Exterior Enclosure	5,000		\$ 300,000	\$ 60.00				
Interior Development - Partitions	5,000		\$ 75,000	\$ 15.00				
Interior Development - Finishes	5,000		\$ 100,000	\$ 20.00				
Interior Development - Specialties	5,000		\$ 25,000	\$ 5.00				
Interior Dev - Equip & Fixed Furnishings/Millwork	5,000		\$ 25,000	\$ 5.00				
Special Construction, Systems, Process, etc			\$ -					
Fire Protection	5,000		\$ 25,000	\$ 5.00				
Plumbing	5,000		\$ 50,000	\$ 10.00				
HVAC	5,000		\$ 200,000	\$ 40.00				
Electrical - Power	5,000		\$ 35,000	\$ 7.00				
Electrical - Lighting	5,000		\$ 40,000	\$ 8.00				
Electrical - Systems	5,000		\$ 50,000	\$ 10.00				
Electrical - Telecom and Data	5,000		\$ 20,000	\$ 4.00				
Miscellaneous (Specify)			\$ -					
Direct Construction Cost Unit			\$ 1,380,000					
General Conditions (incl Bonds and Insurance)		7.50%	\$ 103,500					
Design & Estimating Contingency		10.00%	\$ 138,000					
Construction Contingency		7.00%	\$ 96,600					
Contractor Overhead and Profit		6.00%	\$ 82,800					
Construction Cost Unit			\$ 1,800,900	\$ 360.18				

Construction Cost Budgets - Renovation Type Unit Pricing

NEW CLASSROOM BUILDING

Project System	AREA GSF	SF	NEW CONSTRUCTION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition			\$ -					
Hazmat Abatement			\$ -					
Sitework - Site Prep & Earthwork	75,000		\$ 300,000	\$ 4.00				
Sitework - Utilities	75,000		\$ 225,000	\$ 3.00				
Sitework - Pavements	75,000		\$ 150,000	\$ 2.00				
Sitework - Landscape & Misc.	75,000		\$ 150,000	\$ 2.00				
Foundations/Substructure	75,000		\$ 1,125,000	\$ 15.00				
Superstructure	75,000		\$ 1,875,000	\$ 25.00				
Roofing and Waterproofing	75,000		\$ 1,500,000	\$ 20.00				
Exterior Enclosure	75,000		\$ 2,625,000	\$ 35.00				
Interior Development - Partitions	75,000		\$ 900,000	\$ 12.00				
Interior Development - Finishes	75,000		\$ 1,125,000	\$ 15.00				
Interior Development - Specialties	75,000		\$ 375,000	\$ 5.00				
Interior Dev - Equip & Fixed Furnishings/Millwork	75,000		\$ 375,000	\$ 5.00				
Special Construction, Systems, Process, etc			\$ -					
Fire Protection	75,000		\$ 375,000	\$ 5.00				
Plumbing	75,000		\$ 750,000	\$ 10.00				
HVAC	75,000		\$ 3,000,000	\$ 40.00				
Electrical - Power	75,000		\$ 525,000	\$ 7.00				
Electrical - Lighting	75,000		\$ 600,000	\$ 8.00				
Electrical - Systems	75,000		\$ 750,000	\$ 10.00				
Electrical - Telecom and Data	75,000		\$ 300,000	\$ 4.00				
Miscellaneous (Specify)			\$ -					
Direct Construction Cost Unit			\$ 17,025,000					
General Conditions (incl Bonds and Insurance)	7.50%		\$ 1,276,875					
Design & Estimating Contingency	10.00%		\$ 1,702,500					
Construction Contingency	7.00%		\$ 1,191,750					
Contractor Overhead and Profit	6.00%		\$ 1,021,500					
Construction Cost Unit			\$ 22,217,625	\$ 296.24				





Construction Cost Budgets - Renovation Type Unit Pricing

FENTON HALL RENO - OPTION A

Project System	AREA GSF	SF	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition		72,759			\$ 145,518	\$ 2.00		
Hazmat Abatement		72,759			\$ 291,036	\$ 4.00		
Sitework - Site Prep & Earthwork					\$ -			
Sitework - Utilities					\$ -			
Sitework - Pavements					\$ -			
Sitework - Landscape & Misc.					\$ -			
Foundations/Substructure		72,759			\$ 72,759	\$ 1.00		
Superstructure					\$ -			
Roofing and Waterproofing					\$ -			
Exterior Enclosure					\$ -			
Interior Development - Partitions		72,759			\$ 145,518	\$ 2.00		
Interior Development - Finishes		72,759			\$ 654,831	\$ 9.00		
Interior Development - Specialties		72,759			\$ 72,759	\$ 1.00		
Interior Dev - Equip & Fixed Furnishings/Millwork		72,759			\$ 145,518	\$ 2.00		
Special Construction, Systems, Process, etc					\$ -			
Fire Protection		72,759			\$ 291,036	\$ 4.00		
Plumbing		72,759			\$ 582,072	\$ 8.00		
HVAC		72,759			\$ 2,546,565	\$ 35.00		
Electrical - Power		72,759			\$ 509,313	\$ 7.00		
Electrical - Lighting		72,759			\$ 582,072	\$ 8.00		
Electrical - Systems		72,759			\$ 436,554	\$ 6.00		
Electrical - Telecom and Data		72,759			\$ 291,036	\$ 4.00		
Miscellaneous (Specify)					\$ -			
Direct Construction Cost Unit			\$ -		\$ 6,766,587			
General Conditions (incl Bonds and Insurance)		7.50%	\$ -		\$ 507,494			
Design & Estimating Contingency		10.00%	\$ -		\$ 676,659			
Construction Contingency		7.00%	\$ -		\$ 473,661			
Contractor Overhead and Profit		6.00%	\$ -		\$ 405,995			
Construction Cost Unit			\$ -	\$ -	\$ 8,830,396	\$ 121.37		

NOTES: 100% NEW MEP SYSTEMS
25% GUT RENO ARCHITECTURAL SCOPE, 75% SPOT RENO TO ACCOMMODATE MEP

Construction Cost Budgets - Renovation Type Unit Pricing

FENTON HALL RENO - OPTION B

Project System	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF		SF				
Demolition		72,759			\$ 436,554	\$ 6.00
Hazmat Abatement		72,759			\$ 727,590	\$ 10.00
Sitework - Site Prep & Earthwork					\$ -	
Sitework - Utilities					\$ -	
Sitework - Pavements					\$ -	
Sitework - Landscape & Misc.					\$ -	
Foundations/Substructure		72,759			\$ 218,277	\$ 3.00
Superstructure					\$ -	
Roofing and Waterproofing					\$ -	
Exterior Enclosure					\$ -	
Interior Development - Partitions		72,759			\$ 727,590	\$ 10.00
Interior Development - Finishes		72,759			\$ 873,108	\$ 12.00
Interior Development - Specialties		72,759			\$ 291,036	\$ 4.00
Interior Dev - Equip & Fixed Furnishings/Millwork		72,759			\$ 436,554	\$ 6.00
Special Construction, Systems, Process, etc					\$ -	
Fire Protection		72,759			\$ 291,036	\$ 4.00
Plumbing		72,759			\$ 582,072	\$ 8.00
HVAC		72,759			\$ 2,546,565	\$ 35.00
Electrical - Power		72,759			\$ 509,313	\$ 7.00
Electrical - Lighting		72,759			\$ 582,072	\$ 8.00
Electrical - Systems		72,759			\$ 436,554	\$ 6.00
Electrical - Telecom and Data		72,759			\$ 291,036	\$ 4.00
Miscellaneous (Specify)					\$ -	
Direct Construction Cost Unit	\$ -		\$ -		\$ 8,949,357	
General Conditions (incl Bonds and Insurance)		7.50%			\$ 671,202	
Design & Estimating Contingency		10.00%			\$ 894,936	
Construction Contingency		7.00%			\$ 626,455	
Contractor Overhead and Profit		6.00%			\$ 536,961	
Construction Cost Unit	\$ -	\$ -	\$ -	\$ -	\$ 11,678,911	\$ 160.52

NOTES: 100% NEW MEP SYSTEMS
100% GUT RENO ARCHITECTURAL SCOPE



Construction Cost Budgets - Renovation Type Unit Pricing

HOUGHTON HALL RENO



Project System	AREA GSF	SF	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition		73,981					\$ 443,886	\$ 6.00
Hazmat Abatement		73,981					\$ 887,772	\$ 12.00
Sitework - Site Prep & Earthwork							\$ -	
Sitework - Utilities							\$ -	
Sitework - Pavements							\$ -	
Sitework - Landscape & Misc.							\$ -	
Foundations/Substructure		73,981					\$ 295,924	\$ 4.00
Superstructure							\$ -	
Roofing and Waterproofing							\$ -	
Exterior Enclosure		73,981					\$ 443,886	\$ 6.00
Interior Development - Partitions		73,981					\$ 739,810	\$ 10.00
Interior Development - Finishes		73,981					\$ 1,109,715	\$ 15.00
Interior Development - Specialties		73,981					\$ 369,905	\$ 5.00
Interior Dev - Equip & Fixed Furnishings/Millwork		73,981					\$ 1,109,715	\$ 15.00
Special Construction, Systems, Process, etc							\$ -	
Fire Protection		73,981					\$ 369,905	\$ 5.00
Plumbing		73,981					\$ 1,109,715	\$ 15.00
HVAC		73,981					\$ 3,329,145	\$ 45.00
Electrical - Power		73,981					\$ 665,829	\$ 9.00
Electrical - Lighting		73,981					\$ 591,848	\$ 8.00
Electrical - Systems		73,981					\$ 591,848	\$ 8.00
Electrical - Telecom and Data		73,981					\$ 295,924	\$ 4.00
Miscellaneous (Specify)							\$ -	
Direct Construction Cost Unit			\$ -		\$ -		\$ 12,354,827	
General Conditions (incl Bonds and Insurance)		7.50%	\$ -		\$ -		\$ 926,612	
Design & Estimating Contingency		10.00%	\$ -		\$ -		\$ 1,235,483	
Construction Contingency		7.00%	\$ -		\$ -		\$ 864,838	
Contractor Overhead and Profit		6.00%	\$ -		\$ -		\$ 741,290	
Construction Cost Unit			\$ -	\$ -	\$ -	\$ -	\$ 16,123,049	\$ 217.94

NOTE: WILL BE CONVERTED FROM EXISTING FULL SCIENCE INSTRUCTION FACILITY INTO A "LIGHT" SCIENCE FACILITY.

Construction Cost Budgets - Renovation Type Unit Pricing

MASON HALL RENO

Project System	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF		SF				
Demolition		95,260	\$ 381,040	\$ 4.00		
Hazmat Abatement		95,260	\$ 571,560	\$ 6.00		
Sitework - Site Prep & Earthwork			\$ -			
Sitework - Utilities			\$ -			
Sitework - Pavements			\$ -			
Sitework - Landscape & Misc.			\$ -			
Foundations/Substructure			\$ -			
Superstructure			\$ -			
Roofing and Waterproofing			\$ -			
Exterior Enclosure		95,260	\$ 381,040	\$ 4.00		
Interior Development - Partitions		95,260	\$ 476,300	\$ 5.00		
Interior Development - Finishes		95,260	\$ 1,428,900	\$ 15.00		
Interior Development - Specialties		95,260	\$ 476,300	\$ 5.00		
Interior Dev - Equip & Fixed Furnishings/Millwork		95,260	\$ 476,300	\$ 5.00		
Special Construction, Systems, Process, etc			\$ -			
Fire Protection		95,260	\$ 381,040	\$ 4.00		
Plumbing		95,260	\$ 762,080	\$ 8.00		
HVAC		95,260	\$ 3,810,400	\$ 40.00		
Electrical - Power		95,260	\$ 762,080	\$ 8.00		
Electrical - Lighting		95,260	\$ 1,143,120	\$ 12.00		
Electrical - Systems		95,260	\$ 762,080	\$ 8.00		
Electrical - Telecom and Data		95,260	\$ 381,040	\$ 4.00		
Miscellaneous (Specify)			\$ -			
Direct Construction Cost Unit	\$ -		\$ 12,193,280			
General Conditions (incl Bonds and Insurance)		7.50%	\$ 914,496			
Design & Estimating Contingency		10.00%	\$ 1,219,328			
Construction Contingency		7.00%	\$ 853,530			
Contractor Overhead and Profit		6.00%	\$ 731,597			
Construction Cost Unit	\$ -	\$ -	\$ 15,912,230	\$ 167.04		

NOTES: 1) MASON HALL COMPLEX CONSISTS OF OLD MASON (32,000 sf), NEW MASON (50,500 sf) AND MASON ANNEX (12,760 sf).
 2) REPLACE WINDOWS AT OLD MASON ONLY.



Construction Cost Budgets - Renovation Type Unit Pricing

SERVICE COMPLEX RENOVATION / RECONFIGURATION

Project System	AREA GSF	SF	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition	14,000				\$ 56,000	\$ 4.00		
Hazmat Abatement	14,000				\$ 56,000	\$ 4.00		
Sitework - Site Prep & Earthwork					\$ -			
Sitework - Utilities					\$ -			
Sitework - Pavements					\$ -			
Sitework - Landscape & Misc.					\$ -			
Foundations/Substructure					\$ -			
Superstructure	14,000				\$ 42,000	\$ 3.00		
Roofing and Waterproofing					\$ -			
Exterior Enclosure	14,000				\$ 56,000	\$ 4.00		
Interior Development - Partitions	14,000				\$ 70,000	\$ 5.00		
Interior Development - Finishes	14,000				\$ 168,000	\$ 12.00		
Interior Development - Specialties	14,000				\$ 28,000	\$ 2.00		
Interior Dev - Equip & Fixed Furnishings/Millwork	14,000				\$ 42,000	\$ 3.00		
Special Construction, Systems, Process, etc					\$ -			
Fire Protection	14,000				\$ 56,000	\$ 4.00		
Plumbing	14,000				\$ 112,000	\$ 8.00		
HVAC	14,000				\$ 490,000	\$ 35.00		
Electrical - Power	14,000				\$ 98,000	\$ 7.00		
Electrical - Lighting	14,000				\$ 112,000	\$ 8.00		
Electrical - Systems	14,000				\$ 84,000	\$ 6.00		
Electrical - Telecom and Data	14,000				\$ 56,000	\$ 4.00		
Miscellaneous (Specify)					\$ -			
Direct Construction Cost Unit			\$ -		\$ 1,526,000			
General Conditions (incl Bonds and Insurance)	7.50%		\$ -		\$ 114,450			
Design & Estimating Contingency	10.00%		\$ -		\$ 152,600			
Construction Contingency	7.00%		\$ -		\$ 106,820			
Contractor Overhead and Profit	6.00%		\$ -		\$ 91,560			
Construction Cost Unit			\$ -	\$ -	\$ 1,991,430	\$ 142.25		



Construction Cost Budgets - Renovation Type Unit Pricing

REED LIBRARY RENO

Project System	AREA GSF	SF	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition		80,861			\$ 323,444	\$ 4.00		
Hazmat Abatement		80,861			\$ 566,027	\$ 7.00		
Sitework - Site Prep & Earthwork					\$ -			
Sitework - Utilities					\$ -			
Sitework - Pavements					\$ -			
Sitework - Landscape & Misc.					\$ -			
Foundations/Substructure					\$ -			
Superstructure					\$ -			
Roofing and Waterproofing					\$ -			
Exterior Enclosure					\$ -			
Interior Development - Partitions		80,861			\$ 323,444	\$ 4.00		
Interior Development - Finishes		80,861			\$ 1,212,915	\$ 15.00		
Interior Development - Specialties		80,861			\$ 242,583	\$ 3.00		
Interior Dev - Equip & Fixed Furnishings/Millwork		80,861			\$ 404,305	\$ 5.00		
Special Construction, Systems, Process, etc					\$ -			
Fire Protection		80,861			\$ 323,444	\$ 4.00		
Plumbing		80,861			\$ 485,166	\$ 6.00		
HVAC		80,861			\$ 2,830,135	\$ 35.00		
Electrical - Power		80,861			\$ 566,027	\$ 7.00		
Electrical - Lighting		80,861			\$ 808,610	\$ 10.00		
Electrical - Systems		80,861			\$ 404,305	\$ 5.00		
Electrical - Telecom and Data		80,861			\$ 485,166	\$ 6.00		
Miscellaneous (Specify)					\$ -			
Direct Construction Cost Unit			\$ -		\$ 8,975,571			
General Conditions (incl Bonds and Insurance)	7.50%		\$ -		\$ 673,168			
Design & Estimating Contingency	10.00%		\$ -		\$ 897,557			
Construction Contingency	7.00%		\$ -		\$ 628,290			
Contractor Overhead and Profit	6.00%		\$ -		\$ 538,534			
Construction Cost Unit			\$ -	\$ -	\$ 11,713,120	\$ 144.86		



Construction Cost Budgets - Renovation Type Unit Pricing

McEWEN HALL RENO



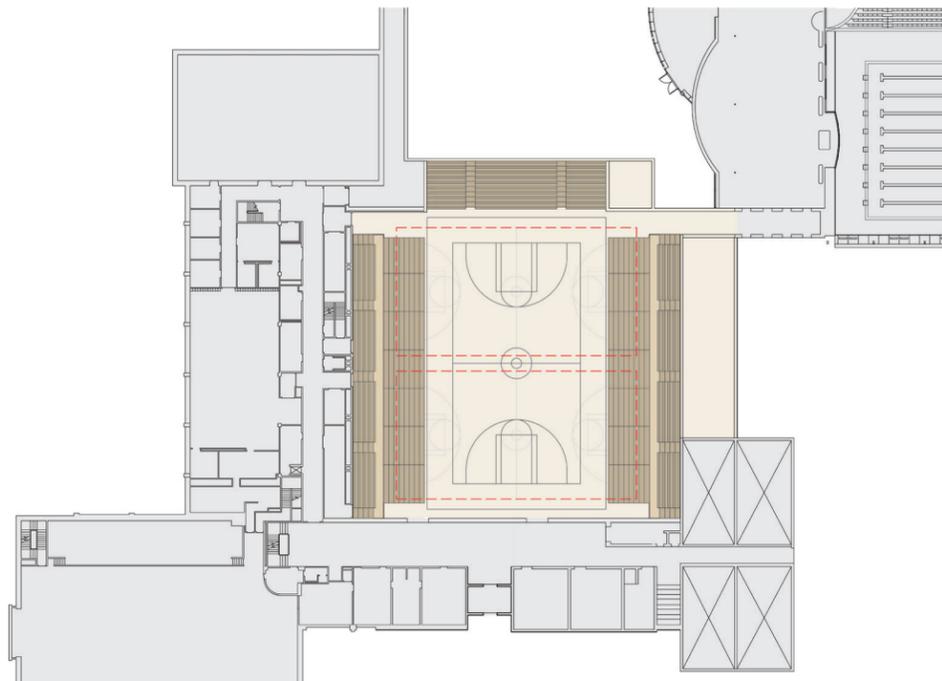
Project System	AREA GSF	SF	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition		50,894			\$ 203,576	\$ 4.00		
Hazmat Abatement		50,894			\$ 407,152	\$ 8.00		
Sitework - Site Prep & Earthwork					\$ -			
Sitework - Utilities					\$ -			
Sitework - Pavements					\$ -			
Sitework - Landscape & Misc.					\$ -			
Foundations/Substructure					\$ -			
Superstructure		50,894			\$ 152,682	\$ 3.00		
Roofing and Waterproofing					\$ -			
Exterior Enclosure		50,894			\$ 254,470	\$ 5.00		
Interior Development - Partitions		50,894			\$ 610,728	\$ 12.00		
Interior Development - Finishes		50,894			\$ 101,788	\$ 2.00		
Interior Development - Specialties		50,894			\$ 152,682	\$ 3.00		
Interior Dev - Equip & Fixed Furnishings/Millwork					\$ -			
Special Construction, Systems, Process, etc					\$ -			
Fire Protection		50,894			\$ 203,576	\$ 4.00		
Plumbing		50,894			\$ 407,152	\$ 8.00		
HVAC		50,894			\$ 1,781,290	\$ 35.00		
Electrical - Power		50,894			\$ 356,258	\$ 7.00		
Electrical - Lighting		50,894			\$ 407,152	\$ 8.00		
Electrical - Systems		50,894			\$ 305,364	\$ 6.00		
Electrical - Telecom and Data		50,894			\$ 203,576	\$ 4.00		
Miscellaneous (Specify)					\$ -			
Direct Construction Cost Unit			\$ -		\$ 5,547,446			
General Conditions (incl Bonds and Insurance)	7.50%		\$ -		\$ 416,058			
Design & Estimating Contingency	10.00%		\$ -		\$ 554,745			
Construction Contingency	7.00%		\$ -		\$ 388,321			
Contractor Overhead and Profit	6.00%		\$ -		\$ 332,847			
Construction Cost Unit			\$ -	\$ -	\$ 7,239,417	\$ 142.25		

Construction Cost Budgets - Renovation Type Unit Pricing

LoGRASSO HALL

Project System	AREA GSF	SF	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition		24,445			\$ 97,780	\$ 4.00		
Hazmat Abatement		24,445			\$ 195,560	\$ 8.00		
Sitework - Site Prep & Earthwork					\$ -			
Sitework - Utilities					\$ -			
Sitework - Pavements					\$ -			
Sitework - Landscape & Misc.					\$ -			
Foundations/Substructure					\$ -			
Superstructure		24,445			\$ 73,335	\$ 3.00		
Roofing and Waterproofing					\$ -			
Exterior Enclosure		24,445			\$ 122,225	\$ 5.00		
Interior Development - Partitions		24,445			\$ 293,340	\$ 12.00		
Interior Development - Finishes		24,445			\$ 48,890	\$ 2.00		
Interior Development - Specialties		24,445			\$ 73,335	\$ 3.00		
Interior Dev - Equip & Fixed Furnishings/Millwork					\$ -			
Special Construction, Systems, Process, etc					\$ -			
Fire Protection		24,445			\$ 97,780	\$ 4.00		
Plumbing		24,445			\$ 195,560	\$ 8.00		
HVAC		24,445			\$ 855,575	\$ 35.00		
Electrical - Power		24,445			\$ 171,115	\$ 7.00		
Electrical - Lighting		24,445			\$ 195,560	\$ 8.00		
Electrical - Systems		24,445			\$ 146,670	\$ 6.00		
Electrical - Telecom and Data		24,445			\$ 97,780	\$ 4.00		
Miscellaneous (Specify)					\$ -			
Direct Construction Cost Unit			\$ -		\$ 2,664,505			
General Conditions (incl Bonds and Insurance)	7.50%		\$ -		\$ 199,838			
Design & Estimating Contingency	10.00%		\$ -		\$ 266,451			
Construction Contingency	7.00%		\$ -		\$ 186,515			
Contractor Overhead and Profit	6.00%		\$ -		\$ 159,870			
Construction Cost Unit			\$ -	\$ -	\$ 3,477,179	\$ 142.25		





Construction Cost Budgets - Renovation Type Unit Pricing

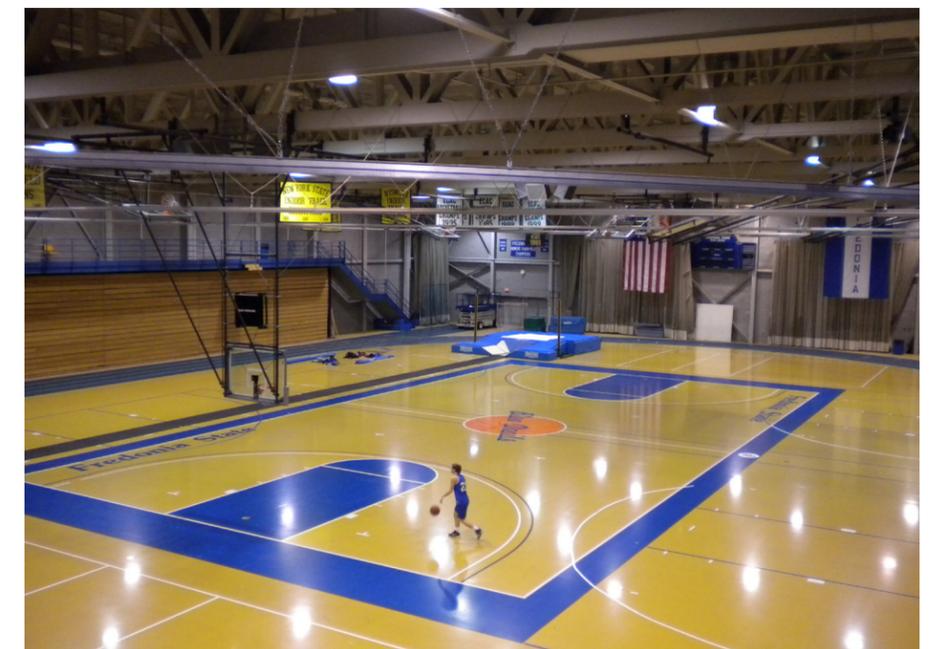
DODS HALL RENO

Project System	AREA GSF	SF	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition	82,591				\$ 330,364	\$ 4.00		
Hazmat Abatement	82,591				\$ 495,546	\$ 6.00		
Sitework - Site Prep & Earthwork					\$ -			
Sitework - Utilities					\$ -			
Sitework - Pavements					\$ -			
Sitework - Landscape & Misc.					\$ -			
Foundations/Substructure					\$ -			
Superstructure	82,591				\$ 165,182	\$ 2.00		
Roofing and Waterproofing					\$ -			
Exterior Enclosure	82,591				\$ 495,546	\$ 6.00		
Interior Development - Partitions	82,591				\$ 412,955	\$ 5.00		
Interior Development - Finishes	82,591				\$ 825,910	\$ 10.00		
Interior Development - Specialties	82,591				\$ 82,591	\$ 1.00		
Interior Dev - Equip & Fixed Furnishings/Millwork	82,591				\$ 165,182	\$ 2.00		
Special Construction, Systems, Process, etc					\$ -			
Fire Protection	82,591				\$ 330,364	\$ 4.00		
Plumbing	82,591				\$ 825,910	\$ 10.00		
HVAC	82,591				\$ 2,890,685	\$ 35.00		
Electrical - Power	82,591				\$ 578,137	\$ 7.00		
Electrical - Lighting	82,591				\$ 660,728	\$ 8.00		
Electrical - Systems	82,591				\$ 495,546	\$ 6.00		
Electrical - Telecom and Data	82,591				\$ 247,773	\$ 3.00		
Miscellaneous (Specify)					\$ -			
Direct Construction Cost Unit			\$ -		\$ 9,002,419			
General Conditions (incl Bonds and Insurance)	7.50%		\$ -		\$ 675,181			
Design & Estimating Contingency	10.00%		\$ -		\$ 900,242			
Construction Contingency	7.00%		\$ -		\$ 630,169			
Contractor Overhead and Profit	6.00%		\$ -		\$ 540,145			
Construction Cost Unit			\$ -	\$ -	\$ 11,748,157	\$ 142.25		

Construction Cost Budgets - Renovation Type Unit Pricing

STEELE FIELD HOUSE RENO

Project System	AREA GSF	SF	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition		91,734			\$ 366,936	\$ 4.00		
Hazmat Abatement		91,734			\$ 183,468	\$ 2.00		
Sitework - Site Prep & Earthwork					\$ -			
Sitework - Utilities					\$ -			
Sitework - Pavements					\$ -			
Sitework - Landscape & Misc.					\$ -			
Foundations/Substructure					\$ -			
Superstructure					\$ -			
Roofing and Waterproofing					\$ -			
Exterior Enclosure					\$ -			
Interior Development - Partitions		91,734			\$ 458,670	\$ 5.00		
Interior Development - Finishes		91,734			\$ 917,340	\$ 10.00		
Interior Development - Specialties		91,734			\$ 91,734	\$ 1.00		
Interior Dev - Equip & Fixed Furnishings/Millwork		91,734			\$ 183,468	\$ 2.00		
Special Construction, Systems, Process, etc					\$ -			
Fire Protection		91,734			\$ 366,936	\$ 4.00		
Plumbing		91,734			\$ 917,340	\$ 10.00		
HVAC		91,734			\$ 3,210,690	\$ 35.00		
Electrical - Power		91,734			\$ 642,138	\$ 7.00		
Electrical - Lighting		91,734			\$ 733,872	\$ 8.00		
Electrical - Systems		91,734			\$ 550,404	\$ 6.00		
Electrical - Telecom and Data		91,734			\$ 275,202	\$ 3.00		
Miscellaneous (Specify)					\$ -			
Direct Construction Cost Unit			\$ -		\$ 8,898,198			
General Conditions (incl Bonds and Insurance)	7.50%		\$ -		\$ 667,365			
Design & Estimating Contingency	10.00%		\$ -		\$ 889,820			
Construction Contingency	7.00%		\$ -		\$ 622,874			
Contractor Overhead and Profit	6.00%		\$ -		\$ 533,892			
Construction Cost Unit			\$ -	\$ -	\$ 11,612,148	\$ 126.59		



Construction Cost Budgets - Renovation Type Unit Pricing

ROCKEFELLER ARTS RENOVATIONS

Project System	AREA GSF	SF	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition		50,000			\$ 200,000	\$ 4.00		
Hazmat Abatement		50,000			\$ 200,000	\$ 4.00		
Sitework - Site Prep & Earthwork					\$ -			
Sitework - Utilities					\$ -			
Sitework - Pavements					\$ -			
Sitework - Landscape & Misc.					\$ -			
Foundations/Substructure					\$ -			
Superstructure		50,000			\$ 150,000	\$ 3.00		
Roofing and Waterproofing					\$ -			
Exterior Enclosure		50,000			\$ 150,000	\$ 3.00		
Interior Development - Partitions		50,000			\$ 600,000	\$ 12.00		
Interior Development - Finishes		50,000			\$ 100,000	\$ 2.00		
Interior Development - Specialties		50,000			\$ 250,000	\$ 5.00		
Interior Dev - Equip & Fixed Furnishings/Millwork					\$ -			
Special Construction, Systems, Process, etc					\$ -			
Fire Protection		50,000			\$ 200,000	\$ 4.00		
Plumbing		50,000			\$ 400,000	\$ 8.00		
HVAC		50,000			\$ 1,250,000	\$ 25.00		
Electrical - Power		50,000			\$ 350,000	\$ 7.00		
Electrical - Lighting		50,000			\$ 750,000	\$ 15.00		
Electrical - Systems		50,000			\$ 300,000	\$ 6.00		
Electrical - Telecom and Data		50,000			\$ 200,000	\$ 4.00		
Miscellaneous (Specify)					\$ -			
Direct Construction Cost Unit			\$ -		\$ 5,100,000			
General Conditions (incl Bonds and Insurance)		7.50%	\$ -		\$ 382,500			
Design & Estimating Contingency		10.00%	\$ -		\$ 510,000			
Construction Contingency		7.00%	\$ -		\$ 357,000			
Contractor Overhead and Profit		6.00%	\$ -		\$ 306,000			
Construction Cost Unit			\$ -	\$ -	\$ 6,655,500	\$ 133.11		



Construction Cost Budgets - Renovation Type Unit Pricing

ROCKEFELLER ARTS PHASE II ADDITION

Project System	AREA GSF	SF	NEW CONSTRUCTION		MEDIUM INTENSITY RENOVATON		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Demolition	20,000		\$ 40,000	\$ 2.00				
Hazmat Abatement	20,000		\$ 40,000	\$ 2.00				
Sitework - Site Prep & Earthwork	20,000		\$ 160,000	\$ 8.00				
Sitework - Utilities			\$ -					
Sitework - Pavements			\$ -					
Sitework - Landscape & Misc.			\$ -					
Foundations/Substructure	20,000		\$ 300,000	\$ 15.00				
Superstructure	20,000		\$ 600,000	\$ 30.00				
Roofing and Waterproofing	20,000		\$ 400,000	\$ 20.00				
Exterior Enclosure	20,000		\$ 700,000	\$ 35.00				
Interior Development - Partitions	20,000		\$ 240,000	\$ 12.00				
Interior Development - Finishes	20,000		\$ 300,000	\$ 15.00				
Interior Development - Specialties	20,000		\$ 100,000	\$ 5.00				
Interior Dev - Equip & Fixed Furnishings/Millwork	20,000		\$ 100,000	\$ 5.00				
Special Construction, Systems, Process, etc			\$ -					
Fire Protection	20,000		\$ 100,000	\$ 5.00				
Plumbing	20,000		\$ 200,000	\$ 10.00				
HVAC	20,000		\$ 800,000	\$ 40.00				
Electrical - Power	20,000		\$ 140,000	\$ 7.00				
Electrical - Lighting	20,000		\$ 200,000	\$ 10.00				
Electrical - Systems	20,000		\$ 200,000	\$ 10.00				
Electrical - Telecom and Data	20,000		\$ 80,000	\$ 4.00				
Miscellaneous (Specify)			\$ -					
Direct Construction Cost Unit			\$ 4,700,000					
General Conditions (incl Bonds and Insurance)	7.50%		\$ 352,500					
Design & Estimating Contingency	10.00%		\$ 470,000					
Construction Contingency	7.00%		\$ 329,000					
Contractor Overhead and Profit	6.00%		\$ 282,000					
Construction Cost Unit			\$ 6,133,500	\$ 306.68				



Construction Cost Budgets - Renovation Type Unit Pricing

OLD MAIN / SCIENCE DRIVE PEDESTRIAN IMPROVEMENTS PHASE 1



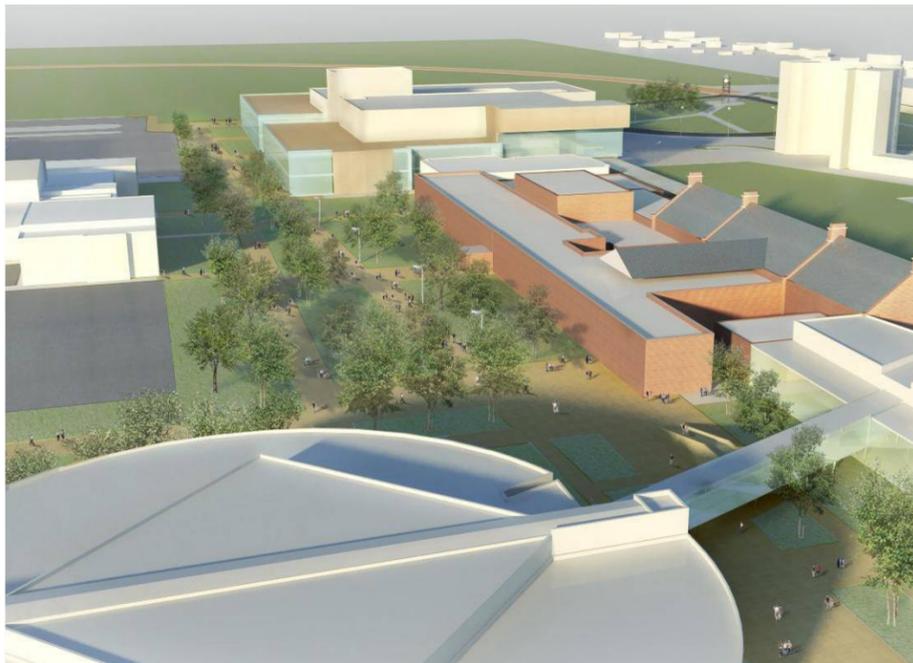
Project System	AREA GSF	SF	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Site Preparation, incl.paving removal, grading, etc.	17,000	sf	\$ 34,000	\$ 2.00				
Walkways - 6" cement concrete on 12" aggregate base	9,000	sf	\$ 45,000	\$ 5.00				
Special paving at plaza	2,000	sf	\$ 28,000	\$ 14.00				
Precast edging at plant beds	600	lf	\$ 15,000	\$ 25.00				
Site lighting (new pole lights, footings, conduits)	3	ea	\$ 10,500	\$ 3,500.00				
Tree planting (3" to 3-1/2" cal)	3	ea	\$ 2,250	\$ 750.00				
Loam and seed, irrigated	6,000	sf	\$ 6,000	\$ 1.00				
Other plantings	400	ea	\$ 20,000	\$ 50.00				
Storm drainage (1CB + 1MH + 100 lf piping)	1	ls	\$ 11,000	\$ 11,000.00				
Miscellaneous improvements, allowance	1	ls	\$ 10,000	\$ 10,000.00				
Science Dr. closure (from Alumni Hall driveway to Science Center)								
Site Preparation, incl.paving removal, grading, etc.	11,000	sf	\$ 22,000	\$ 2.00				
Walkways - 6" cement concrete on 12" aggregate base	7,600	sf	\$ 38,000	\$ 5.00				
Site lighting (new pole lights, footings, conduits)	3	ea	\$ 10,500	\$ 3,500.00				
Tree planting (3" to 3-1/2" cal)	6	ea	\$ 4,500	\$ 750.00				
Loam and seed, irrigated	3,400	sf	\$ 3,400	\$ 1.00				
Storm drainage (1CB + 1MH + 100 lf piping)	1	ls	\$ 11,000	\$ 11,000.00				
Miscellaneous improvements, allowance	1	ls	\$ 10,000	\$ 10,000.00				
Direct Construction Cost Unit			\$ 281,150					
General Conditions (incl Bonds and Insurance)	7.50%		\$ 21,086					
Design & Estimating Contingency	10.00%		\$ 28,115					
Construction Contingency	7.00%		\$ 19,681					
Contractor Overhead and Profit	6.00%		\$ 16,869					
Construction Cost Unit			\$ 366,901	\$ 21.58				

Construction Cost Budgets - Renovation Type Unit Pricing

OLD MAIN / SCIENCE DRIVE PEDESTRIAN IMPROVEMENTS PHASE 2

Project System	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
SF						
Site Preparation, incl.paving removal, grading, etc.	122,000 sf	\$ 244,000	\$ 2.00			
Walkways - 6" cement concrete on 12" aggregate base	30,000 sf	\$ 150,000	\$ 5.00			
Special paving at plazas	6,000 sf	\$ 84,000	\$ 14.00			
Precast edging at plant beds	300 lf	\$ 7,500	\$ 25.00			
Bituminous concrete roadway new	17,000 sf	\$ 68,000	\$ 4.00			
Bituminous concrete resurface	14,000 sf	\$ 28,000	\$ 2.00			
Granite curb	1,200 lf	\$ 39,600	\$ 33.00			
Site lighting (new pole lights, footings, conduits)	20 ea	\$ 70,000	\$ 3,500.00			
Tree planting (3" to 3-1/2" cal)	50 ea	\$ 37,500	\$ 750.00			
Loam and seed, irrigated	55,000 sf	\$ 55,000	\$ 1.00			
Other plantings	1,000 ea	\$ 50,000	\$ 50.00			
Retention bioswale	2,000 sf	\$ 16,000	\$ 8.00			
Storm drainage (4CB + 2MH + 200 lf piping @ 1 acre)	2.8 ac	\$ 78,400	\$ 28,000.00			
Miscellaneous improvements, allowance	1 ls	\$ 30,000	\$ 30,000.00			
Direct Construction Cost Unit		\$ 958,000				
General Conditions (incl Bonds and Insurance)	7.50%	\$ 71,850				
Design & Estimating Contingency	10.00%	\$ 95,800				
Construction Contingency	7.00%	\$ 67,060				
Contractor Overhead and Profit	6.00%	\$ 57,480				
Construction Cost Unit		\$ 1,250,190	\$ 10.25			





Construction Cost Budgets - Renovation Type Unit Pricing

VARSAITY DRIVE LANDSCAPE AND PEDESTRIAN CORRIDOR

Project System	AREA GSF	SF	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Site Preparation, incl.paving removal, grading, etc.	140,000	sf	\$ 280,000	\$ 2.00				
Walkways - 6" cement concrete on 12" aggregate base	56,000	sf	\$ 280,000	\$ 5.00				
Special paving (concrete pavers and porous pavers)	23,000	sf	\$ 322,000	\$ 14.00				
Granite curbing	1,400	lf	\$ 46,200	\$ 33.00				
Precast edging at plant beds	600	lf	\$ 15,000	\$ 25.00				
Site lighting (new pole lights, footings, conduits)	40	ea	\$ 140,000	\$ 3,500.00				
Tree planting (3" to 3-1/2" cal)	120	ea	\$ 90,000	\$ 750.00				
Loam and seed, irrigated	54,000	sf	\$ 54,000	\$ 1.00				
Other plantings	3,000	ea	\$ 150,000	\$ 50.00				
Bioretention rain gardens (incl. soil + planting)	7,000	sf	\$ 56,000	\$ 8.00				
Storm drainage (4CB + 2MH + 200 lf piping @ 1 acre)	3.2	ac	\$ 89,600	\$ 28,000.00				
Miscell. improvements, allowance	1	ls	\$ 40,000	\$ 40,000.00				
Direct Construction Cost Unit			\$ 1,562,800					
General Conditions (incl Bonds and Insurance)	7.50%		\$ 117,210					
Design & Estimating Contingency	10.00%		\$ 156,280					
Construction Contingency	7.00%		\$ 109,396					
Contractor Overhead and Profit	6.00%		\$ 93,768					
Construction Cost Unit			\$ 2,039,454	\$ 14.57				

Construction Cost Budgets - Renovation Type Unit Pricing

LIBRARY / FENTON / THOMPSON LANDSCAPE CORRIDOR

Project System	NEW CONSTRUCTION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF						
SF						
Site Preparation, incl.paving removal, grading, etc.	75,000 sf	\$ 112,500	\$ 1.50			
Walkways - 6" cement concrete on 12" aggregate base	35,000 sf	\$ 175,000	\$ 5.00			
Special paving at plazas	5,000 sf	\$ 70,000	\$ 14.00			
Site lighting (new pole lights, footings, conduits)	20 ea	\$ 70,000	\$ 3,500.00			
Tree planting (3" to 3-1/2" cal)	60 ea	\$ 45,000	\$ 750.00			
Loam and seed, irrigated	35,000 sf	\$ 35,000	\$ 1.00			
Other plantings	1,000 ea	\$ 50,000	\$ 50.00			
Concrete seat walls	420 lf	\$ 25,200	\$ 60.00			
Storm drainage (2CB + 2MH + 200 lf piping @ 1 acre)	1.7 ac	\$ 37,400	\$ 22,000.00			
Miscell. improvements, allowance	1 ls	\$ 30,000	\$ 30,000.00			
Direct Construction Cost Unit		\$ 650,100				
General Conditions (incl Bonds and Insurance)	7.50%	\$ 48,758				
Design & Estimating Contingency	10.00%	\$ 65,010				
Construction Contingency	7.00%	\$ 45,507				
Contractor Overhead and Profit	6.00%	\$ 39,006				
Construction Cost Unit		\$ 848,381	\$ 11.31			

Assumptions

- No changes to underground utilities except as noted



Construction Cost Budgets - Renovation Type Unit Pricing

MAIN QUADRANGLE LANDSCAPE RENOVATION

Project System	AREA GSF	SF	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Site Preparation, incl.paving removal, grading, etc.	143,000	sf	\$ 214,500	\$ 1.50				
Walkways - 6" cement concrete on 12" aggregate base	21,000	sf	\$ 105,000	\$ 5.00				
Porous pavers	9,000	sf	\$ 126,000	\$ 14.00				
Special paving at plaza	4,000	sf	\$ 56,000	\$ 14.00				
Site lighting (new pole lights, footings, conduits)	25	ea	\$ 87,500	\$ 3,500.00				
Tree planting (3" to 3-1/2" cal)	80	ea	\$ 60,000	\$ 750.00				
Loam and seed, irrigated	109,000	sf	\$ 109,000	\$ 1.00				
Other plantings, shrubs, groundcovers	1,000	ea	\$ 50,000	\$ 50.00				
Specimen trees	4	ea	\$ 6,000	\$ 1,500.00				
Storm drainage (2CB + 2MH + 200 lf piping @ 1 acre)	3.2	ad	\$ 70,400	\$ 22,000.00				
Miscellaneous improvements, allowance	1	ls	\$ 30,000	\$ 30,000.00				
Direct Construction Cost Unit			\$ 914,400					
General Conditions (incl Bonds and Insurance)	7.50%		\$ 68,580					
Design & Estimating Contingency	10.00%		\$ 91,440					
Construction Contingency	7.00%		\$ 64,008					
Contractor Overhead and Profit	6.00%		\$ 54,864					
Construction Cost Unit			\$ 1,193,292	\$ 8.34				

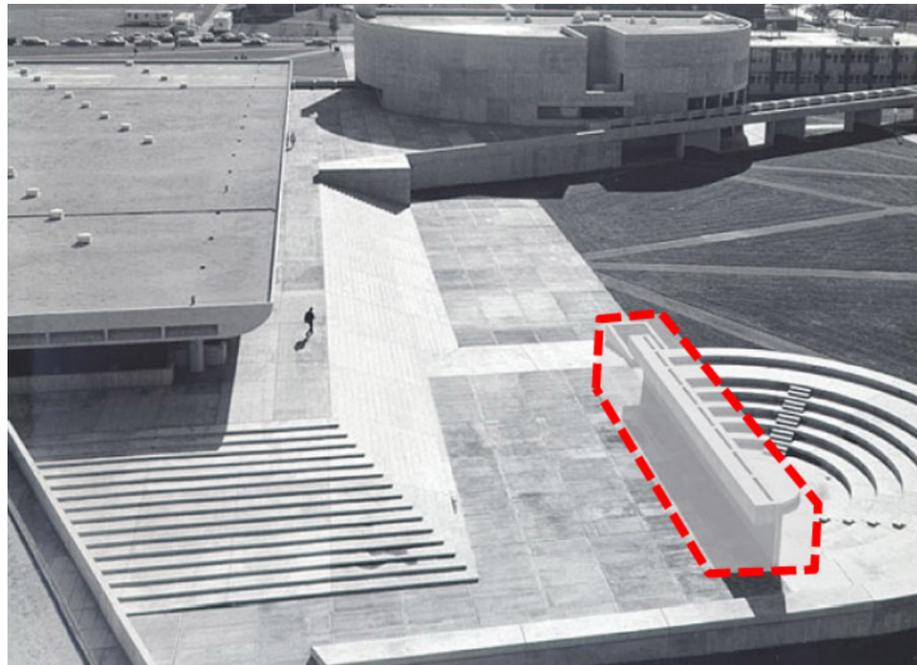


Construction Cost Budgets - Renovation Type Unit Pricing

SYMPHONY CIRCLE PLAZA AND LANDSCAPE

Project System		LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
		Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF	SF						
Site Preparation, incl.paving removal, grading, etc.	56,000 sf	\$ 84,000	\$ 1.50				
Walkways - 6" cement concrete on 12" aggregate base	18,000 sf	\$ 90,000	\$ 5.00				
Special paving at plaza	8,000 sf	\$ 112,000	\$ 14.00				
Site lighting (new pole lights, footings, conduits)	10 ea	\$ 35,000	\$ 3,500.00				
Tree planting (3" to 3-1/2" cal)	25 ea	\$ 18,750	\$ 750.00				
Loam and seed, irrigated	30,000 sf	\$ 30,000	\$ 1.00				
Other plantings	500 ea	\$ 25,000	\$ 50.00				
Fountain allowance, incl. water supply, pump etc.	1 ls	\$ 50,000	\$ 50,000.00				
Storm drainage (2CB + 2MH + 200 lf piping @ 1 acre)	1.3 ac	\$ 28,600	\$ 22,000.00				
Miscellaneous improvements, allowance	1 ls	\$ 10,000	\$ 10,000.00				
Direct Construction Cost Unit		\$ 483,350					
General Conditions (incl Bonds and Insurance)	7.50%	\$ 36,251					
Design & Estimating Contingency	10.00%	\$ 48,335					
Construction Contingency	7.00%	\$ 33,835					
Contractor Overhead and Profit	6.00%	\$ 29,001					
Construction Cost Unit		\$ 630,772	\$ 11.26				





Construction Cost Budgets - Renovation Type Unit Pricing

LIBRARY STEPS / AMPHITHEATER LANDSCAPE IMPROVEMENTS

Project System	AREA GSF	SF	LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
			Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
Remove courtyard paving, waterproofing, insulation	34,000	sf	\$ 85,000	\$ 2.50				
Precast concrete pavers for roof deck, on pedestals	18,000	sf	\$ 324,000	\$ 18.00				
Precast stair tread replacements	7,200	sf	\$ 108,000	\$ 15.00				
Precast edging at plant beds	200	lf	\$ 6,000	\$ 30.00				
Precast planter seatwalls, 30" avg ht.	350	lf	\$ 31,500	\$ 90.00				
Waterproofing, drainage membrane, insulation	34,000	sf	\$ 408,000	\$ 12.00				
Engineered soil medium, allowance	1	lf	\$ 10,000	\$ 10,000.00				
Site lighting (step and ramp lights)	20	ea	\$ 20,000	\$ 1,000.00				
Green roof plantings	2,000	ea	\$ 70,000	\$ 35.00				
Irrigation	6,000	sf	\$ 6,000	\$ 1.00				
Retaining walls at ramps	120	cy	\$ 102,000	\$ 850.00				
Poured concrete ramps	2,000	sf	\$ 16,000	\$ 8.00				
Ramp and stair handrails	800	lf	\$ 80,000	\$ 100.00				
Retaining wall at tunnel walk	50	cy	\$ 42,500	\$ 850.00				
Cement concrete paving at tunnel walk	1,200	sf	\$ 6,000	\$ 5.00				
Concrete stairs to loading area at tunnel walk	1	ls	\$ 12,000	\$ 12,000.00				
Decorative railing at tunnel walk	150	lf	\$ 18,750	\$ 125.00				
Plexiglass canopy at tunnel walk	1	ls	\$ 50,000	\$ 50,000.00				
Structural modifications to tunnel allowance	1	ls	\$ 50,000	\$ 50,000.00				
Miscellaneous improvements allowance	1	ls	\$ 10,000	\$ 10,000.00				
Direct Construction Cost Unit			\$ 1,455,750					
General Conditions (incl Bonds and Insurance)	7.50%		\$ 109,181					
Design & Estimating Contingency	10.00%		\$ 145,575					
Construction Contingency	7.00%		\$ 101,903					
Contractor Overhead and Profit	6.00%		\$ 87,345					
Construction Cost Unit			\$ 1,899,754	\$ 55.88				

Construction Cost Budgets - Renovation Type Unit Pricing

ELECTRICAL SERVICE UPGRADES

Project System		LOW INTENSITY RENOVATION		MEDIUM INTENSITY RENOVATION		HIGH INTENSITY RENOVATION	
		Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF	Amount \$	Rate \$/GSF
AREA GSF	SF						
Remove Existing Loop Switches	25 EA	\$ 27,500	\$ 1,100.00				
New SF-6 2-Way Loop Switches	25 EA	\$ 900,000	\$ 36,000.00				
Building Wall Penetrations	25 EA	\$ 25,000	\$ 1,000.00				
Trenching with Concrete (4) 5" 500' per building	12,500 LF	\$ 312,500	\$ 25.00				
5" Sch 40 PVC	50,000 LF	\$ 485,000	\$ 9.70				
#4/0 15KV Cable	75,000 LF	\$ 682,500	\$ 9.10				
#2 THHN GR	25,000 LF	\$ 53,750	\$ 2.15				
Terminations (Sets)	25 EA	\$ 42,500	\$ 1,700.00				
6" GRC (25 x 20')	500 LF	\$ 22,500	\$ 45.00				
Hi-Pot Testing	25 EA	\$ 37,500	\$ 1,500.00				
Direct Construction Cost Unit		\$ 2,588,750					
General Conditions (incl Bonds and Insurance)	7.50%	\$ 194,156					
Design & Estimating Contingency	10.00%	\$ 258,875					
Construction Contingency	7.00%	\$ 181,213					
Contractor Overhead and Profit	6.00%	\$ 155,325					
Construction Cost Unit		\$ 3,378,319	\$ 270.27				

(cost/LF)

