

JOINT MEETING of the
WARREN COUNTY ECONOMIC
GROWTH & DEVELOPMENT and
HIGHER EDUCATION and
FINANCE COMMITTEES and
WASHINGTON COUNTY
COMMUNITY COLLEGE and
FINANCE COMMITTEES



AGENDA

September 9, 2022 - 10:00 A.M.
Bryan Hall, Room 128

- I. College Update - President Duffy
- II. Higher Education Emergency Relief Funds
- III. 2022 SUNY Adirondack Facilities Master Plan
(Pages 2-134)
- IV. 2023-2024 Capital Projects Request
(Pages 135-136)
- V. Sponsor Share Request
(Pages 137-144)
- VI. Bargaining Unit Contracts



SUNY
ADIRONDACK

Facilities Master Plan

February 2022



SUNY Adirondack

Facilities Master Plan

February 2022

640 Bay Road
Queensbury, NY 12804

Dr. Kristine Duffy, President

The following individuals served on the Steering Committee:

John Jablonski	Vice President for Academic Affairs
Ann Marie Scheidegger	Vice President for Administrative Services
Robert Palmieri	Vice President for Enrollment and Student Affairs
Mary Hand	Chief Information Officer
Thomas Kent	Executive Director of Faculty Student Association
Anthony Palangi	Associate Vice President of Facilities
Marc Morin	Associate Director of Facilities
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Diane Bargiel	Humanities Division Chair
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Executive Summary

SUNY Adirondack offers a variety of degree, certificate, and short-term training programs to nearly 6,000 students from around the world. Upon completion of these programs, students are well-prepared to enter the workforce or transfer to a four-year institution. Students that graduate from SUNY Adirondack often become leaders in local government, business, and industry.

The College also plays an important role in the community by offering credit and non-credit courses designed to meet the needs of students in Warren, Washington, and Saratoga Counties. SUNY Adirondack is a driving force in the local economy.

Like many of its peers, SUNY Adirondack has seen enrollment decline over the last few years. When the previous master plan was completed, 4,136 full-time and part-time students were enrolled at the College. In 2020, that number dropped to 2,994.

There has also been a change in leadership, a shift in academic program offerings, and the construction of several new facilities on the main campus. With so many changes, SUNY Adirondack determined it was time to reconsider the facilities master plan and align it with the College's new strategic and academic priorities.

Planning Process

The focus of this master plan is to improve space utilization and transform existing facilities into modern learning environments. The master planning process included the following:

- Review the strategic plan to understand how capital projects and master plan recommendations can support the strategic goals of the College
- Update the list of facilities maintenance projects to reflect work that has been completed, projects that are no longer required, and projects that have been identified since the previous master plan
- Engage faculty, staff, and students to gain their insights and identify current/future space needs
- Conduct an instructional space utilization study to determine how lecture halls, classrooms, and class laboratories are being used
- Develop a list of capital projects to satisfy space needs and address facilities issues
- Develop space diagrams, cost estimates, and phasing plans for future capital projects



Adirondack Hall

Strategic Plan

The new strategic plan identifies four goals that will advance SUNY Adirondack's mission to enrich and transform lives and communities through accessible, lifelong educational opportunities. All projects identified in this master plan align with one or more of these strategic goals.

Develop Innovative Programs and Services

Enhance program offerings and services to support diverse learners through innovative strategies, use of technology, and flexible scheduling and delivery methods.

Expand Enrollment

Seek new student populations to expand credit and non-credit enrollment and invest in retention strategies that create equitable outcomes.

Champion Student Success

Create and promote deeper partnerships and initiatives that lead students to transfer and employment success.

Strengthen Organizational Capacity

Increase the diversity of employees, improve investments in employee development, and continue to streamline administrative work.

Progress

As shown below, SUNY Adirondack has completed several transformational projects in the last ten years. A new residence hall was constructed; portions of the Scoville Learning Center, Student Center, and Warren Hall were renovated; and the Science Building was renovated and expanded to create a new STEM facility (Adirondack Hall) on the north end of campus. Several other small capital projects were also completed.

SUNY Adirondack Saratoga opened in a new leased facility near downtown Saratoga Springs. The College offers business, health care, and workforce training programs at this location.

In 2018, the Culinary Center moved into leased space in downtown Glens Falls. By working in the new full-service restaurant, *Seasoned*, students in the culinary program get “hands-on” experience. The project, which benefitted from economic development grant funding from the State of New York, has increased SUNY Adirondack’s visibility in the community.

Planning	Year	Design	
Childcare Center Expansion Study	2010	Center for Reading & Writing	Elevator Upgrades
	2011	Parking Lot Lighting	Warren Hall Roof Repair
2012			Einstein Bagel Café
	2013	Student Center Renovation	
2014			Wayfinding Signage
	2015	NSTEM & WORC Science Building Addition & Renovation	
2016			Scoville Learning Center Renovations
	2017	Campus Renovations	
2018			Gymnasium Building Roof Replacement
	2019		
2020			
	Facilities Master Plan	2021	

Figure 1 - Major Planning and Design Projects

Master Plan Themes

Master plan recommendations were guided by the Steering Committee and are organized around six themes related to priorities in the strategic plan. They weave together critical space needs along with the external and internal master plan considerations shown in Figure 2 to create a comprehensive, academically-focused plan.

Support Student Learning

The delivery of higher education has evolved over the last decade, but never as much as it has in the last two years. The global pandemic accelerated the trend toward online and hybrid learning. To support the changing needs of students, an addition to Bryan Hall will be constructed to create studios for both synchronous and asynchronous learning. Spaces in the new “Learning Innovation Center” will connect faculty to students from the surrounding counties and in countries around the world.

A new building will be constructed on the north end of campus to support the emerging Agricultural Business program. The new building will include a workshop, office, and farm stand to allow faculty and students to sell produce to the local community.

Technology labs currently located on the second floor of Dearlove Hall will be relocated to the Humanities Building. This will create a true STEM facility within Adirondack Hall. Dearlove Hall will be fully renovated and an addition will be constructed to provide additional space for visual and performing arts. Classrooms in major academic buildings will also be fully renovated to support student learning.

Enhance Student Life

Additional recreation space in the Gymnasium Building and updated study space in the Scoville Learning Center will enhance student life and encourage students to remain on campus between classes. More student gathering space will be created in Dearlove Hall and the Student Center.

Increase Space Utilization

In order to maximize the use of existing space and reduce the amount of new construction, some underutilized classrooms will be repurposed to meet other identified space needs. When existing facilities are renovated, classrooms and offices will be “right-sized” to improve utilization and provide equitable space for all administrative and academic departments.

Highlight Athletics and Recreation

Athletics and recreation programs are an important part of the student experience and contribute to recruitment, retention, and overall student satisfaction. Therefore, the Gymnasium building will be renovated and expanded to support current academic, athletic, and recreation programs; improve occupant comfort; and increase accessibility.

Improve South End

Substantial investments have been made in the north end of campus with the construction of Adirondack Hall, Bryan Hall, and the new pedestrian plaza. Therefore, this plan focuses on the south end of campus with major capital projects at the Student Center and Gymnasium Building. To enable these projects, the Child Care Center and Maintenance Facility will be relocated to the north end of campus.

Strategic Relocations

As current programs grow and new programs are developed, faculty and staff are often assigned to offices based on availability rather than ideal location. As a result, departments often become fragmented over time. As buildings are renovated, departmental office and support space will be consolidated to improve efficiency, promote collaboration, and make it easier for students to navigate the campus.

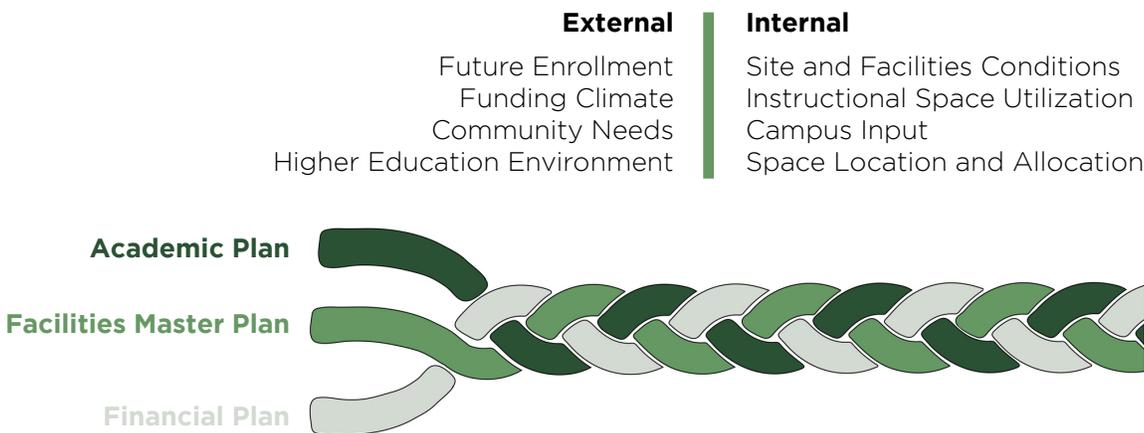


Figure 2 - Master Plan Considerations

Master Plan Implementation

New construction and site projects are shown on the proposed site plan (Figure 3). The additions to Bryan Hall and the Gymnasium Building have emerged as priority projects and will be completed during the first five years of the master plan timeline. Several other capital projects could occur independently if funding becomes available, such as the new Child Care Center and Maintenance Facility.

The largest project - the new Field House connected to the expanded Gymnasium Building - is beyond the ten year master plan timeframe. If funding is obtained for the new facility, this project could proceed as long as the Child Care Center and Maintenance Facility have already been relocated to the north end of campus.

Cost Summary

All master plan recommendations and facilities maintenance projects are included in the cost summary below (Figure 4). Project budgets were established using historic square foot costs, allowances for soft costs, and escalation to the midpoint of construction based on the implementation plan. The total cost of all recommended capital projects is \$62,800,000 excluding the new Field House.

While few campuses complete all projects in their master plans, SUNY Adirondack has a long history of carefully planning its work and then faithfully working its plan. This document provides a flexible roadmap for the future of the College and should be periodically revisited as funding opportunities and priorities evolve.

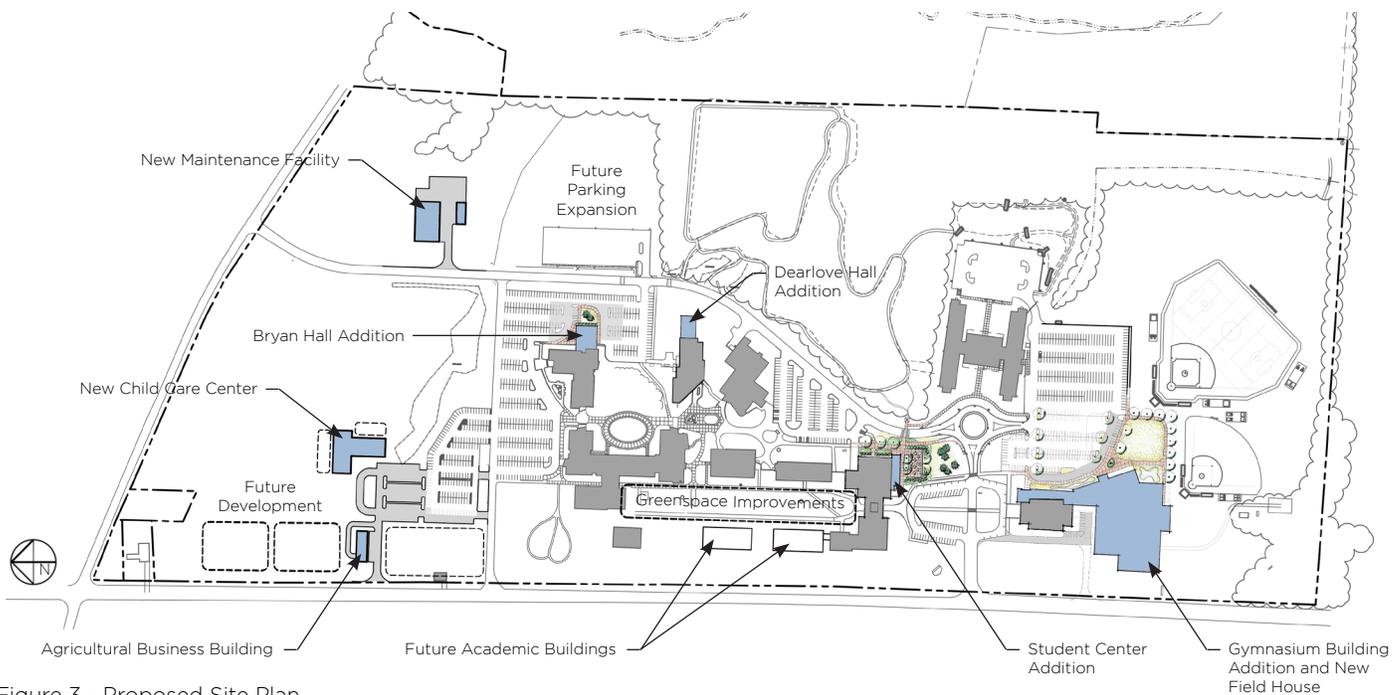


Figure 3 - Proposed Site Plan

Project	Location	Area (GSF)	Cost
Scoville Learning Center Renovations	Scoville	4,480	\$455,000
Create Outdoor Seating Area	Student Center	N/A	\$297,000
Bryan Hall Addition	Bryan	5,560	\$2,356,000
General Classroom Upgrades	Eisenhart	3,800	\$770,000
Gymnasium Renovations and Addition	Gymnasium	42,430	\$17,081,000
Humanities Building Renovations	Humanities	13,000	\$6,436,000
Dearlove Hall Renovations and Addition	Dearlove	37,300	\$13,452,000
Washington Hall Renovations	Washington	2,830	\$937,000
New Maintenance Facility	North Campus	9,230	\$2,973,000
Student Center Renovations and Addition	Student Center	6,680	\$5,518,000
New Agricultural Business Building	North Campus	4,500	\$1,900,000
New Child Care Center	North Campus	15,000	\$6,491,000
Greenspace Improvements	West Campus	N/A	\$519,000
Facilities Maintenance Projects	South Campus	66,000	\$3,615,000
Master Plan Total			\$62,800,000

Figure 4 - Cost Summary

Site and Building Conditions Assessment

Introduction

As part of the Facilities Master Plan, the planning team conducted an analysis of the SUNY Adirondack Queensbury Campus to better understand site, infrastructure, and building conditions. The analysis included a review of previous planning studies, existing drawings, building surveys, and discussions with SUNY Adirondack administrators, faculty and staff.

The following assessment focuses on the suitability of spaces to serve their intended purposes and the physical condition of buildings, site, and systems. Compliance with the New York State Building Code and 2010 ADA Standards for Accessible Design was also evaluated.

Campus History

Plans to create a community college to serve Warren and Washington counties first originated in 1958. In June 1960 a proposal was made to each county, requesting that they jointly sponsor the College. The Warren and Washington County Boards of Supervisors accepted the proposal. The trustees of the State University of New York approved the formation of the College, which was first known as Adirondack Community College. In 1967, after operating for six years at a temporary campus in Hudson Falls, Adirondack Community College relocated to its current site on Bay Road in Queensbury. Today, the SUNY Adirondack Queensbury Campus consists of 141 acres with approximately 332,000 gross square feet in 14 buildings.



Legend

1 Adirondack Hall	6 Humanities Building	11 Hutchinson Child Care Center
2 Bryan Hall	7 Scoville Learning Center	12 Maintenance Buildings
3 Dearlove Hall	8 Student Center	13 Student Housing
4 Eisenhart Hall	9 Warren Hall	14 Adventure Sports Challenge Course
5 Gymnasium Building	10 Washington Hall	

Figure 5 - Existing Site Plan

Site Analysis

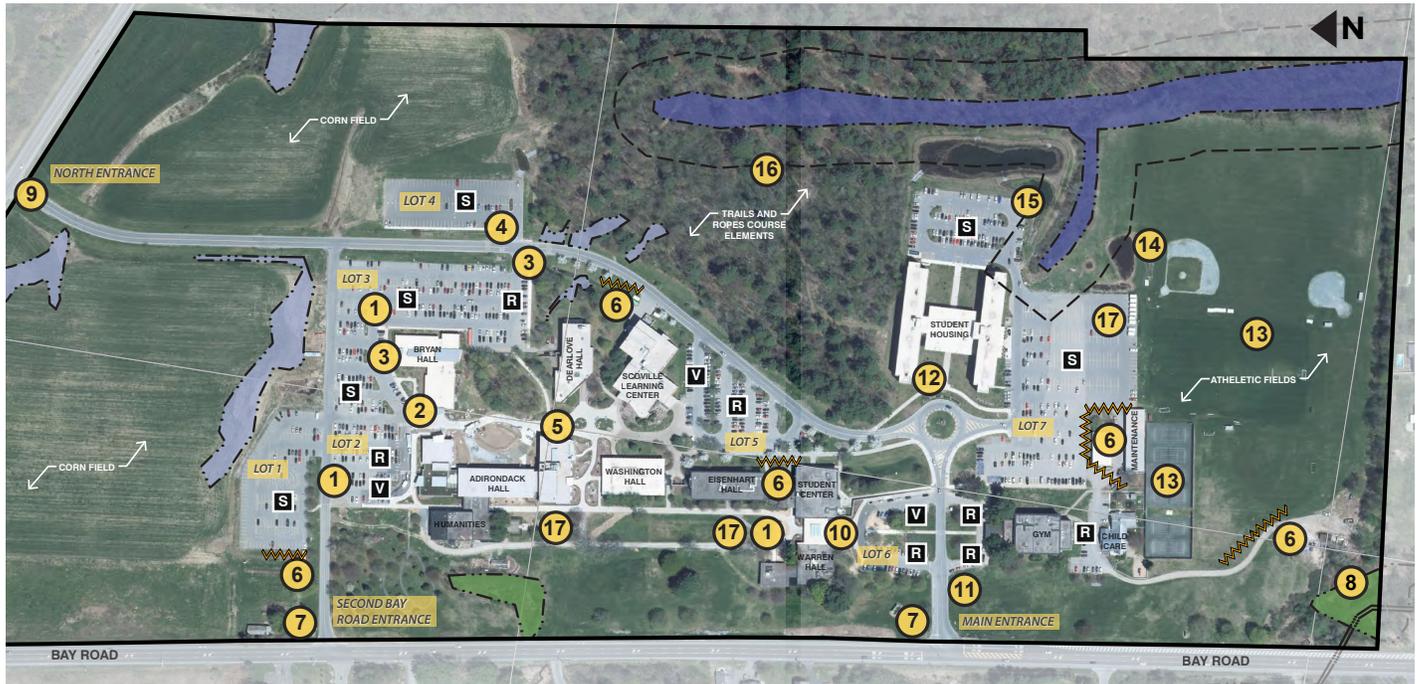
The campus is bounded by Haviland Road to the north, Bay Road to the west, and residential developments to the east and south. The open space located adjacent to the northern entrance is used for agriculture while athletic fields and maintenance facilities occupy the southern end of campus. There are wetlands and a wooded area to the east, including walking trails and an adventure course. There are several areas of formal hardscape and landscape, along with a maple sugarbush, among the campus buildings.

The site assessment included a review of environmental factors, vehicular and pedestrian circulation, utilities, security, site amenities, trees, and sustainability features. Existing conditions, quality of materials, pavements, site furnishings, gathering spaces, landscaping, and wayfinding signage were also reviewed.

Background information was compiled from record drawings and previously completed reports. Several site visits were conducted to verify record data and observe field conditions. Facilities staff were consulted to document user experiences and compile staff concerns and observations.

Site conditions are presented under seven main headings: constraining conditions; vehicular circulation and parking lots; pedestrian circulation and gathering areas; campus utilities; landscaping; athletics; and campus wayfinding.

Site Analysis Diagram



Legend

- | | | | |
|---|--|--|--|
| <ul style="list-style-type: none"> 1 Light Fixtures Do Not Match in This Vicinity (At Least 2 Varieties) 2 Minimal Benches and Trash Cans in Vicinity 3 Detectable Warning Strip in Poor Condition 4 Lack of Signage 5 Plaza Areas Are in Good Condition 6 View of Dumpsters, Storage, and/or Maintenance | <ul style="list-style-type: none"> 7 Sign and Plantings in Good Condition 8 Concrete Headwall in Poor Condition 9 Haviland Road Entrance Lacks Sense of Announcement 10 New Decorative Stone Wall and Plantings in Good Condition 11 Large Tree in Decline / Moderate Risk of Falling 12 Lawn in Need of Repair; Damage from Maintenance / Plow Vehicles | <ul style="list-style-type: none"> 13 Fields and Tennis Courts in Fair Condition 14 Baseball Facilities Needs Maintenance 15 Garbage and Debris in Drainage Swale 16 Trails and Ropes Course Elements in Good Condition 17 Low Sight Lighting | <ul style="list-style-type: none"> R Faculty & Staff Reserved Permit Parking Only S Student Parking V Visitor Parking ZZZZ Undesireable View Wetland per NYS DEC Maps Wetlands per National Wetland Inventory Maps Wetlands per Other Sources (Field Verified) --- 100' Buffer (NYSDEC Wetlands) |
|---|--|--|--|

Figure 6 - Site Analysis Diagram

Constraining Conditions

In addition to the campus boundaries, there are a few other limitations of future development:

- Several wetlands on campus
- Woodlands, trails, and a ropes course that serve recreational and academic purposes
- Shallow bedrock in some areas

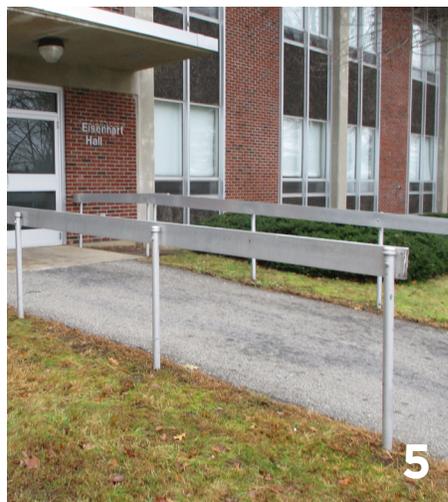
Vehicular Circulation and Parking Lots

Three campus entrances connect to College Drive and provide access to all parking lots. Along Bay Road, the main entrance at the southern drive is the College's most recognizable vehicular approach. The signage is adequate for wayfinding, the landscaping is well maintained, and access to the admissions offices in Warren Hall is easily navigable. A second drive on Bay Road is well marked with new signage and landscaping and provides access to the Northwest Bay Conference Center, Bryan Hall, and the northern parking lots. Along Haviland Road, the College's north entrance is marked with two small signs.

The asphalt drive at the main entrance and the asphalt loop at the gym are in poor condition with cracking and pitted surfaces. The asphalt surrounding the maintenance facilities is also in poor condition. On the south side of campus, there is reportedly a vehicular choke point at the access drive to the Maintenance Building and Child Care Center. In addition, it was reported that drivers occasionally drive along the north/south pedestrian pathway that connects academic buildings. There is an unimproved trail leading eastward from the athletic fields that appears to be an overgrown access drive, perhaps remaining from before the site was developed as a college.

Parking lots range from fair to poor condition. Limited areas are in good condition.

- All of Lot 6 is in poor condition (1).
- A portion of Lots 2, 3, and 7 are in poor condition. A portion of Lot 2 is deteriorating with upheaval, potholes, and large cracks in the asphalt (2).
- ADA parking spaces in Lot 5 exceed allowable cross slopes and there is no reserved parking signage (3).



Pedestrian Circulation & Gathering Spaces

Campus walkways were found generally to be in good condition, however some are in need of repair.

- The steep walk in front of the Gymnasium from parking lot 6 exceeds ADA maximum recommended slope (4).
- Ramp at the west entrance of Eisenhart Hall does not meet ADA requirements for rail configuration (5).
- The asphalt walks, site walls, and gravel road north of the Student Center are in poor condition.
- Stairs located outside Dearlove are in poor condition.
- Hardscape is used for maintenance vehicle access campus-wide. In areas where walks are too narrow to accommodate the College's full-sized pickup trucks, the edges of the walks are rutted and muddy (6).
- Walks on the north end of campus are in excellent condition.
- Areas of insufficient sight lighting were noted in a campus security study conducted by others (marked 17 on site analysis diagram).

Utilities

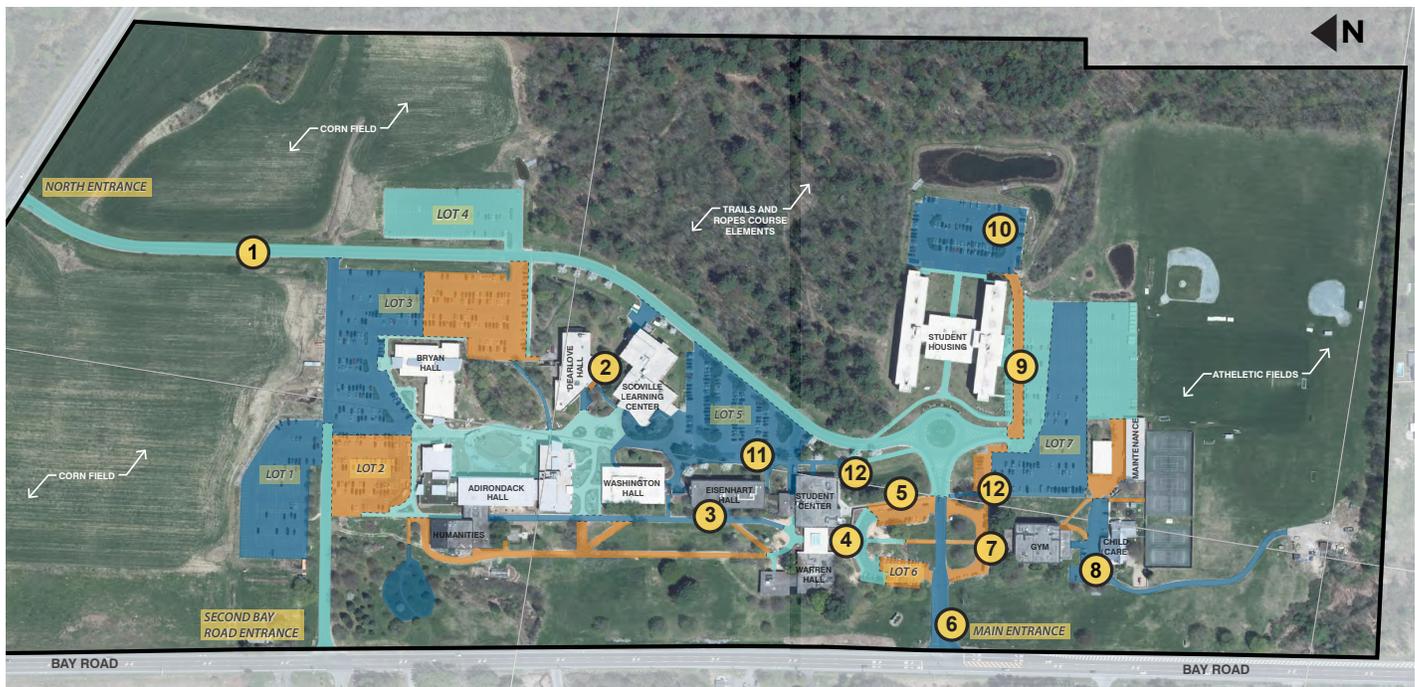
Most sanitary manholes are in good condition. The following sanitary manholes are in poor condition:

- Sanitary manholes directly north and south of the Student Center.
- Storm outlet/headwall located at the south maintenance area. Severe erosion is occurring behind the headwall.

Mechanical, Electrical, and Plumbing utility conditions:

- The aging switchgear and transformers serving the Student Center and Gymnasium are in fair/poor condition and present reliability issues as they are used beyond their expected lives.
- The site high voltage cabling serving both the Gymnasium and Washington Hall is aging and the feeders are used beyond their expected lives.
- The site fire alarm cabling to the campus head end in Warren Hall is reported to be aging.
- The boiler plants in many buildings are aging, including Gymnasium, Eisenhart, Warren, and Washington.

Pavement Condition Diagram



Legend

- | | | | |
|--|--|--|--|
| <p>1 Campus Drive in Good Condition; Some Large Cracks Need to Be Sealed</p> <p>2 Stairs Next to Dearlove Hall in Poor Condition</p> <p>3 Ramp Exceeds ADA Slope; Handrails Are Not Continuous and Don't Meet Shape Requirements</p> <p>4 New Walk and Crosswalk in Good Condition</p> | <p>5 Retaining Wall, Curb, and Concrete Walk in Poor Condition</p> <p>6 Entry Drive Asphalt in Fair Condition; Some Cracking and Potholes</p> <p>7 All Concrete Walk, Curb, and Asphalt Drive in Poor Condition</p> <p>8 Swale in Asphalt Pavement; Erosion Problems Occurring</p> | <p>9 Travel Lane in Poor Condition</p> <p>10 Asphalt Parking Lot in Fair Condition; Wing Swale Gutter in Poor Condition in Some Spots</p> <p>11 Entire Row of ADA Parking Lacking Signage; Slope Exceeds Requirements</p> <p>12 Accessible Route Does Not Meet ADA Slope and/or Surface Requirements</p> | <p>■ Pavement in Good Condition</p> <p>■ Pavement in Fair Condition</p> <p>■ Pavement in Poor Condition</p> |
|--|--|--|--|

Figure 7 - Pavement Condition Diagram

Landscaping

The landscaping is in good to fair condition and in most instances, well maintained.

- A tree located at the south Bay Road entrance is in decline and could fall.
- Some areas of campus lack screening and have undesirable views of utilities, loading areas, and maintenance facilities (7, 8).
- Throughout the campus, several different styles of lights, trash receptacles, and benches are present. Efforts are to standardize site lighting fixtures and furnishings are underway.
- The campus would benefit from additional outdoor seating areas.
- Landscape quality at the Gymnasium, Maintenance Buildings, and athletic fields is poor. This is inconsistent with the rest of the campus.

Athletics

The athletic fields are in fair condition. The College is pursuing an opportunity to convert the grass fields to artificial turf, which would improve conditions. The original tennis courts are in poor condition. Two are being used for recreational basketball, but were not re-stripped. One is being used as a batting cage. The remaining three tennis courts require resurfacing, new posts, and new nets.

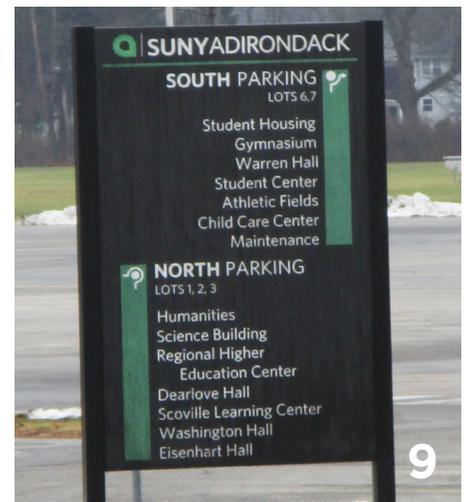
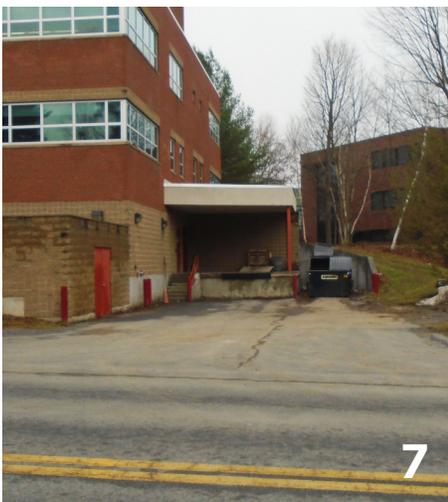
Wayfinding

New signage has been installed in areas where construction and landscape improvements have taken place. It reflects the College's current initiative to improve aesthetics and user satisfaction.

The old signs that remain are deteriorating with age. The newest parking lot in the northeast area of campus lacks signage. Vehicular wayfinding signage at the roundabout contains a long directory of destinations that may be difficult for visitors to read while driving (9).

Recommendations

- Improve screening at loading docks and the maintenance yard.
- Improve the pedestrian approach to the student center from the east, including the crosswalk from the residence hall.
- Install removable bollards to prevent unauthorized vehicular use of walks.
- Remedy erosion at the sanitary manhole adjacent to the maintenance yard.
- Repair or replace damaged asphalt campus wide.
- Where possible, adjust slopes at walks and parking areas where ADA-recommended maximum slopes are exceeded.
- Continue to update exterior signage.
- Continue to upgrade landscape seating, lighting, and trash receptacles.
- Repair or replace outdoor tennis and basketball courts if they are to remain in use.
- Provide care for the ailing tree at the main entrance, or remove it.
- Improve the landscape area on the west side of campus, between the academic buildings and Bay Road.
- Replace site electrical components that are at the end of their useful lives.
- Conduct further study to see if adding additional buildings to the existing ground source heat exchange loop (with possible expansion of the ground source loop) is feasible.



Building Analysis

A similar review was conducted for all campus buildings. The assessment included visual observations related to the exterior envelope, interior finishes, and mechanical and electrical systems. Building code and accessibility issues were also identified as part of the assessment.

A summary of the findings is shown in Figure 8 (below). Supporting narrative and photographs for each building can be found in Appendix A.



Figure 8 - Building Condition Charts

Instructional Space Utilization Study

As SUNY Adirondack emerges from the COVID-19 pandemic, the College faces declining enrollment, reduced capital funding, and facilities maintenance demands. Efficient utilization of instructional space will enable the College to update instructional space, improve features that boost attraction and retention, and strategically address deferred maintenance. This Facilities Master Plan, therefore, includes a detailed analysis of classrooms, lecture halls, and class labs.

Utilization Targets

Three variables affect the utilization of instructional space:

- Square feet per student station, which determines the number of students the room can hold and influences the type of instruction that can be delivered
- The weekly duration of instruction in the room
- The percentage of seats filled when a room was in use

The table below illustrates space utilization targets applied in this study. For seat fill and hourly targets, a range of five percent below the target to ten percent above is considered efficient space use.

The fall 2019 semester was selected for study as it represented pre-pandemic occupancy. The first week of October was identified as the week during which the most instruction delivered, or the peak week. The utilization analysis is focused on peak week daytime use, though evening use was captured. Based on SUNY and national instructional space utilization standards, SUNY Adirondack had capacity to offer additional instruction in fall 2019.



Scoville Learning Center

Queensbury Campus

Figures 10 through 13 on the following pages show, by building, which instructional spaces were scheduled during daytime and evening hours during the peak week.

Of 46 classrooms on the Queensbury Campus, 44 were scheduled in daytime during the peak week (96 percent). Twenty-two out of 25 class laboratories were scheduled in daytime (88 percent). Evening instruction was delivered in five buildings. Offering evening courses in fewer buildings could help reduce operating costs by allowing the majority of buildings to be closed after daytime instruction is finished.

Space Type	Station Size	Seat Fill			Daytime Hours per Week		
		Low	Target	High	Low	Target	High
Classrooms	22-28 ASF	62%	67%	77%	28	30	34
Computer Classrooms	30 ASF						
Class Labs	Varies	75%	80%	90%	22	24	28
Science	70 ASF						
Math	35 ASF						
Engineering/Tech	120 ASF						

Daytime (40 hours per week)		Evening Hours (20 hours per week)	
Monday - Thursday	8 AM to 5 PM	Monday - Thursday	5 PM - 10 PM
Friday	8 AM to 12 PM	Friday	None

Figure 9 - Utilization Targets

Scheduled Classrooms - Fall 2019 Daytime Hours



Figure 10 - Scheduled Classrooms - Fall 2019 Daytime Hours

Scheduled Classrooms - Fall 2019 Evening Hours

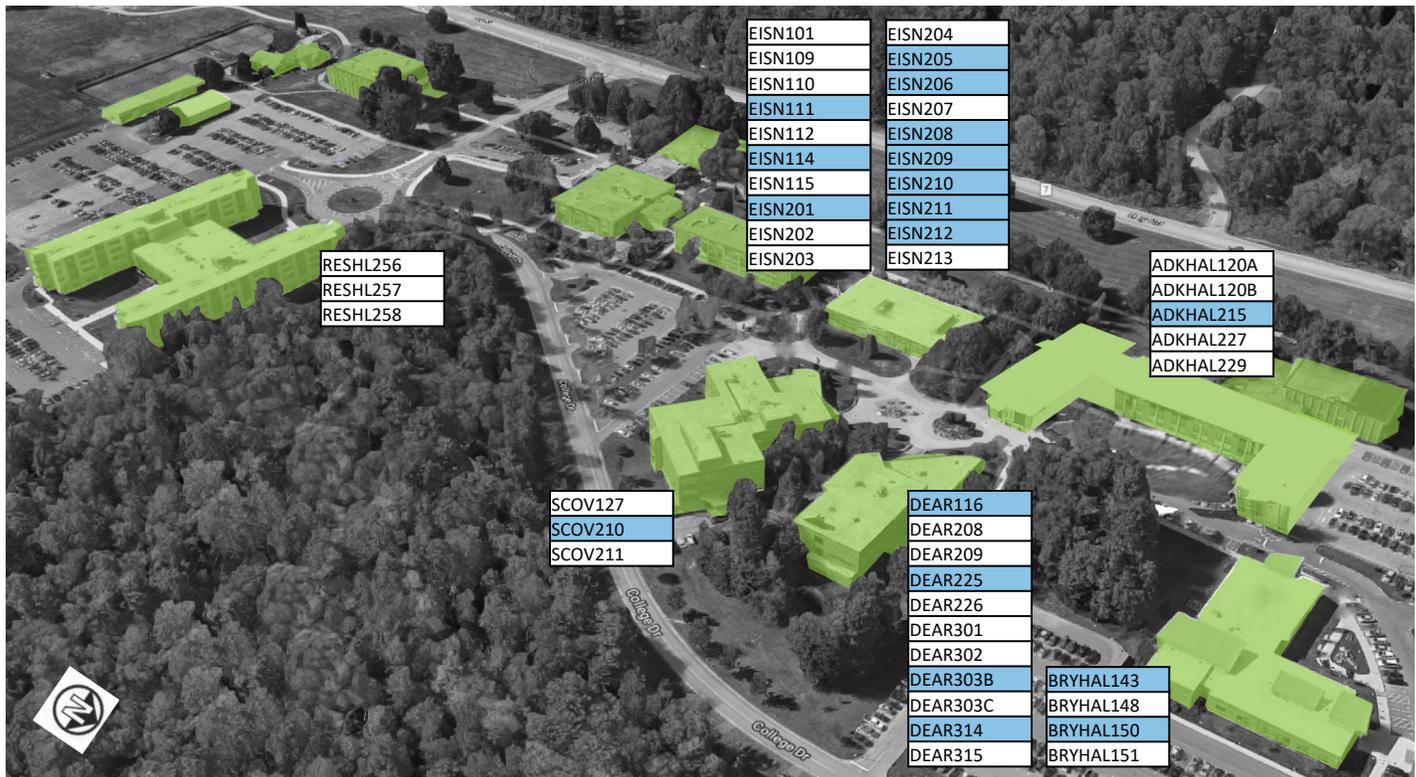


Figure 11 - Scheduled Classrooms - Fall 2019 Evening Hours

Scheduled Class Labs - Fall 2019 Daytime Hours

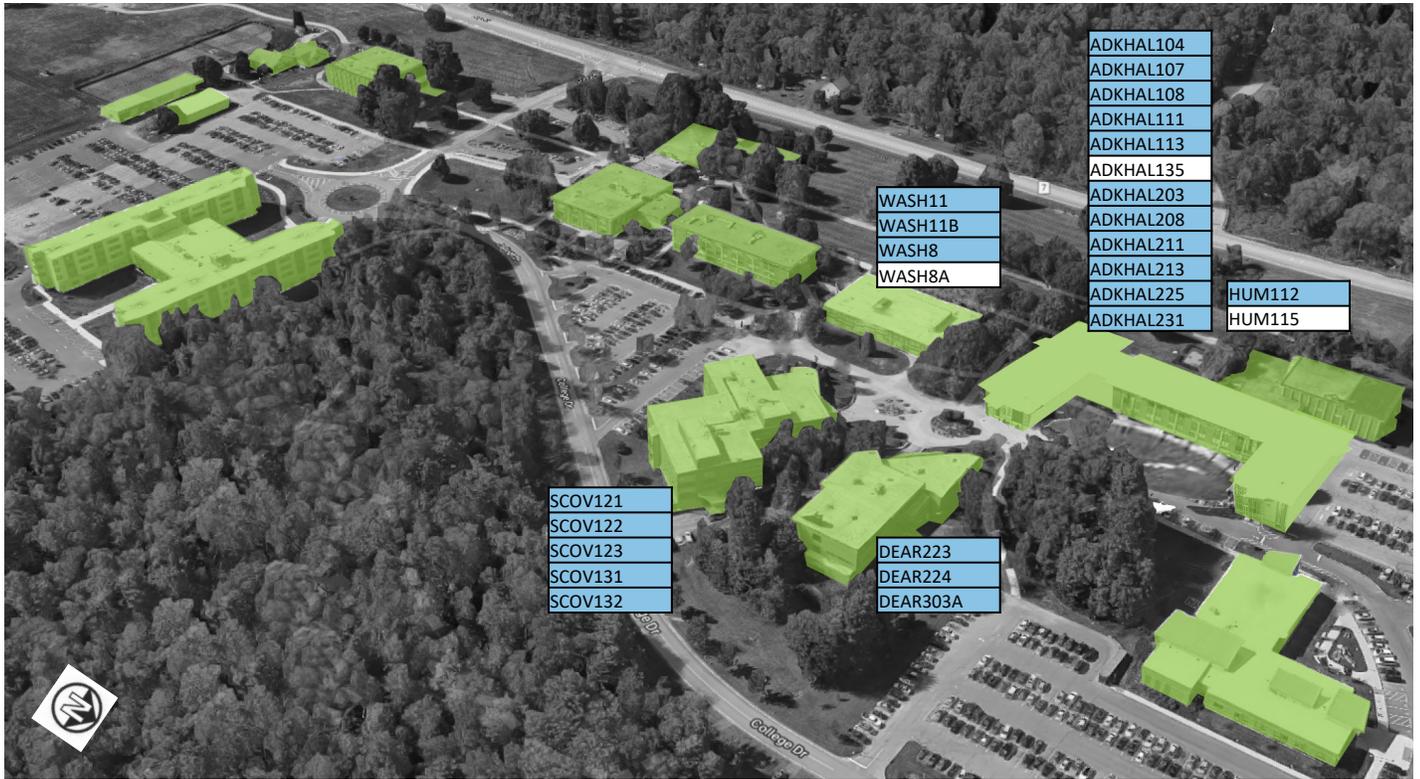


Figure 12 - Scheduled Class Labs - Fall 2019 Daytime Hours

Scheduled Class Labs - Fall 2019 Evening Hours

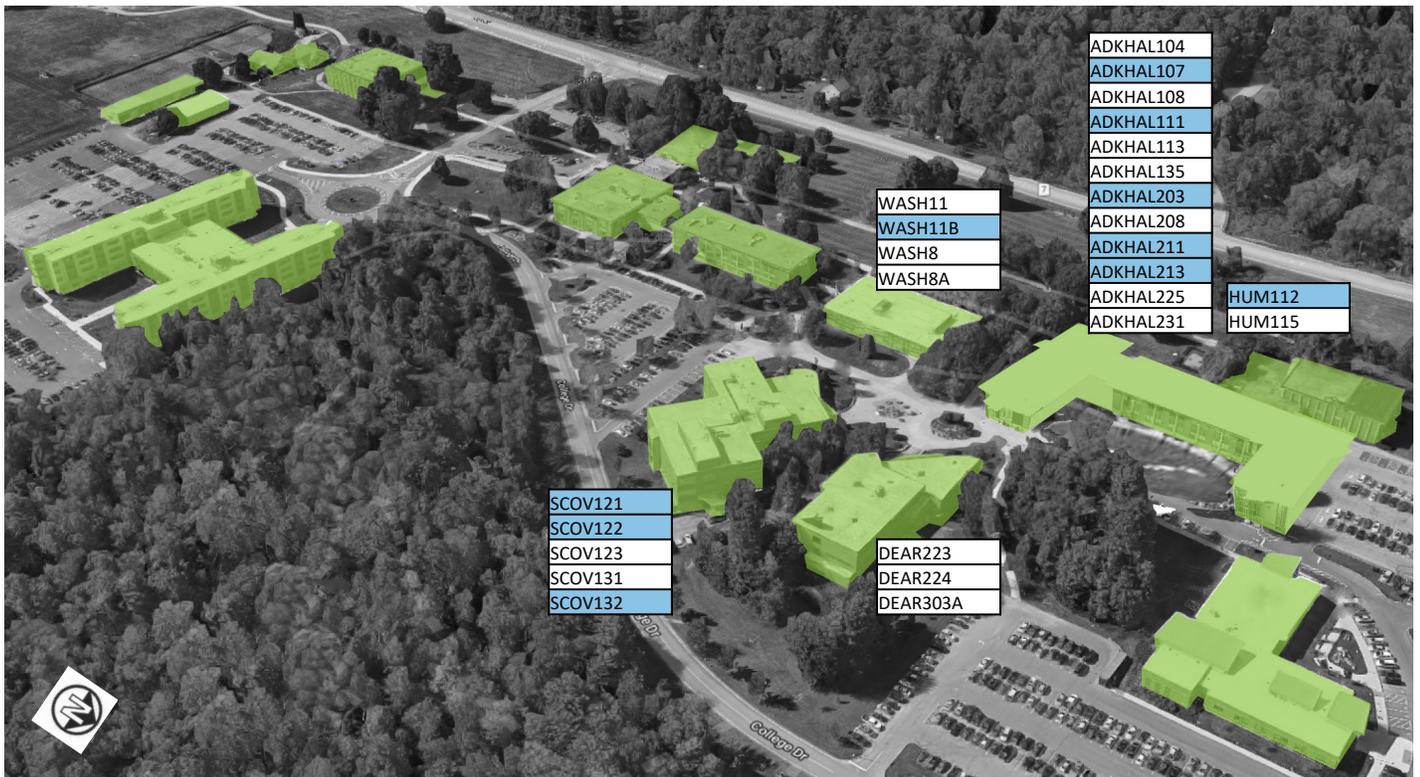


Figure 13 - Scheduled Class Labs - Fall 2019 Evening Hours

Course Meetings by Day of Week

Figures 14 and 15 show the number of course meetings by day of week, including daytime and evening offerings. If Monday through Friday course meetings were distributed uniformly across a five-day schedule, 20 percent of all course meetings would occur on any given weekday. At most colleges, Fridays typically have fewer course meetings, especially in the afternoon.

SUNY Adirondack's classroom meetings were well-distributed Monday through Thursday, with slightly more meetings taking place on Tuesdays and Thursdays. On Fridays, 33 daytime lecture meetings took place (five percent of total daytime lecture meetings). Class lab meetings occurred more often on Tuesdays and Thursdays. On Fridays, ten daytime lab meetings were held (12 percent).

Lecture Meetings by Day of Week

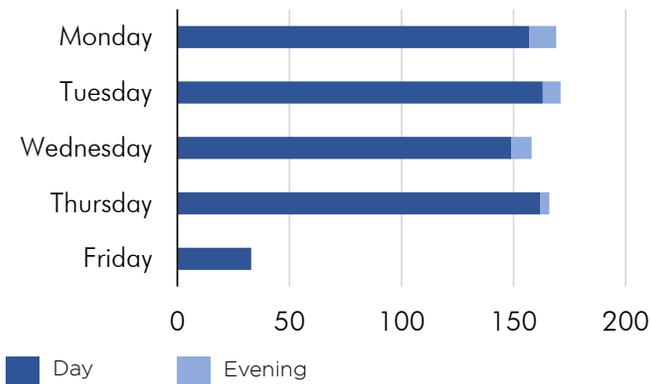


Figure 14 - Course Meetings by Day of Week

Lab Meetings by Day of Week

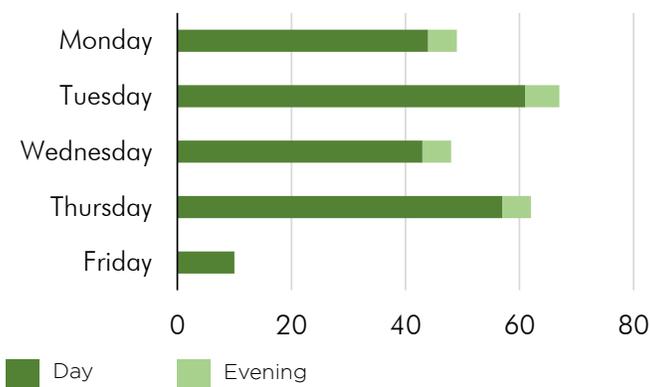


Figure 15 - Course Meetings by Day of Week

Course Meetings by Time of Day

Room use by time of day and day of week was tracked in half-hour increments for the study week. In figures 16 and 17, each line represents a different day of the week. Course meetings delivered outside classrooms, lecture halls, and class labs were excluded. The resulting graphs provide an overall view of SUNY Adirondack's weekly scheduling patterns. Ideally, these graphs would steeply increase early in the morning, stay level throughout the day, and drop a bit for evening classes before returning to zero at night.

Classroom and lecture hall peak use occurred on Tuesdays at 10:00 AM, when 45 classrooms and lecture halls were in use (Figure 16). At that time, three of the College's scheduled lecture spaces were not in use. An additional two classrooms were available but were not scheduled during the peak week. The effect of a mid-day college hour on Mondays and Wednesdays is shown by the yellow shading. Between 12:30 PM and 1:30 PM very few course meetings took place. Course meetings were scant on Fridays. At no time of day on Fridays were more than 15 lectures in session. After 2:00 PM, no Friday lecture meetings were held.

Figure 17 shows that peak class laboratory utilization occurred on Thursdays at 2:00 PM, when 17 laboratories were in use. At that time, six of the scheduled labs were not occupied. An additional three labs were available but were not scheduled in the peak week. Lab meetings did not occur on Fridays after 2:00 PM.

Lecture Meetings by Time of Day

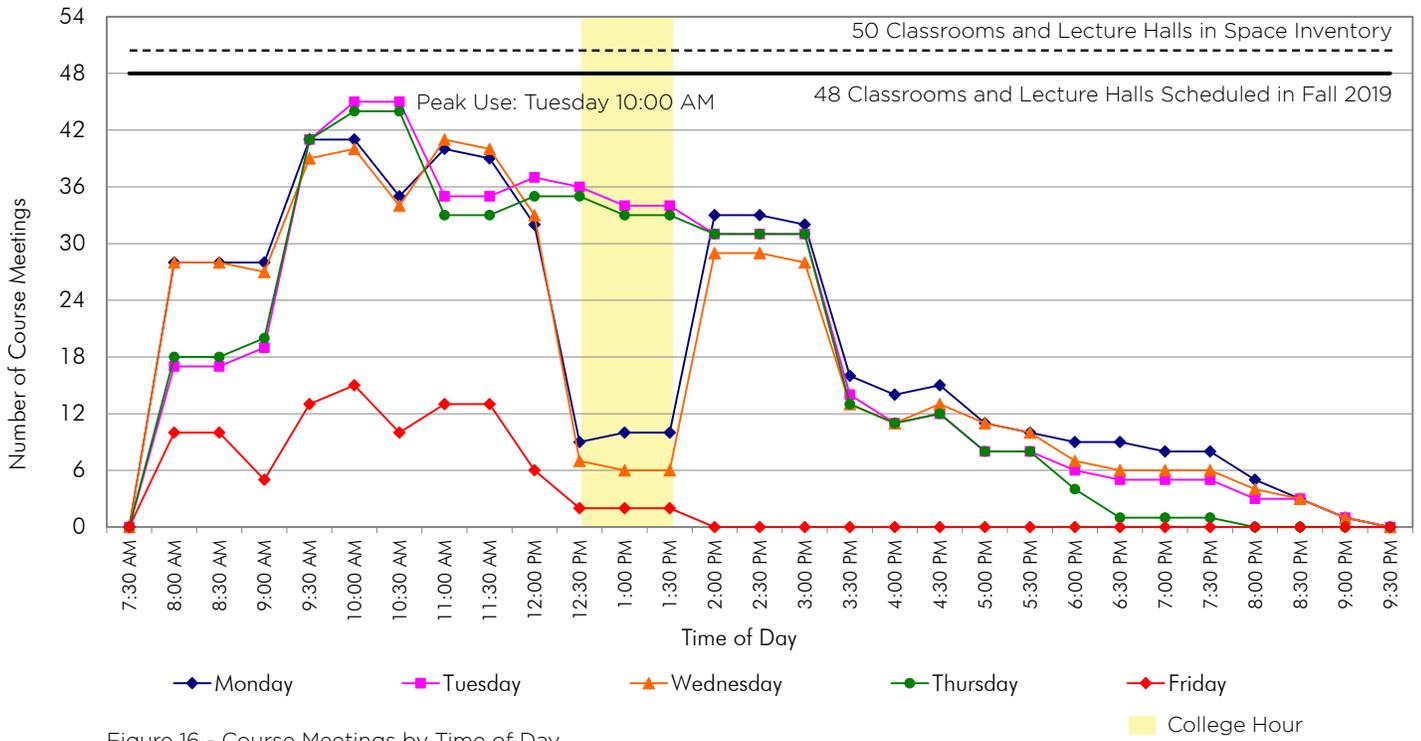


Figure 16 - Course Meetings by Time of Day

Lab Meetings by Time of Day

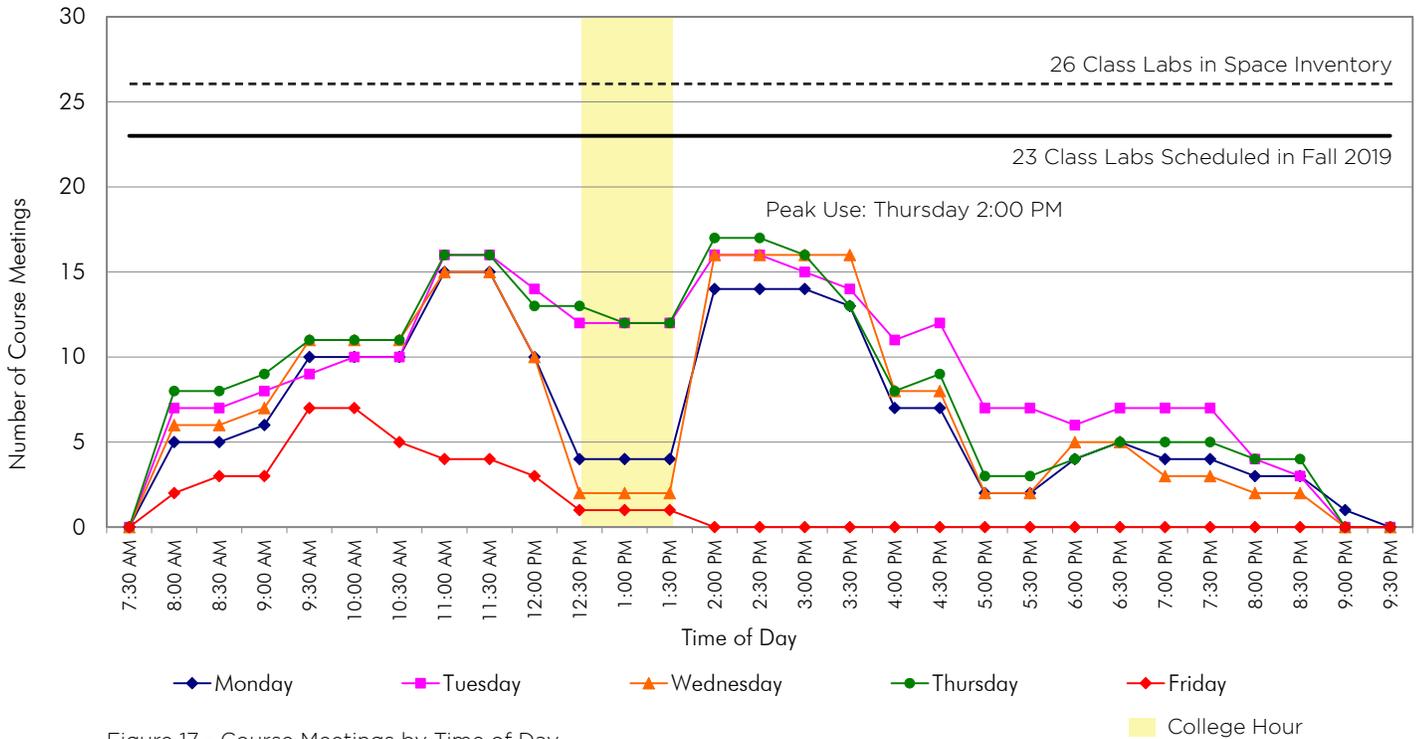


Figure 17 - Course Meetings by Time of Day

Average Seat Fill and Hourly Utilization

Figures 18 through 21 display average utilization rates of classrooms, lecture halls, class laboratories, and the auditorium. Every circular chart represents the full capacity (seat count or hours per week) of the instructional space category. Dark-colored parts of the chart represent fall 2019 utilization. Light-colored parts represent unused capacity within the target range. Capacity that is available but is over the target is shown in gray.

Classrooms

When classrooms were scheduled, 55.3 percent of seats were filled, on average. SUNY recommends 80 percent seat fill in lecture spaces, assuming classrooms have large station sizes for active learning. The average classroom station size at SUNY Adirondack is relatively small at 21.6 square feet, and over 60 percent of scheduled classrooms had station sizes smaller than 20 square feet. Therefore,

Classroom Utilization

44 Classrooms Scheduled in Fall 2019
46 Classrooms in Space Inventory

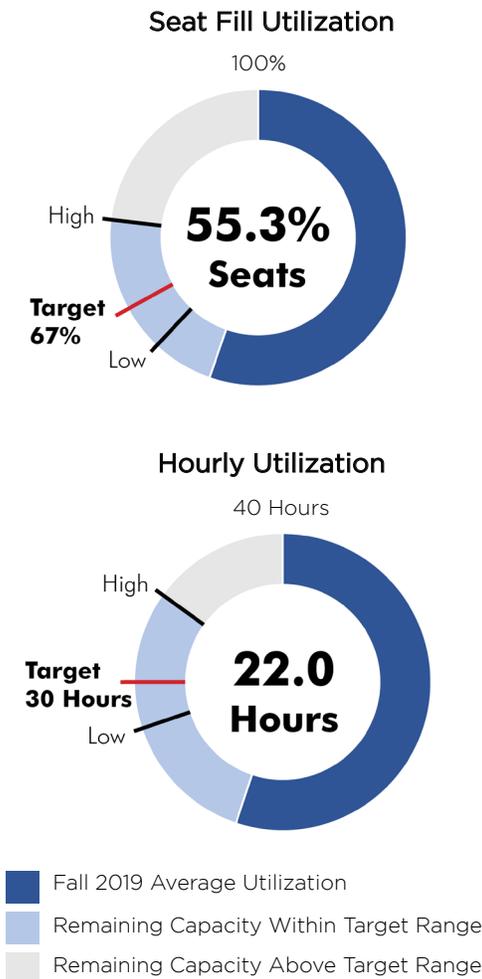


Figure 18 - Classroom Utilization

the more conservative nationwide target of 67 percent seat fill was applied. As SUNY Adirondack updates furnishings to provide larger station sizes for active learning, targeted seat fill in modernized rooms should approach 80 percent.

Hourly utilization is evaluated over a 40-hour daytime instructional week. On average, SUNY Adirondack classrooms were used for 22 hours per week, meaning there was unused capacity within the target range. More course sections could be offered campus wide.

Lecture Halls

SUNY Adirondack has four lecture halls on the Queensbury Campus. In aggregate, 43.8 percent of seats were filled when lecture halls were in use. Two rooms, Bryan Hall 128 and Eisenhart 118, have relatively small seating capacity

Lecture Hall Utilization

4 Lecture Halls Scheduled in Fall 2019
4 Lecture Halls in Space Inventory

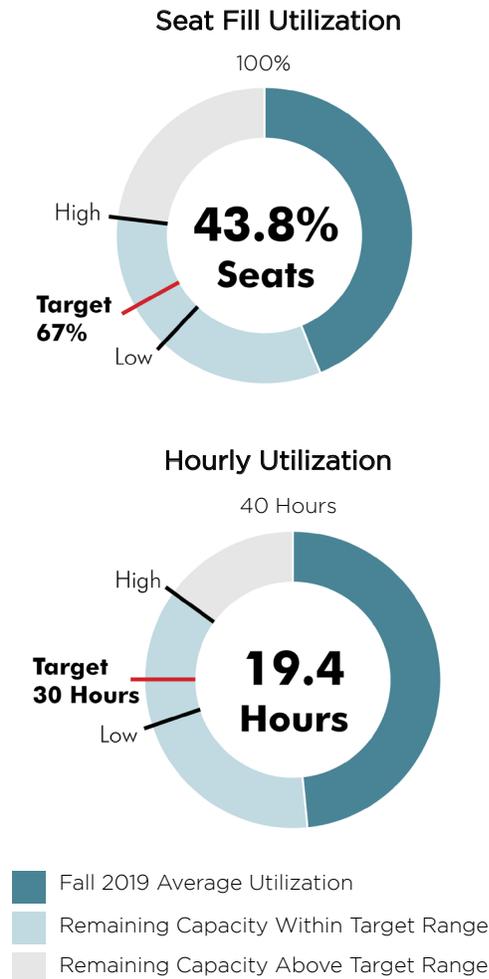


Figure 19 - Lecture Hall Utilization

for lecture halls at 50 seats and 55 seats, respectively. They were filled, on average, 69 percent. Seats in the larger lecture halls, Dearlove 211 and Scoville 205, were 32 percent filled.

The College's lecture halls were used, on average, for fewer than 20 hours per week. Additional course sections could have been held without exceeding target hourly utilization.

Theatre

Two courses met for six daytime hours in the 480-seat theatre in fall 2019. The courses had 20 students and 14 students enrolled. Therefore, seat fill was very low.

The theatre was used for six hours of instruction during the study week.

Theatre Utilization

1 Theatre Scheduled in Fall 2019
1 Theatre in Space Inventory

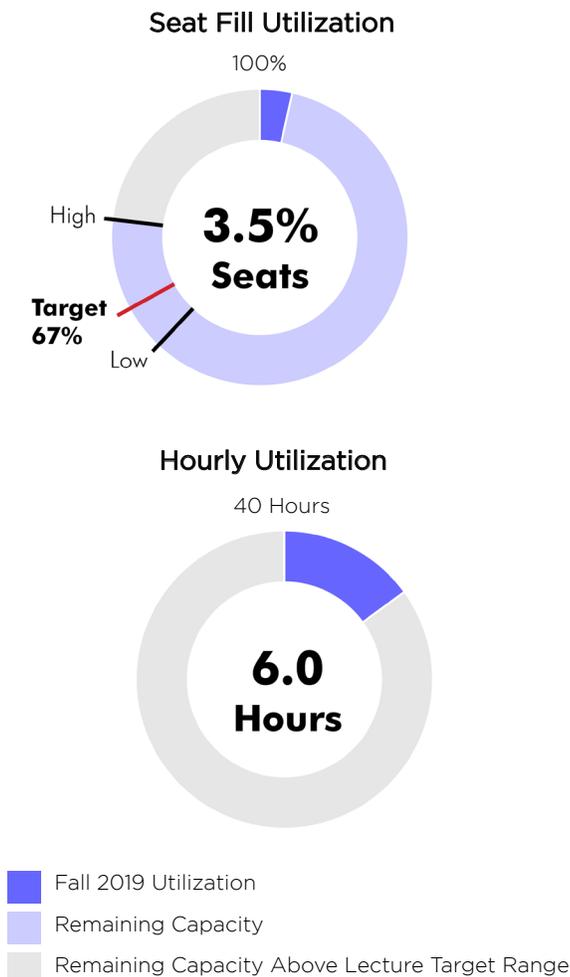


Figure 20 - Theatre Utilization

Class Laboratories

There was unused seating capacity and hourly capacity in class labs in fall 2019. Due to discipline-specific features in laboratories, instruction cannot always be shifted from one space to another to balance utilization. Anatomy & Physiology, Graphic Arts, Math, Accounting, and Computer Labs generally reached the target ranges. Nursing Lab 231 in Adirondack Hall was the only lab that met the seat fill target, though Scoville 121 and 132 came close.

Average hourly utilization of class laboratories was below target. Nearly six daytime hours per lab were available for additional course meetings.

Class Laboratory Utilization

23 Class Laboratories Scheduled in Fall 2019
26 Class Laboratories in Space Inventory

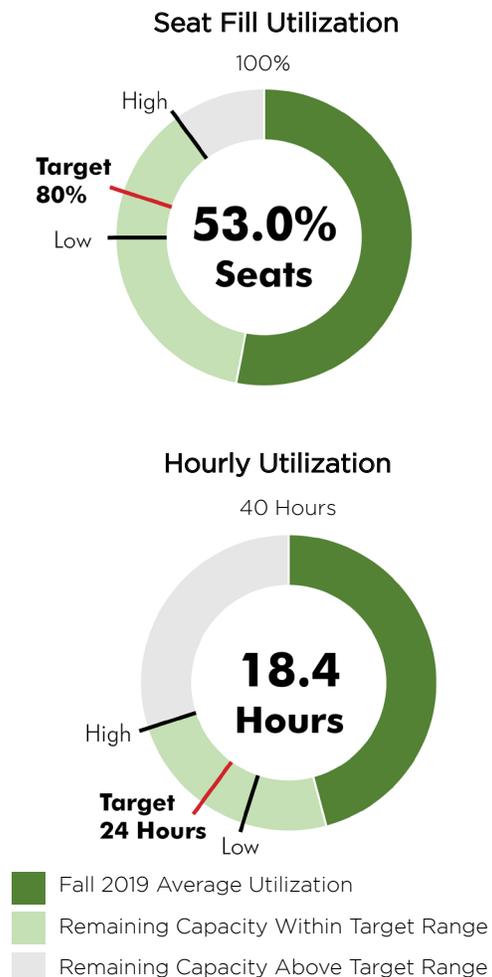


Figure 21 - Class Lab Utilization

Classroom and Lecture Hall Utilization

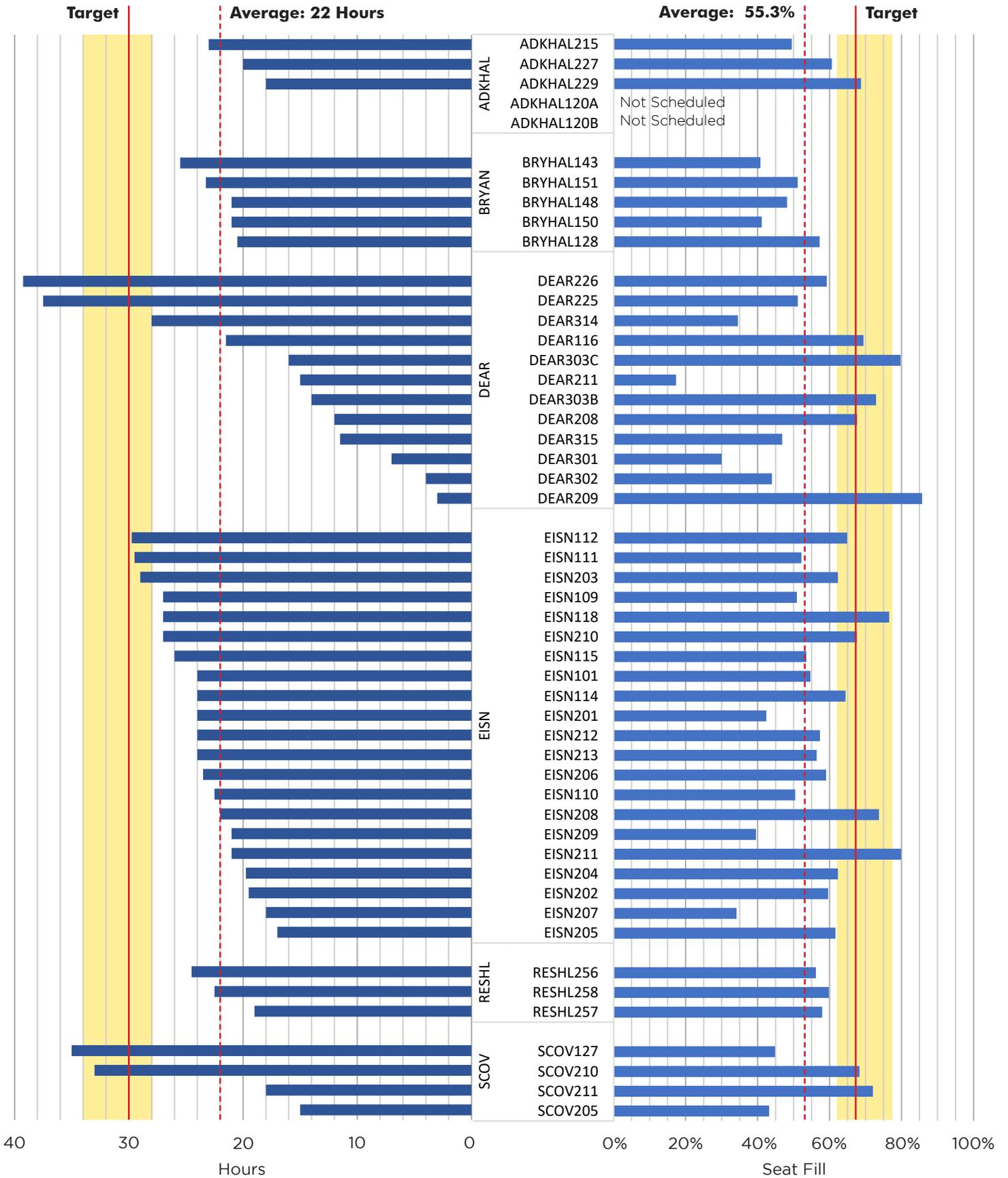


Figure 22 - Classroom and Lecture Hall Utilization

Individual Room Utilization

Figures 22 and 23 display the utilization rates of every scheduled classroom and class laboratory on the Queensbury Campus. The rooms are sorted by building. Every bar that reaches or exceeds the yellow-marked range is considered to meet the target utilization in that category.

These charts show which instructional spaces met both utilization targets, like Eisenhart 112 which was used for math instruction. Rooms with low utilization, especially in the hourly category, should be checked by the College to ensure that their uses were accurately reported and that there are no conditions that prevent regular use.

Class Lab Utilization

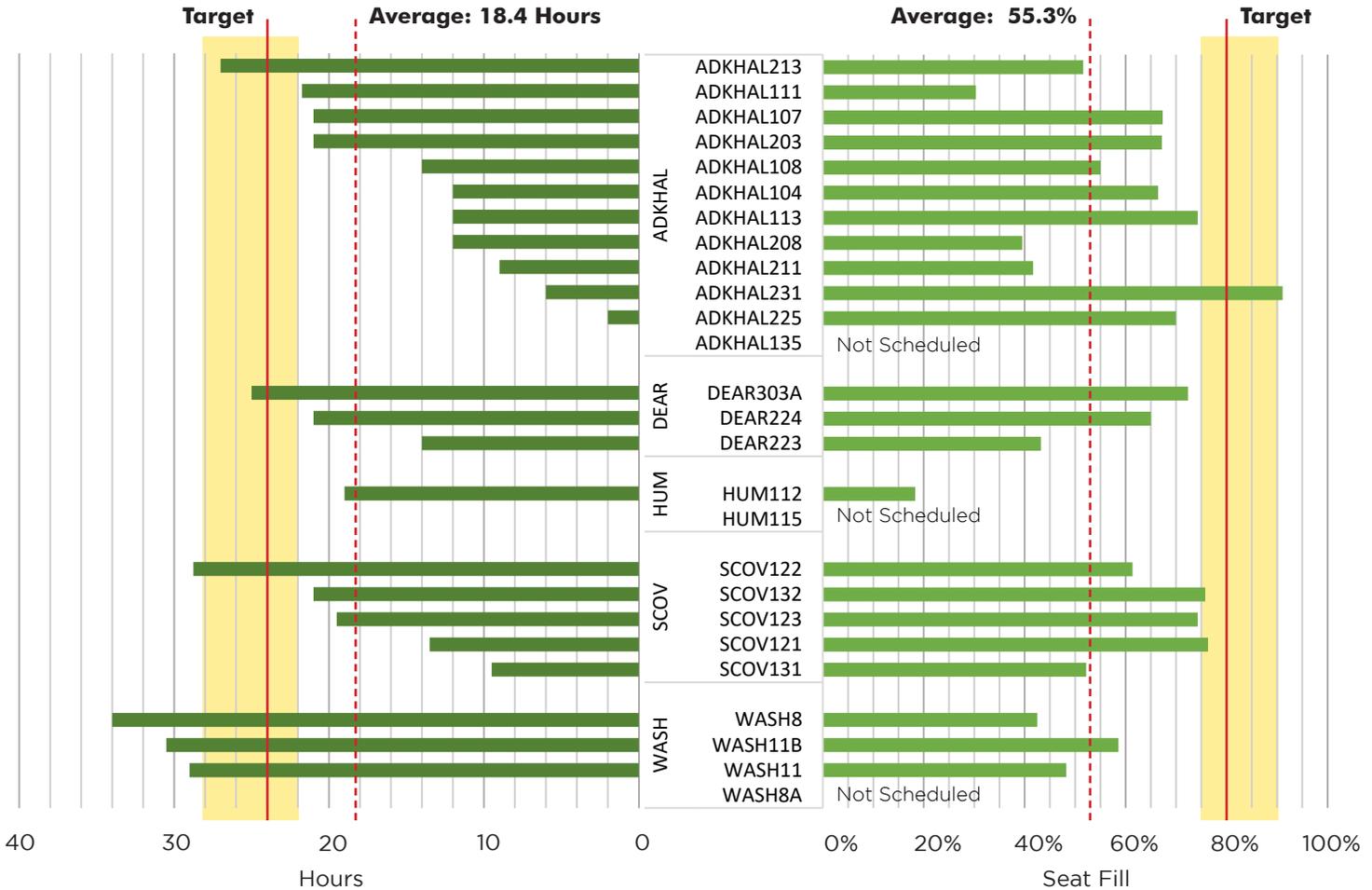


Figure 23 - Class Lab Utilization

Saratoga Campus

Thirteen classrooms and two class laboratories were scheduled on the Saratoga Campus in fall 2019. There were more daytime courses than evening courses held at the Saratoga Campus in fall 2019, though proportionally Saratoga had a higher share of evening instruction than Queensbury. Classroom seat fill did not reach the target range, on average. There were nearly 15 hours per classroom available for additional instruction, on average.

There was seat and hourly capacity remaining in the Lecture Hall for additional instruction. Class Laboratories had unused capacity.

Lecture Meetings by Day of Week

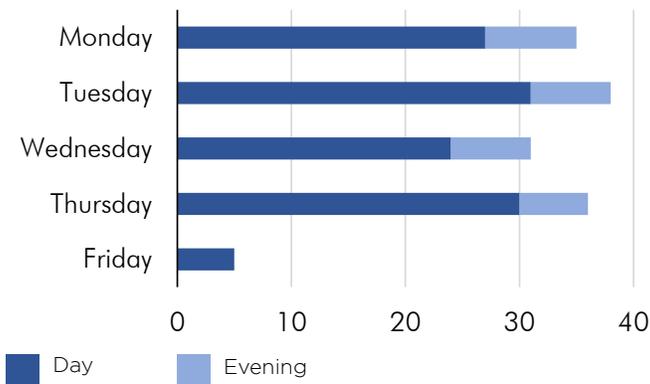


Figure 24 - Course Meetings by Day of Week

Lab Meetings by Day of Week

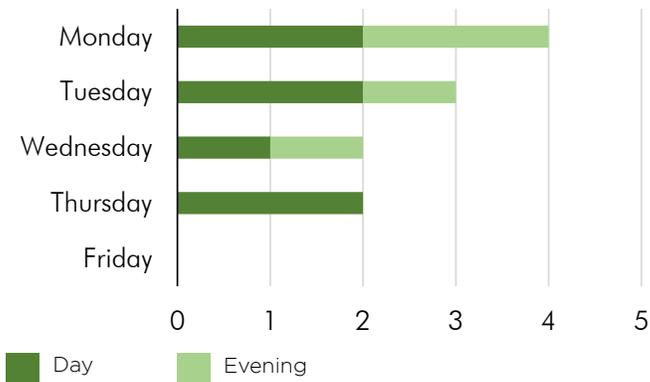


Figure 25 - Course Meetings by Day of Week

Classroom Utilization

12 Classrooms Scheduled in Fall 2019
13 Classrooms in Space Inventory

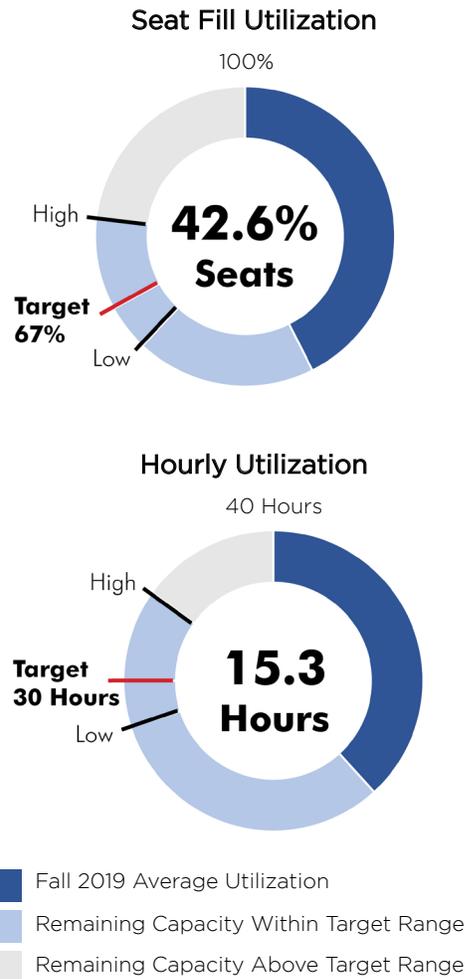
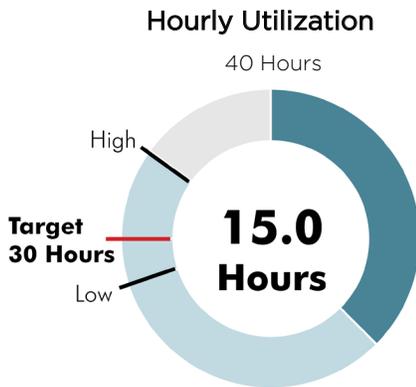
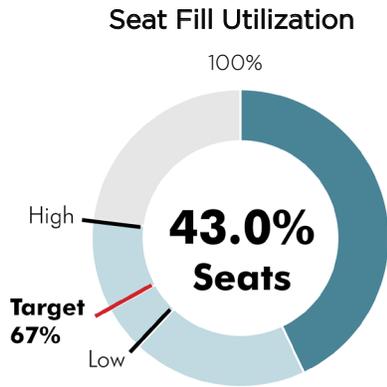


Figure 26 - Classroom Utilization

Lecture Hall Utilization

1 Lecture Hall Scheduled in Fall 2019
 1 Lecture Hall in Space Inventory

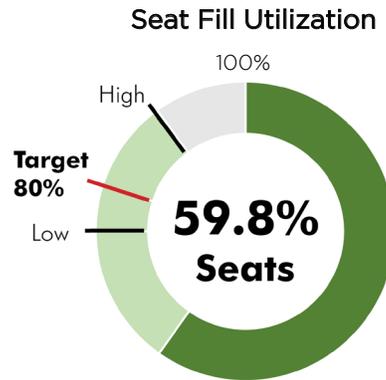


- Fall 2019 Average Utilization
- Remaining Capacity Within Target Range
- Remaining Capacity Above Target Range

Figure 27 - Lecture Hall Utilization

Class Laboratory Utilization

2 Class Laboratories Scheduled in Fall 2019
 2 Class Laboratories in Space Inventory



- Fall 2019 Average Utilization
- Remaining Capacity Within Target Range
- Remaining Capacity Above Target Range

Figure 28 - Class Lab Utilization

Campus Input

During the first week of March 2020, the planning team met with over 40 representatives of the SUNY Adirondack community. Administrators, faculty, and staff members from the library, student support, athletics, and auxiliary services were interviewed. In a separate meeting, the Board of Trustees shared their priorities for the Facilities Master Plan.

Although many items reported during campus input sessions do not warrant master plan interventions, they are reported here comprehensively to capture everyone's concerns.

Board of Trustees Priorities

- Prioritize efficient utilization of existing space.
- Create additional study rooms outside the library.
- Create an emergency center that includes a generator to meet emergency needs campus wide.
- Provide high-quality space for Theatre and Music; Improve the Humanities Building.
- Enhance the Agricultural Technology facilities. Prepare for more collaboration between agricultural programs and the culinary arts programs.
- Identify locations for future buildings on the Queensbury Campus.
- Evaluate parking capacity at Queensbury.
- Improve accessibility campus wide, with a focus on building approaches and crosswalks.

Reported Space Needs

Academic Space Needs

- Create group study spaces with presentation-making and practice equipment.
- A Faculty Resource Center is needed for training and for production of online lessons.
- Create some larger classrooms (40 to 50 seats).
- Additional computer classrooms in a variety of configurations are needed.
- There are multiple functional space needs in Theatre and Music departments.
- Relocate Technology (Mechatronics, CISCO) from the upper floors of Dearlove Hall to more suitable space, ideally on the ground level with yard access.
- Studio Art should have access to an outdoor yard.



South End of Campus

Administrative Space Needs

- The Foundation requested access to a board room with 21 seats plus space for the public. Additional storage is also needed.
- Human Resources requested access to a conference room.
- Information Technology hosts visiting consultants who need touch-down office space. They also requested a secure workroom.
- Marketing & Communications needs access to a small meeting room. Alternately, the department's private offices should be large enough to hold small meetings. They also requested a visible location with space for collaboration and layout, as well as additional storage space.
- A dedicated conference room is needed for Student Affairs disciplinary hearings.

Student Support

- Accessibility Services requested an additional small testing room, a 15-station computer lab, and access to a tutoring room. The existing testing room has 12 seats and is reportedly too small.
- The Student Counseling office has a Clothing Closet and Food Pantry. Both services would expand if they had more space. A sober living/wellness room was requested, and touch-down office space for visiting consultants is needed.
- The existing EOP tutoring space is reportedly too small.
- Existing Health Profession Opportunity Grant space in Washington Hall is adequate, but reorganization could improve efficiency.

Reported Facilities Needs

Student Life

- A greater variety of student lounges and recreation spaces are needed, including a noisy space for E-sports.
- Additional study spaces outside the library were requested.
- Faculty requested a separate dining room.
- Outdoor seating would enhance the dining experience.
- Athletics, recreation, and physical education space should be modernized and made fully accessible.
- Additional community space is reportedly needed in the residence hall.

Saratoga Campus

- The facility lacks a central gathering space. There is little sense of community.
- Dedicated spaces for the Tutoring Center and Computer Center are reportedly needed.
- Testing Center improvements would create an appropriate environment for distraction-free testing.
- Adjunct faculty require a conference room to meet with students.
- Touch-down space for student services staff is needed.

Queensbury Campus

- Areas of the parking lots and walks have low light.
- Storage pods should be removed.
- Dumpster areas could be consolidated.
- In some locations, additional wayfinding signage would help visitors find destinations.
- The campus fiber backbone requires improvement. It is at capacity and at the end of its useful life.
- More security cameras are reportedly needed.
- On Figure 29 (below) letter P indicates areas where interviewees suggested creating additional reserved parking for specific visitors (Admissions, Continuing Education, Foundation).

Adirondack Hall

- Building occupants reported the ventilation system to be very noisy. Temperatures are reportedly too hot or too cold, and occupants report the office suites are too dry.
- The lighting sensors reportedly require calibration. In toilet rooms, lights turn off before occupants have left the room. In classrooms and labs, electric lights respond too abruptly to changes in natural light levels, which causes distraction.

Site Comments

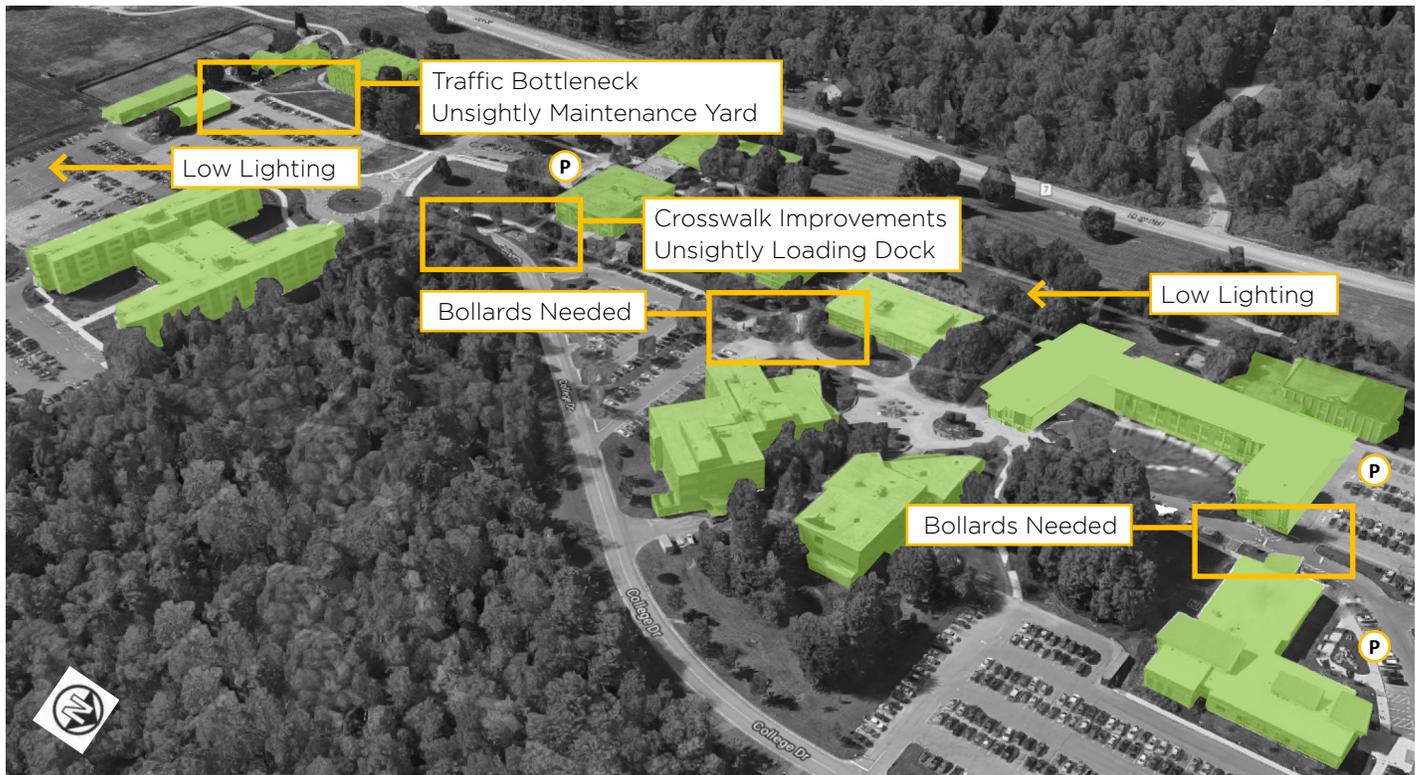


Figure 29 - Site Comments

Dearlove Hall

- Over time, the function of Dearlove Hall has changed. Its spaces no longer meet the College's needs efficiently.
- The offices on the lower level are reportedly crowded.
- It was mentioned that the gallery on the first floor does not have adequate climate control to prevent damage to the art. Equipment upgrades were requested for the art studios and gallery.
- The basement is humid and has had plumbing leaks from upper floors contributing to poor air quality.
- When ventilation fans are running, the projector shakes in room 303A.
- In the computer labs, glare from the windows reduces visibility of computer screens and projection equipment.

Eisenhart Hall

- The windows reportedly let in heat during the summer, cold during the winter, and the glare distracts building occupants.
- Lighting is too dim in some spaces.
- Larger Classrooms were requested for Social Sciences instruction.
- Power/data is insufficient for modern instructional needs.
- A consistent instructional equipment package is desired in classrooms.
- Acoustical improvements are reportedly needed in classrooms.

Scoville Learning Center

- Offices and departments in Scoville are at capacity. Many requested additional space.
- There is little space for students to socialize.
- The open stair allows noise to travel through the library.

Student Center

- The windows reportedly let in heat during the summer, cold during the winter, and the glare distracts building occupants.
- The layout, furnishings, and lighting in the second floor student lounge reportedly do not suit programmatic needs.
- The kitchen equipment and finishes are beginning to show their age.
- Outdoor tables and chairs would enhance the dining experience.
- Expanded hours of dining services were requested.
- The toilet rooms are hard to find on the second floor.



Residence Hall

Residence Hall

- There is reportedly little community space for residents.
- Security challenges regarding locking of residence wings were reported. (A procedural solution is needed. Space changes are not required.)
- Classroom scheduling policy needs clarification in this building.

Warren Hall

- Occupants report that office adjacencies are good, but many offices suites are at capacity.
- In the Business and Operations Office, there is a clear sight line from the queuing area to the accounting office computer screens and cash counting area. This reportedly poses a security risk.
- The Student Success Center experiences high foot traffic. The light colored carpet is showing wear and users suggested replacing it with a darker colored carpet.
- Acoustical separation in the Student Affairs offices is reportedly inadequate.
- The original toilet rooms were updated to meet accessibility requirements for existing buildings during the 2018 renovation. However, due to the building's structure, the toilet rooms remain difficult to maneuver for students who use mobility devices.

Washington Hall

- Space adjacencies are good for users.
- Newly-renovated office suites function well.
- The ground level needs a full renovation. Many spaces still have original finishes.
- Some users reported inadequate lighting.

SUNY Student Opinion Survey

SUNY conducted a survey of 26 community colleges in 2019. At SUNY Adirondack, 465 students (18.5 percent) responded. The results relevant to this master plan are shown in the charts below. A low ranking indicates that students perceive the facilities or services require improvements. SUNY Adirondack students ranked the College higher than its peers in many categories, yet certain aspects could be improved:

- Athletic facilities ranked lower at SUNY Adirondack than other small community colleges.
- The Student Center, which includes dining and recreation spaces, ranked poorly.
- While the availability of study space is in-line with its peers, SUNY Adirondack ranked lower than the average of other small community colleges.



Student Center

Classroom Facilities

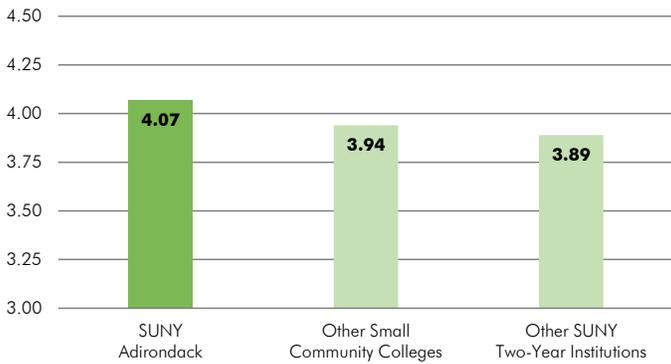


Figure 30 - SUNY Student Opinion Survey Results

Athletic Facilities

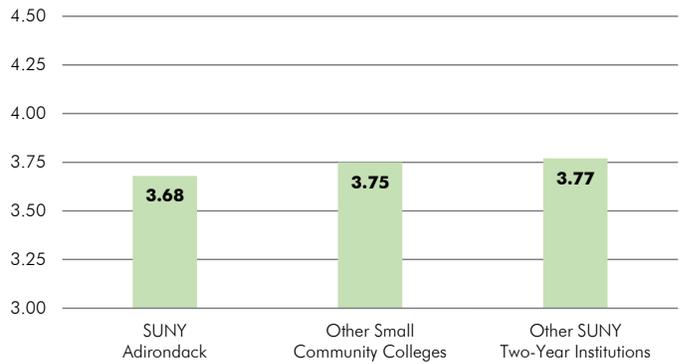


Figure 32 - SUNY Student Opinion Survey Results

Student Center

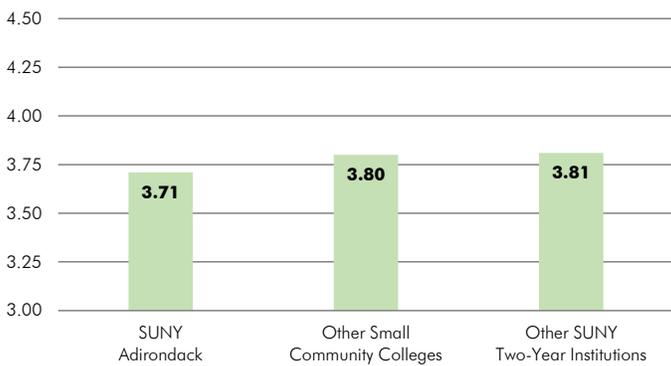


Figure 31 - SUNY Student Opinion Survey Results

Availability of Study Space

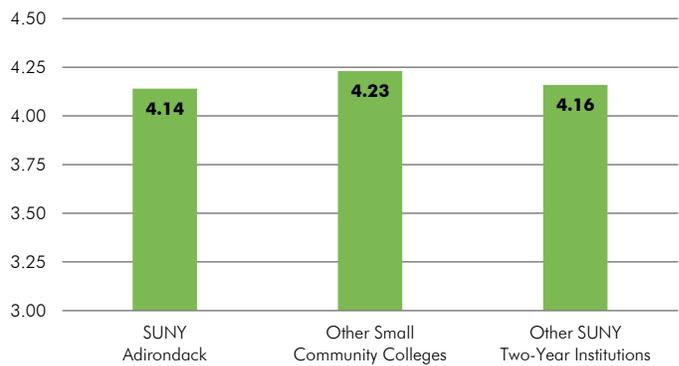


Figure 33 - SUNY Student Opinion Survey Results

Student Engagement Survey

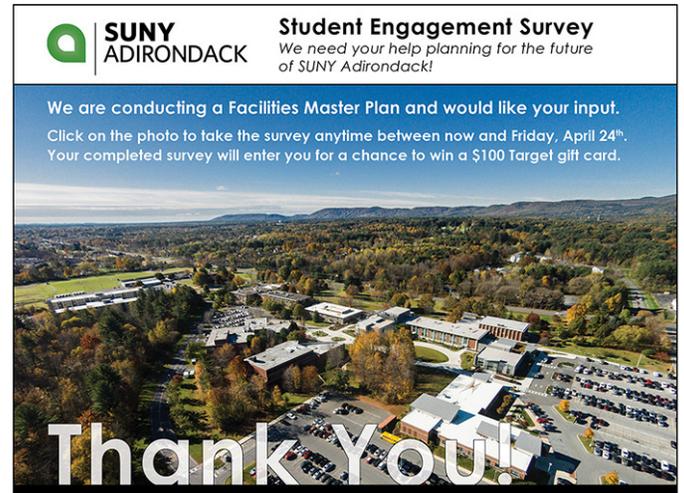
An in-person workshop was not possible due to COVID restrictions, so students participated in an online survey instead. The survey was conducted between April 13 and April 24, 2020. 319 SUNY Adirondack students participated in the survey.

- Half the respondents were first-year students, and most attended SUNY Adirondack full time.
- Combined, 49 percent of respondents call Warren and Washington counties home; 34 percent were from Saratoga County.

When asked to identify goals for the Facilities Master Plan, students prioritized:

- Additional food service hours and/or locations
- Additional seating areas and green spaces
- More quiet and group study space outside the library
- More student lounge space

The following pages show results for all questions asked in the survey. In general, results were positive and reflect well on the College.



How many credits are you taking this semester?

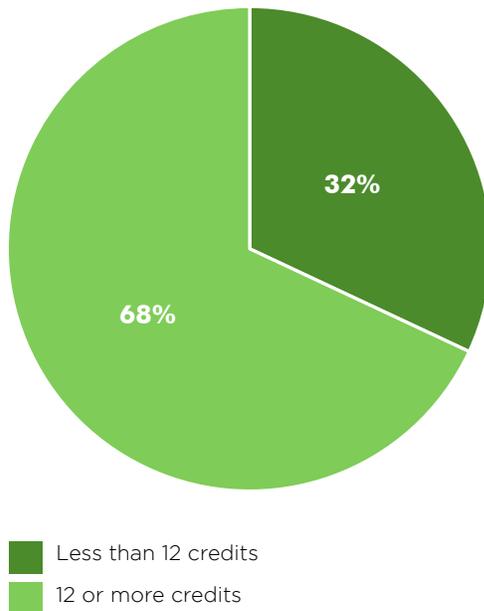


Figure 34 - Student Engagement Survey Results

How many years have you been enrolled at SUNY Adirondack?

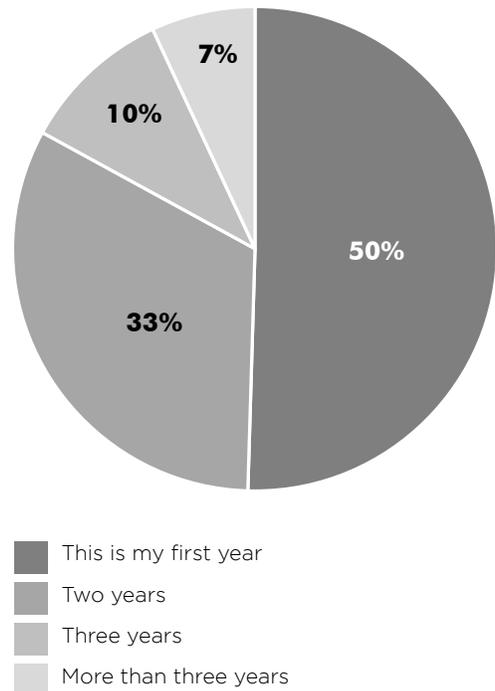


Figure 35 - Student Engagement Survey Results

What is your county of residence?

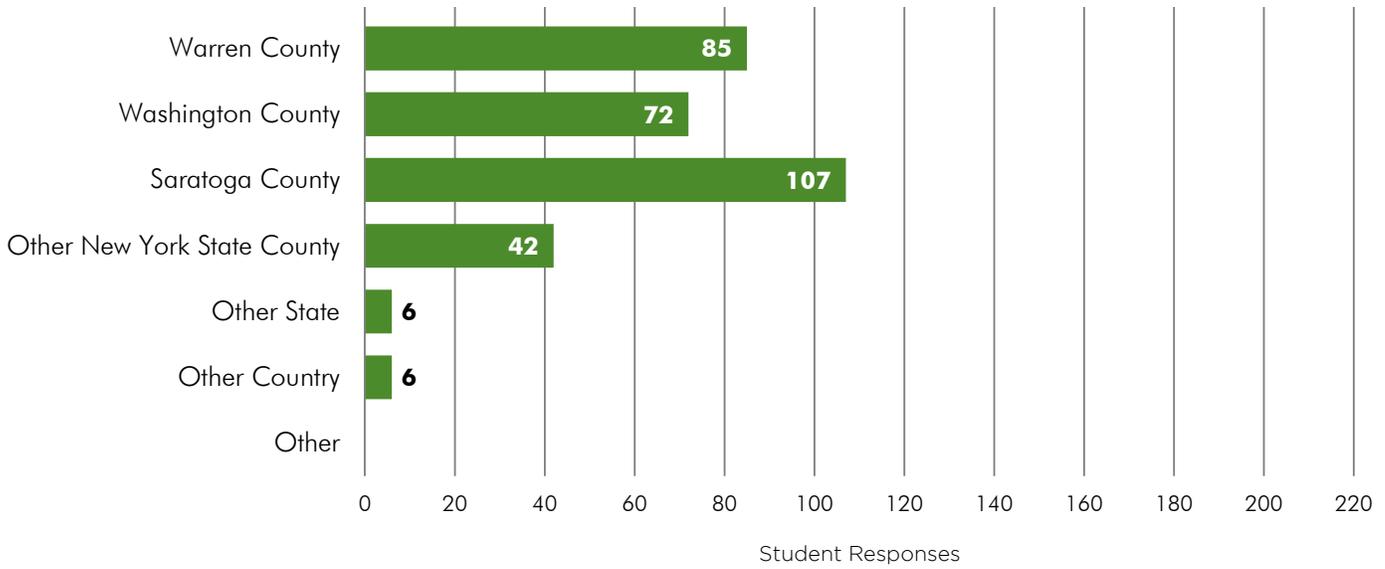


Figure 36 - Student Engagement Survey Results

Where do you live?

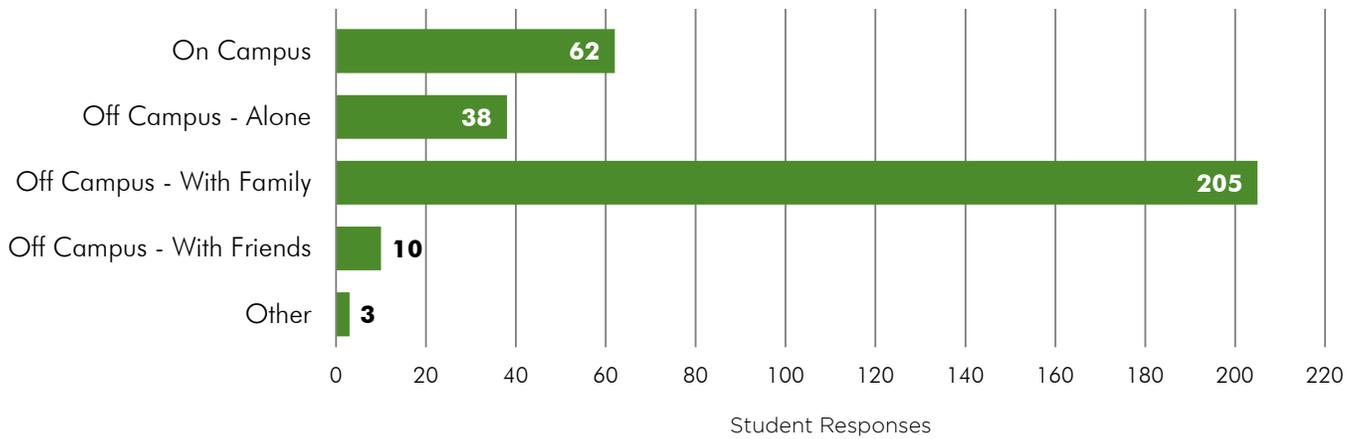


Figure 37 - Student Engagement Survey Results

Where do you typically eat?

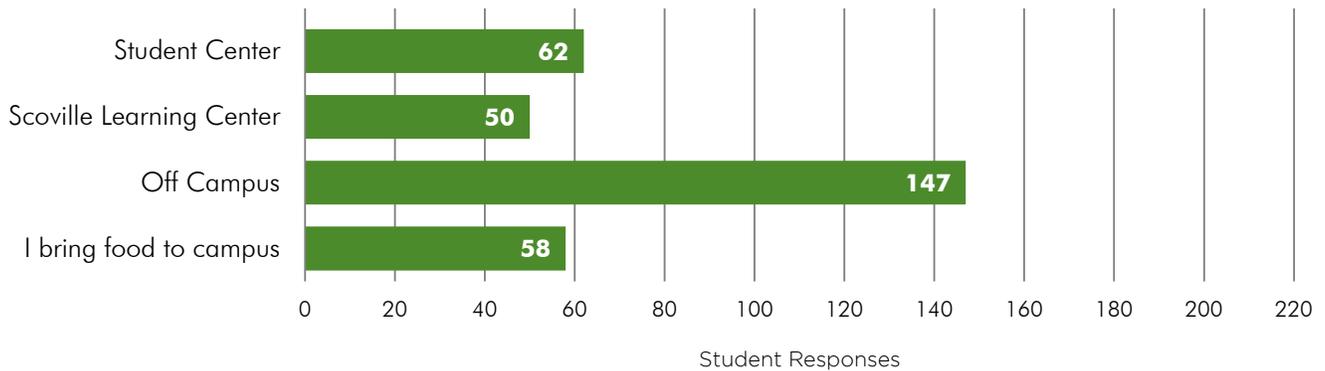


Figure 38 - Student Engagement Survey Results

In what program are you currently enrolled?

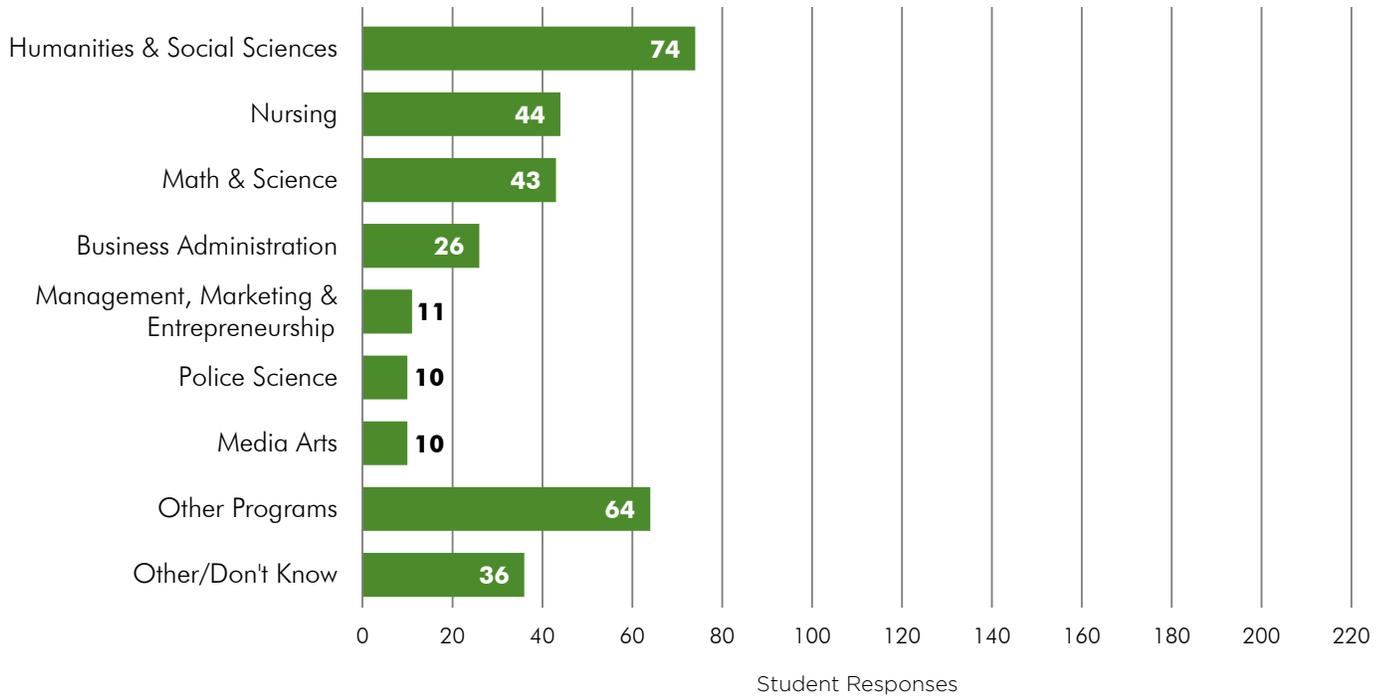


Figure 39 - Student Engagement Survey Results

Where do you take most of your classes (select all that apply)?

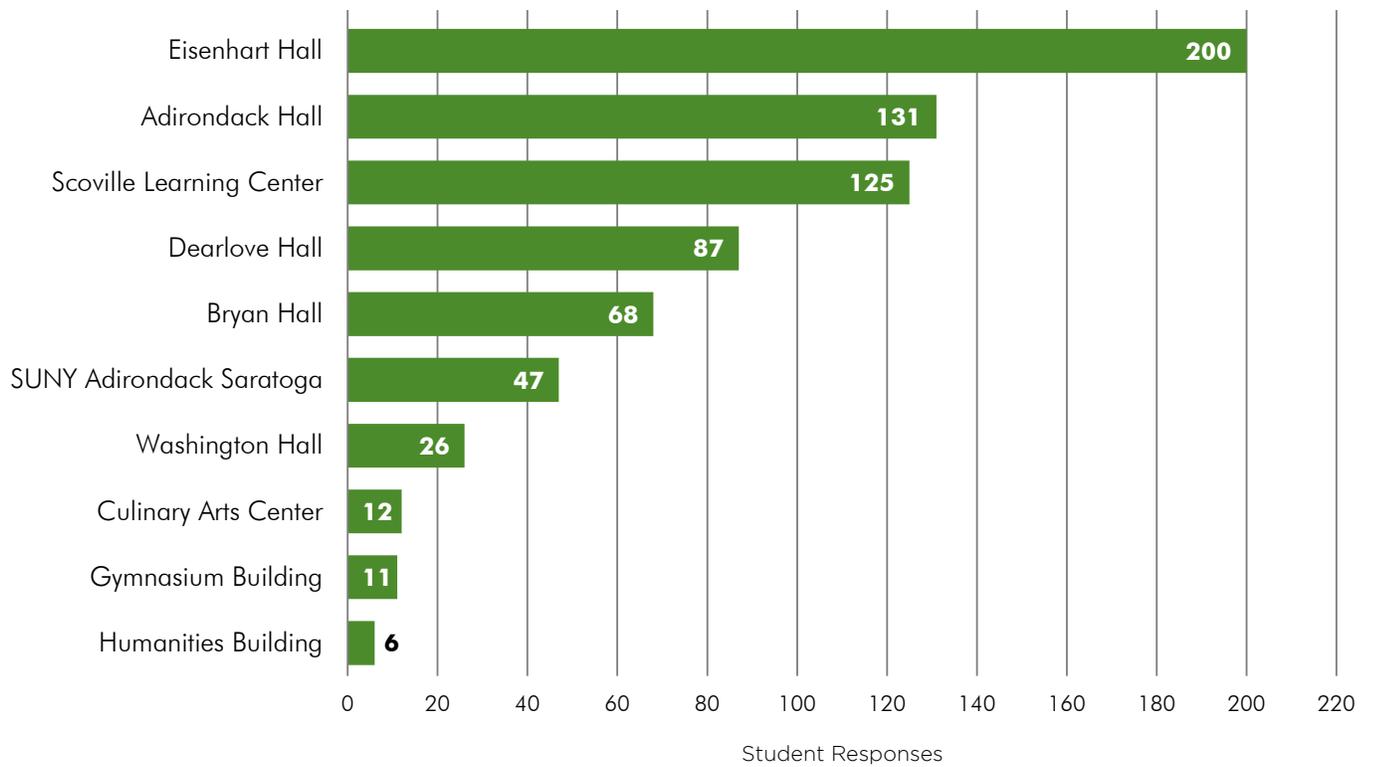


Figure 40 - Student Engagement Survey Results

Where do you typically spend time between classes?

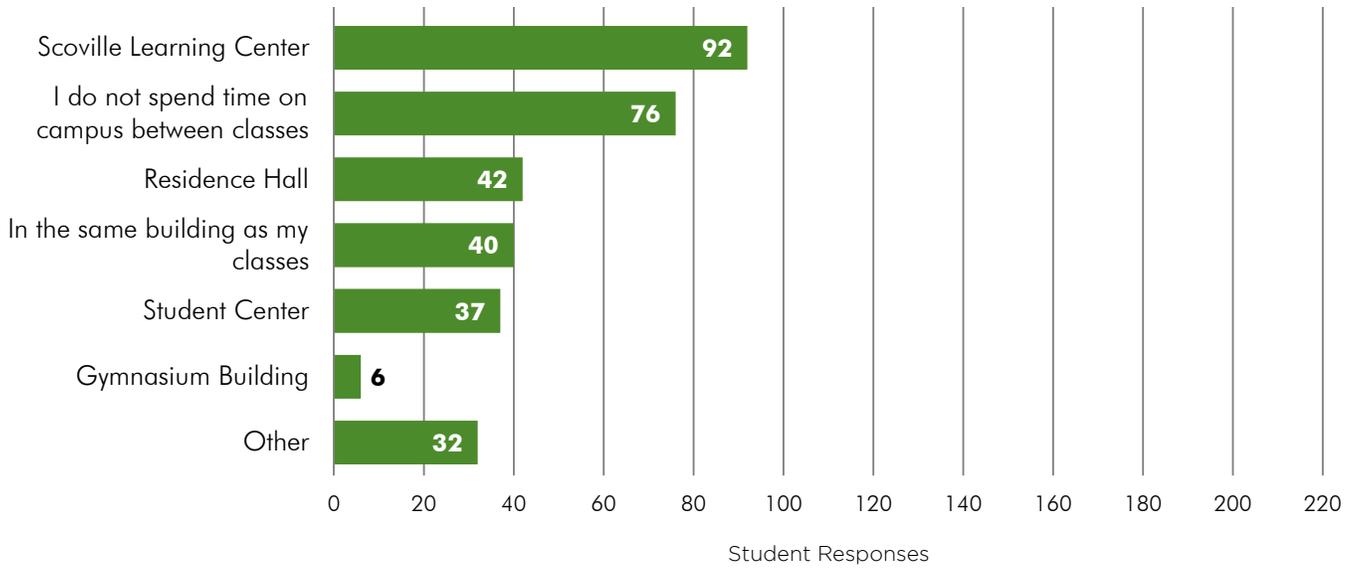


Figure 41 - Student Engagement Survey Results

I would like to attend more athletic events on campus.

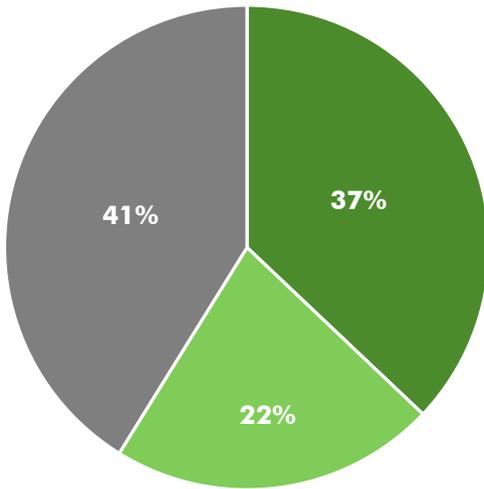


Figure 42 - Student Engagement Survey Results

I would like to attend more art and cultural events on campus.

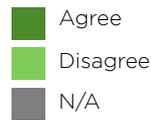
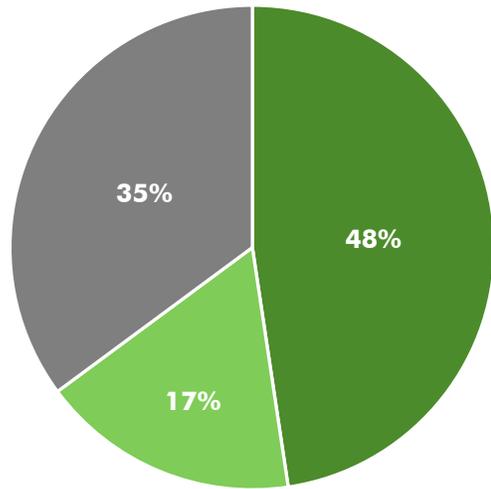


Figure 43 - Student Engagement Survey Results

The campus makes a good first impression.

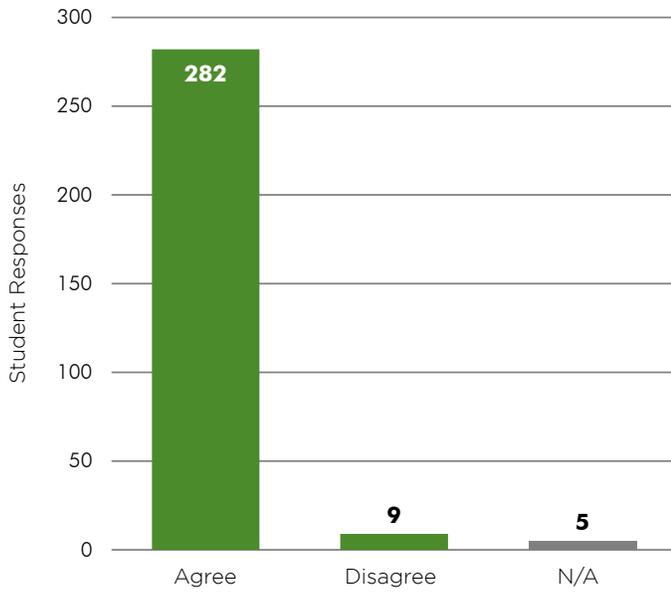


Figure 44 - Student Engagement Survey Results

It is easy to find my way around campus.

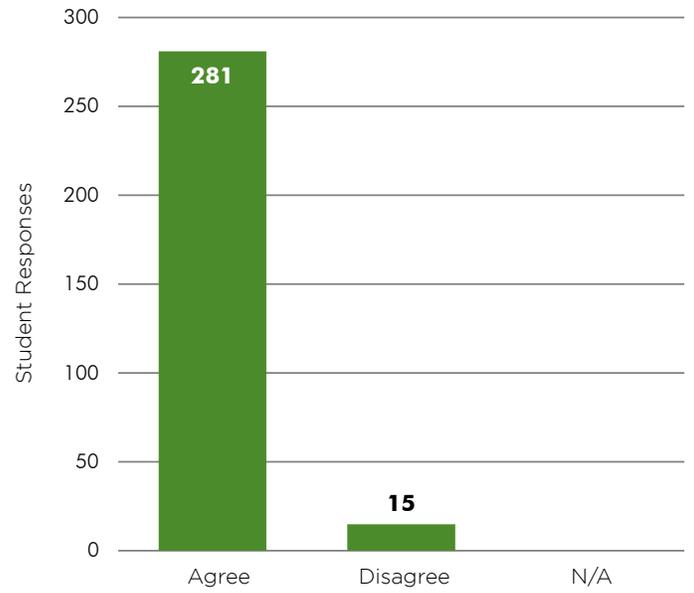


Figure 46 - Student Engagement Survey Results

Classroom furnishings and equipment support my learning.

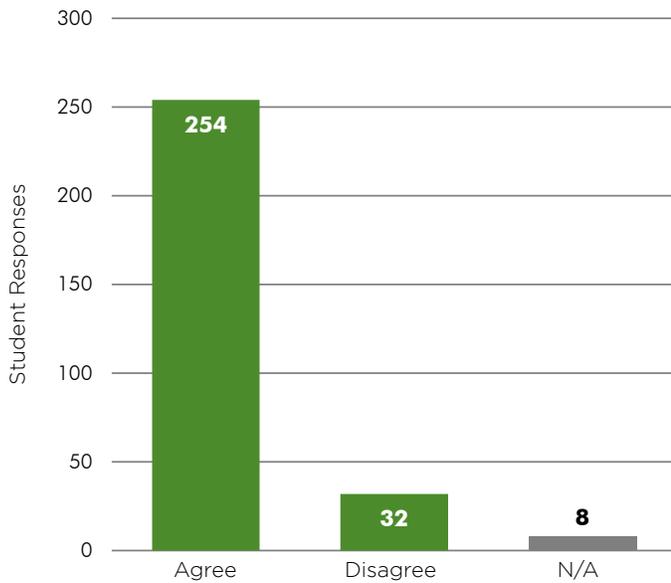


Figure 45 - Student Engagement Survey Results

There are good places on campus to meet and collaborate with my friends.

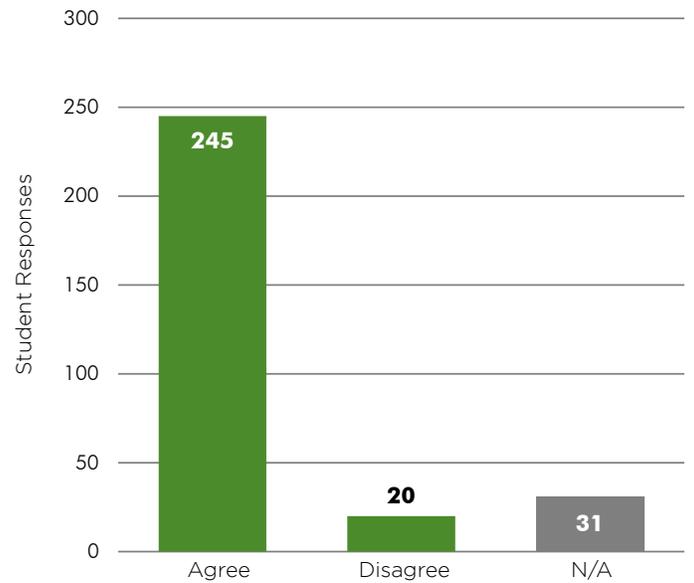


Figure 47 - Student Engagement Survey Results

Technology labs are up-to-date.

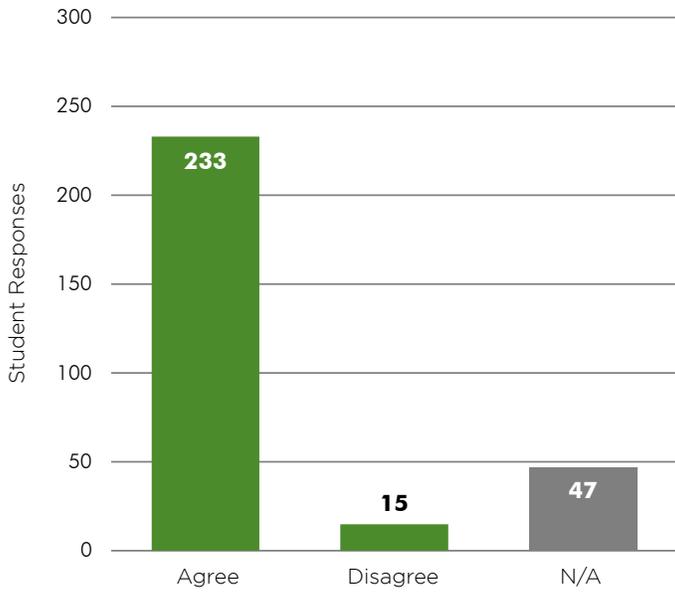


Figure 48 - Student Engagement Survey Results

I can usually find a good place to study.

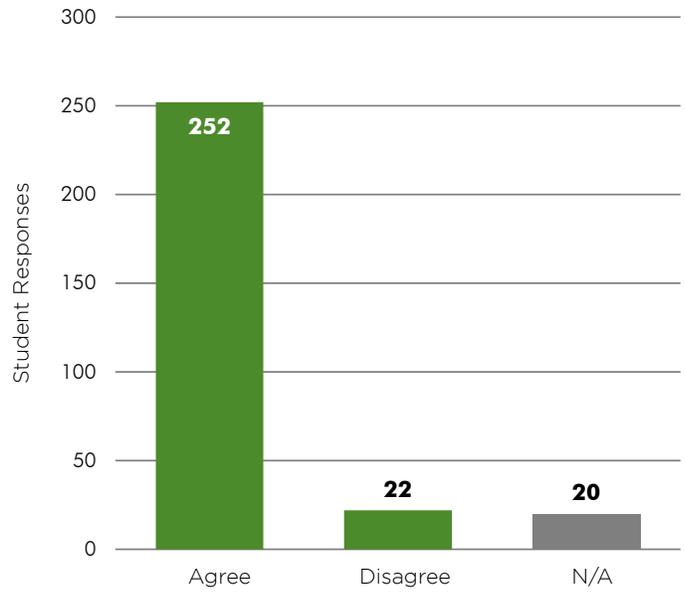


Figure 50 - Student Engagement Survey Results

Childcare services at SUNY Adirondack's child care center meet my needs.

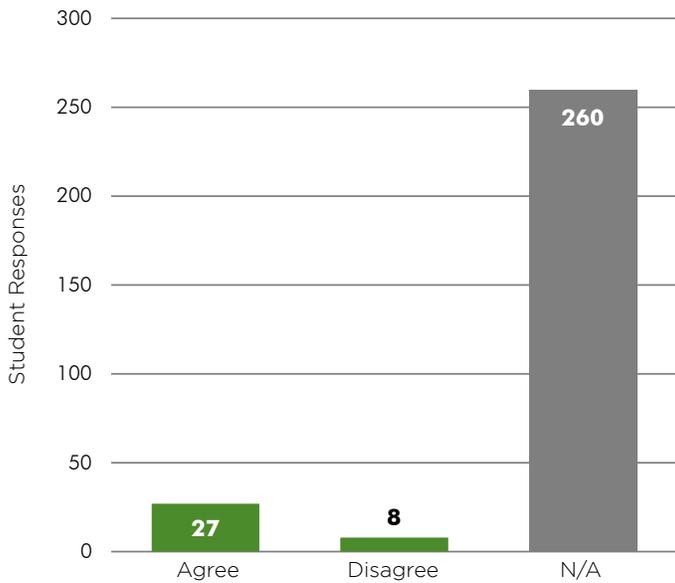


Figure 49 - Student Engagement Survey Results

I can get the learning assistance I need.

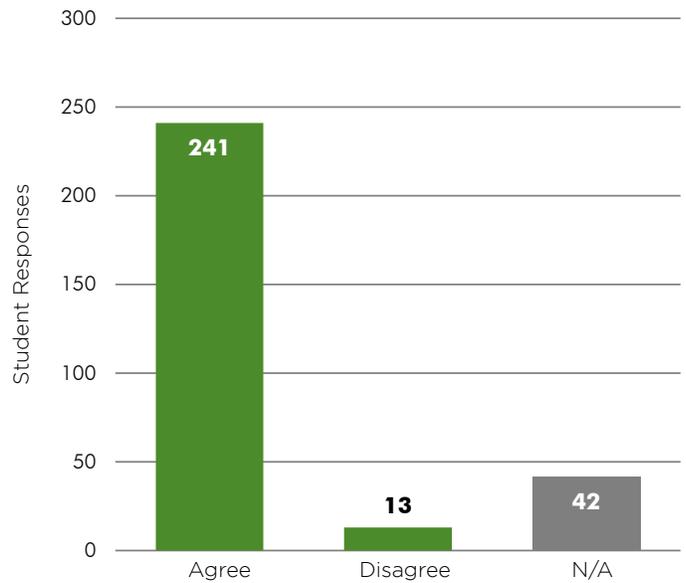


Figure 51 - Student Engagement Survey Results

What should be a priority for this Master Plan (select up to three)?

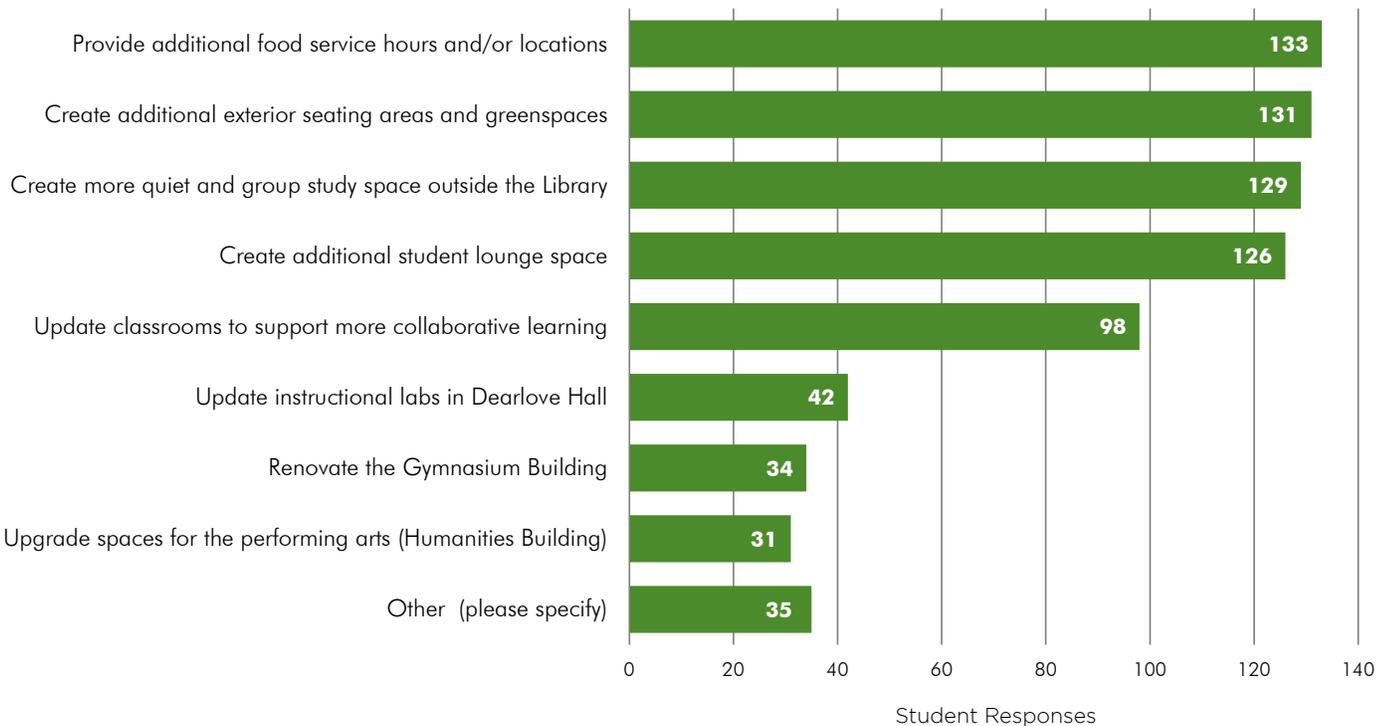


Figure 52 - Student Engagement Survey Results

What else should be considered for this Master Plan?

The size of the words below are relative to the frequency with which students mentioned them.



Figure 53 - Student Engagement Survey Results

Space Needs Analysis

Enrollment is not expected to increase dramatically at SUNY Adirondack, so there is a sufficient quantity of instructional space to house most academic activities. However, some areas require upgrades to create modern, high-quality environments to learn, work, and play. The following space-related conditions prompted recommendations to reconfigure, reassign, or expand SUNY Adirondack's Queensbury Campus buildings:

- Classroom updates are needed in older buildings. Equipment, furnishings, and finishes could be improved.
- Some existing spaces are functionally unsuitable for their designated uses.
- Changes to space assignments and/or configurations are required to meet departmental needs.
- In limited areas, additional space is needed to accommodate current and future program needs.

Figure 54 shows the range of classroom and lecture hall supply and demand at the Queensbury Campus based on the fall 2019 course schedule. The red diamonds indicate the number of existing classrooms in a given seating capacity range. Room seating capacities were determined based on existing classroom sizes with SUNY recommended station sizes applied.

Yellow dashed lines represent the number of classrooms required if fall 2019 lecture courses were filled to their caps. Blue dashed lines show the classroom need at the actual course enrollments. If course sections were filled exactly to course caps, the yellow bars and blue bars would overlap.

The gray bar between the dashed lines indicates the range of classroom need. For example, the demand in fall 2019 was for eight to 15 classrooms in the 21 to 30 seat range, yet 32 rooms of that size exist. In the 31 to 40-seat range, the red diamond falls within the gray bar, indicating that there are enough rooms of this capacity to meet fall 2019 enrollments, but more rooms of this capacity would be needed if sections were filled to course caps.

Where the red diamond exceeds the dashed lines, as in the 21 to 30-seat range, there was a surplus of classrooms. In the 41 to 50-seat range, there were too few classrooms to meet the demand. If future enrollment and scheduling patterns approximate fall 2019, some of the surplus 21 to 30-seat classrooms could be reconfigured to meet other needs, like creation of 41 to 50-seat classrooms.

If classrooms were scheduled for the SUNY target of 30 hours per week, 35 classrooms and lecture halls would be needed in Queensbury to meet the fall 2019 demand. The Campus has 50 classrooms and lecture halls.

Classroom Capacity Analysis

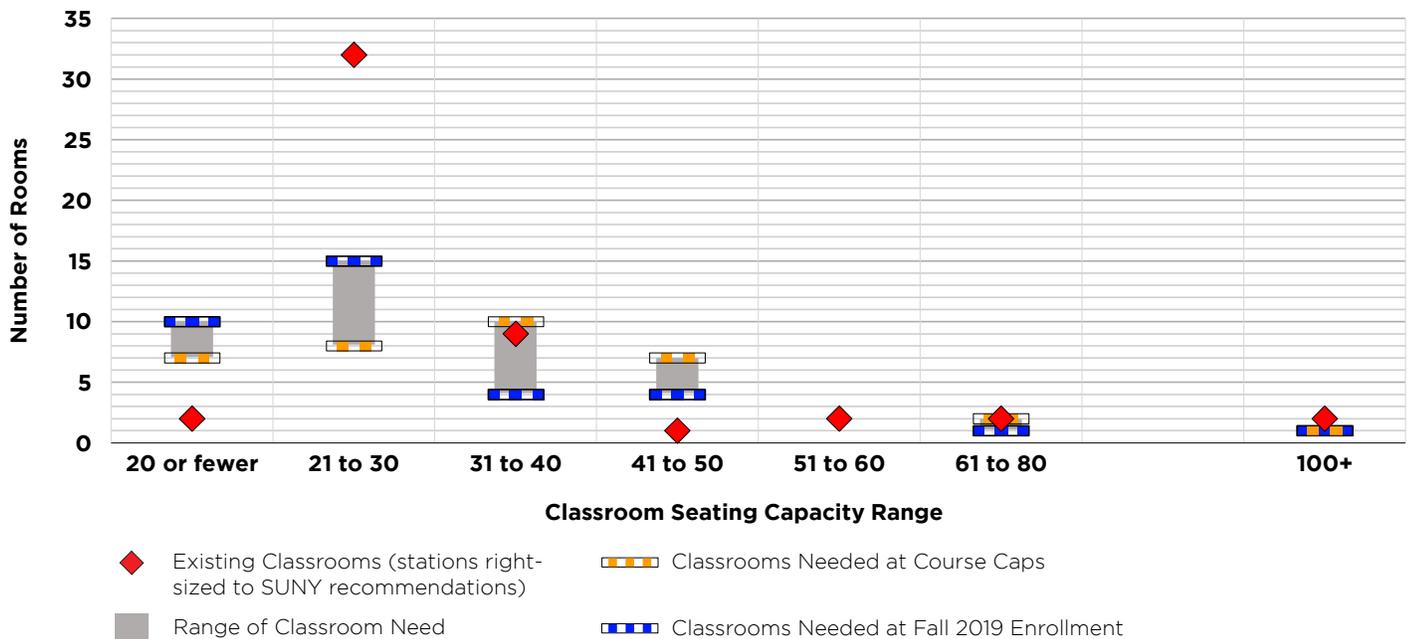


Figure 54 - Classroom and Lecture Hall Utilization

Classroom and Lecture Hall Recommendations

Small classrooms should be combined to create at least two additional 41 to 50-seat classrooms. Some of the demand for 41 to 50-seat classrooms can be met in the two existing 51 to 60-seat classrooms. For example, Existing Classrooms. Eisenhart 211 has 27 existing stations at 19 square feet per station. The station count would be reduced to 22 seats if a SUNY recommended station size of 24 square feet per station were provided. There are surplus classrooms in this seating capacity range. Eisenhart 211 and 212, or similar-capacity adjacent rooms in other buildings, could be combined to create a higher-capacity classroom.

One lecture hall could be reconfigured to create an active learning space for large course meetings. For example, the Miller Lecture Hall in Dearlove Hall is in good condition but requires updates. The room has 150 fixed seats with small station sizes. If station sizes were enlarged to 20 square feet per station, the lecture hall could house 70 seats. The tiers could be extended to create broader floor areas that would hold flexible seating arrangements. Large lecture sections could meet in this lecture hall and still have an interactive, collaborative learning environment.

Class Laboratory Recommendations

On average, class laboratories had sufficient capacity to accommodate fall 2019 instruction and level to modest enrollment growth through 2030. Some class labs are in locations that do not meet departments' programmatic needs. The following lab improvements are recommended:

- Shift Technology Laboratories from the upper floors of Dearlove Hall to suitable space on a building's ground floor. An outdoor yard, right-sized CISCO Labs, and space for growing Engineering and Technologies programs (like robotics) are needed. The space required for Technology laboratories and offices is 14,250 net square feet.
- Create a new Broadcast Media Lab. The existing lab is outdated and does not have sufficient space for equipment or set storage. Just under 1,300 net square feet will be required for Broadcast Media laboratories and offices.
- Create a right-sized visual and performing arts studio in Dearlove Hall.
- Create a 2,500 net square foot 3D Art Studio with storage. Existing art studios do not have provisions for 3D art.



Eisenhart 211



Miller Lecture Hall



Active Learning Lecture Hall

Long-term, when the Miller Lecture Hall requires renovation it could be converted from a fixed-seat auditorium to a collaborative learning environment like the Hennings Hall Active Learning Theatre at the University of British Columbia.

Office Recommendations

Facilities Services and Marketing & Communications occupy substandard office space in the basement of Warren Hall. The suite is not accessible. These functions should be relocated to more suitable space.

- Marketing & Communications requires 1,100 net square feet in a suite with natural light and good visibility and foot traffic.
- Facilities Services should be located on the ground level of a building with easy access to a parking area. The suite should include one private office with space for meetings, a reception and waiting area, and storage. The suite needs access to a conference room. Approximately 400 net square feet are needed.

The SUNY Adirondack Foundation offices in Bryan Hall are suitable in size, yet they are not adjacent to the executive leadership of the College. The Foundation Offices, 720 net square feet, should be relocated to Scoville Learning Center to be adjacent to the Office of the President and other executives.

Instructional Support and Student Support Recommendations

The Campus lacks a facility for creation and recording of online lessons and content. A “Learning Innovation Center” with ten production studios, a waiting room, control room, and support space should be created. The Learning Innovation Center will require 4,200 net square feet.

Accessibility Services requires additional space for study and testing. The department’s existing footprint on the main level of Scoville Learning Center should be expanded. Two classrooms and one training room adjacent to the existing Accessibility Services office can be allocated to this department. An additional 1,400 net square feet are required.

Athletics, Recreation, and Student Life Recommendations

The Student Center is home to the main campus dining facility. It is overdue for modernization. Upgrades to this facility will assist with attraction and retention and will provide additional space for study and socializing. A 6,000 square foot student center addition that includes dining space on the first floor, study/recreation space on the second floor, and an outdoor dining patio should be created.

The existing gymnasium has many functional challenges. While the gymnasium itself is suitable, its supporting spaces are not accessible and are not well-sized for the College’s current and future needs.

- Provide an elevator for vertical circulation between the ground level and the gymnasium level.
- Reconfigure the existing ground level to create team locker rooms, general locker rooms, and visitor locker rooms. Provide a classroom and film room. Support space should include equipment storage and a laundry room.
- Additional space will be required to create athletics and faculty offices, a weight room/fitness room, and an extended lobby for the gymnasium.
- A total of 12,500 gross square feet of additional space is required at the gymnasium. The entire 28,600 square foot existing building requires renovation.

Building Services and Maintenance

Though a new facilities office is recommended to be created centrally on the Queensbury Campus, this does not address the space needed by Building Services and Maintenance. The existing service and maintenance facilities are unsuitable for their purpose due to their condition and location. When they were originally constructed, they represented the southern edge of Campus. Today, the Campus has grown around these buildings, putting their yards and utility zones in plain view of the athletics fields and Child Care building.

The buildings are in poor condition and would require substantial investment to prepare them for future decades of service. It is not recommended to improve these buildings, since their location is problematic. A new Building Services and Maintenance Facility should be constructed on an outlying area of the Queensbury Campus. A 10,400 gross square foot building will be required.

Master Plan Recommendations

Based on the results of the facilities conditions assessment, space utilization study, programming interviews, and student survey, the planning team developed multiple options for north and south campus. Each option was presented to the Steering Committee and the advantages, disadvantages, and cost implications of each were discussed.

The College selected *North Campus Option 3* and *South Campus Option 4* for further development. These options became the basis for the master plan recommendations, cost estimates, and implementation plan.



Figure 55 - North Campus Options

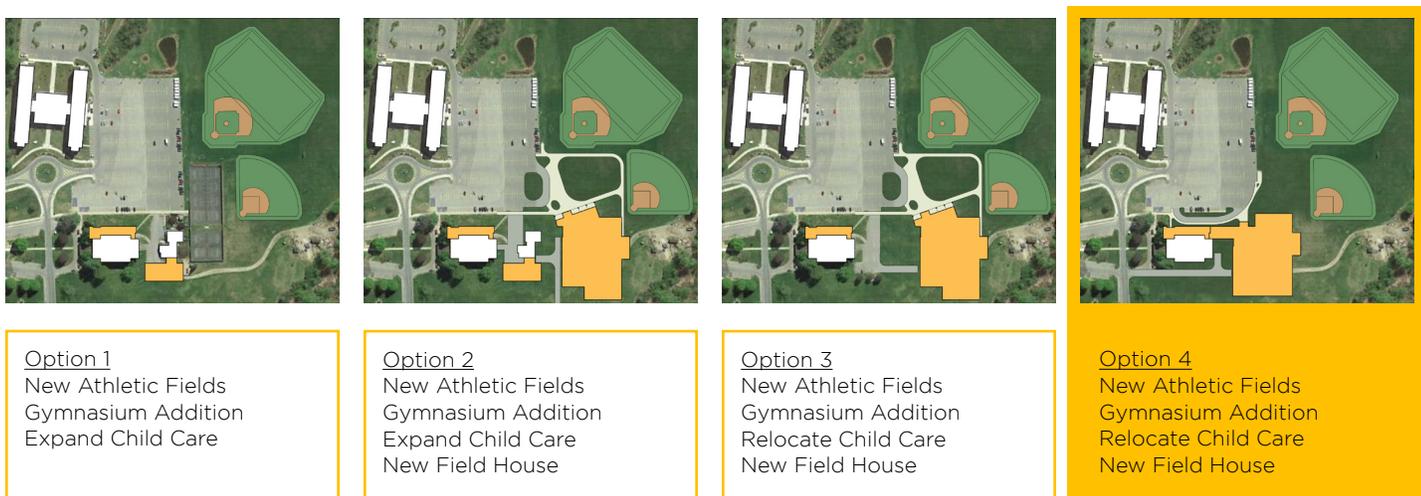


Figure 56 - South Campus Options

Master Plan Projects

This section includes detailed descriptions of master plan recommendations and proposed capital projects. When buildings are renovated, the College should consider updating building systems, installing additional wayfinding signage, improving instructional technology, and creating informal learning spaces as part of all projects.

Master Plan Matrix

The master plan matrix shown below (Figure 57) was developed by the planning team to inform the planning process. It includes master plan considerations for each building, such as building condition, space needs, student priorities, and community needs. It also indicates how the proposed projects will advance the master plan themes.

Project Descriptions

The master plan projects identified in this section are organized by building. Priority projects can be completed individually or in conjunction with more comprehensive building renovations. Each project description includes facilities maintenance projects, enabling projects, swing space requirements, project timelines, anticipated project costs, and diagrammatic plans.

Facilities Maintenance Projects

These are projects identified as part of the building conditions assessment to address obsolescence, deferred maintenance, and compliance with current building code and accessibility requirements. Many of these projects have been combined with programmatic improvements to create larger, comprehensive capital projects.

Enabling Projects

Some master plan projects will be preceded by enabling projects to reduce project costs and minimize the need for swing space.

Swing Space

In order to transform existing space, it may be necessary to relocate occupants to temporary space during renovations. Space used to facilitate renovation and construction projects is commonly referred to as “swing space.” Every effort has been made to phase projects so that occupants only move once (from their current space to their final location). Several master plan projects, however, will require the use of swing space and are identified in this section of the report.

Project Timelines

Projects were phased to minimize the amount of swing space required, avoid stranding investment, and distribute the cost of the recommendations over a ten-year period. Timelines associated with project descriptions and the implementation plan on page 75 show the anticipated time required for design and construction. The color indicates the proposed scope or work (renovation, renovation/addition, new construction, or site project).

Design	Construction	Renovation
Design	Construction	Renovation/Addition
Design	Construction	New Construction
Design	Construction	Site Project

Master Plan Matrix

	Master Plan Considerations				Master Plan Themes						Proposed Scope of Work	
	Building Condition	Space Needs	Student Priorities	Community Needs	Support Student Learning	Enhance Student Life	Increase Space Utilization	Highlight Athletics & Recreation	Improve South End	Strategic Relocations		
Queensbury Campus	N/A		■			●						Create Seating Areas and Greenspaces
Scoville Learning Center	■	■	■		●	●	●				●	Partial Renovation
Bryan Hall	■	■		■	●							Addition
Eisenhardt Hall	■				●		●					Update Classrooms
Gymnasium	■	■			●	●	●	●	●	●	●	Full Renovation & Addition
Humanities Building	■	■			●		●				●	Full Renovation
Dearlove Hall	■	■			●	●	●				●	Full Renovation & Addition
Washington Hall	■	■			●		●				●	Partial Renovation
Maintenance Building	■								●		●	Relocate to North End
Student Center	■	■	■		●	●			●			Partial Renovation & Addition
Child Care Center	■	■		■		●			●		●	Relocate to North End
Warren Hall	■										●	Relocate Departments
Adirondack Hall	■											
Residence Hall	■											

■ Excellent
 ■ Good
 ■ Fair
 ■ Poor

Figure 57 - Master Plan Matrix

Anticipated Project Costs

Master plan level budgets were developed by the planning team based on historic square foot cost information. Each estimate includes an allowance for soft costs and escalation to the midpoint of construction based on the project timeline. Soft costs include contingencies, professional fees, furnishings, fixtures, equipment, and other items. Escalation was calculated at a rate of 3.5 percent per year and should be adjusted for any projects completed before or after the anticipated year of construction or if annual cost escalation is tracking above 3.5 percent. Project budgets do not include costs associated with swing space or moving expenses.

Due to the volatility of the construction market, it is difficult to predict costs several years into the future. All anticipated project costs should, therefore, be reviewed prior to requesting funding for any project.

Proposed Site Plan

While the focus of this master plan is campus renewal, the recommendations also include the construction of a building to support the emerging Agricultural Business program and modest additions to the Gymnasium Building, Student Center, Bryan Hall, and Dearlove Hall. The Child Care Center and Maintenance Facility will be relocated from their current location to the north side of campus to provide space for the expansion of athletics and recreation. The College identified the construction of a new field house as a long-range project not included within the ten year master plan timeframe.

As shown in Figure 59 on the following page, the master plan will result in logical, purpose-driven campus zones.

- Services provided by the Agricultural Business Building and Child Care Center will be available to both students and members of the local community.
- Instructional space in the Bryan Hall Addition will be located within the academic core of campus.
- Investments in the Humanities Building for technology programs and Dearlove Hall for visual and performing arts will complement Adirondack Hall's focus on science and nursing. These projects will also strengthen the College's approach to STEAM (Science, Technology, Engineering, Arts, and Math) programs.
- The expanded Student Center will provide additional space for student clubs and organizations within the Student Life Zone.
- The Gymnasium Building Addition and Field House will be designed to support current and future athletic and recreation programs.



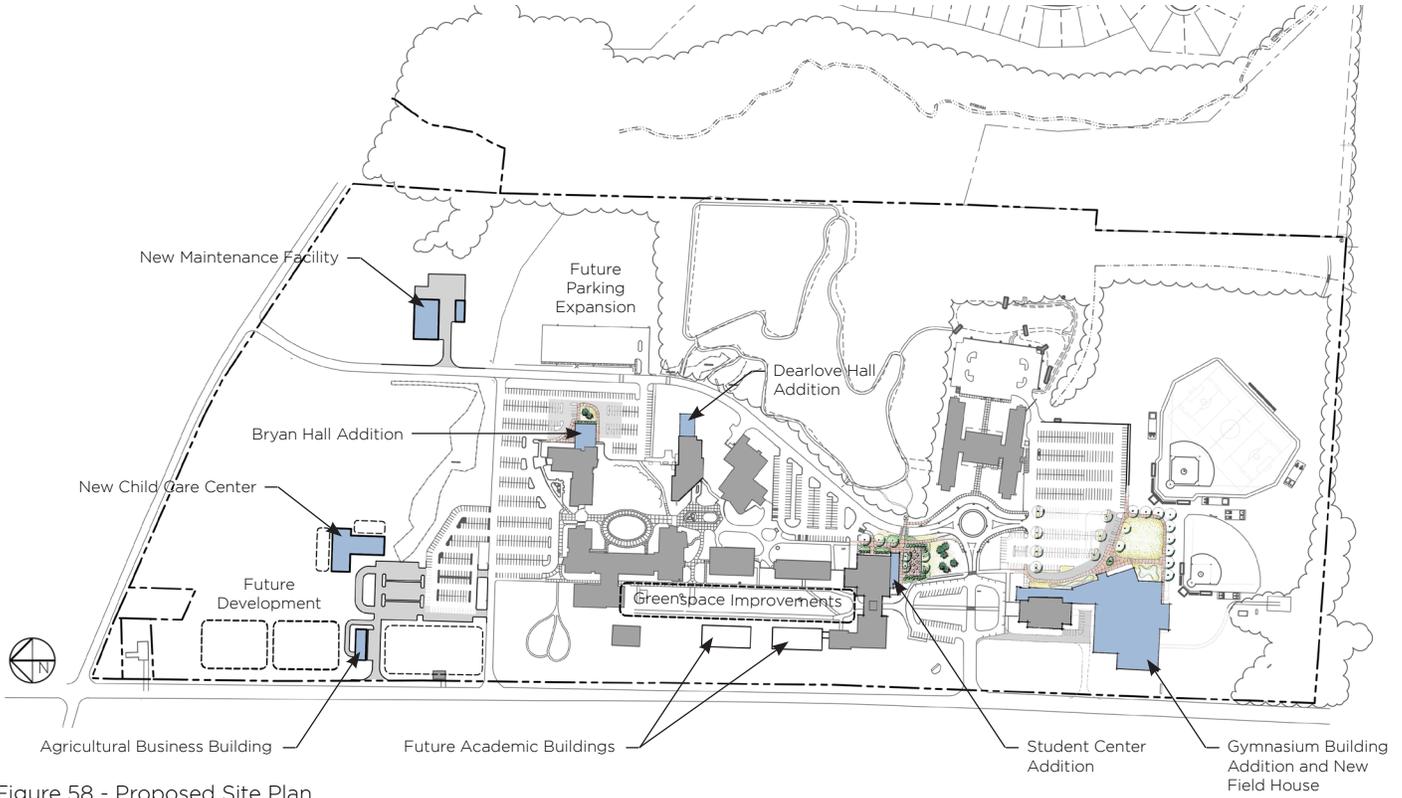


Figure 58 - Proposed Site Plan

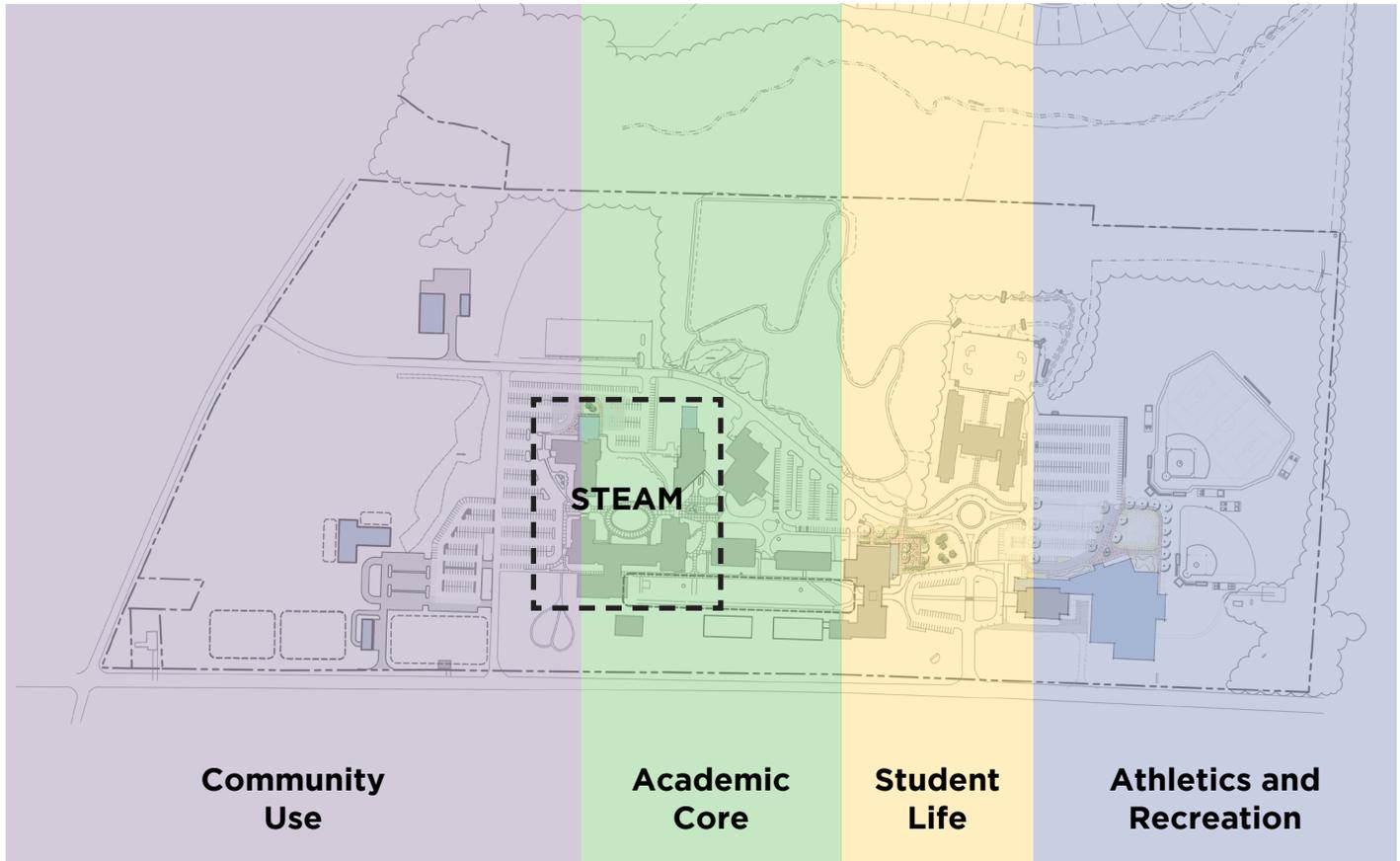


Figure 59 - Campus Zones



Scoville Learning Center Renovations

A portion of the renovations to the Scoville Learning Center will impact student learning and advance the College's Strategic Goal to enhance program offerings and services. This project was, therefore, identified as a top priority.

As described in the space utilization study, there is a surplus of general classroom space on campus. Two classrooms on the main level of the Scoville Learning Center will be repurposed to expand Accessibility Services and improve student access. The small computer lab currently used by Accessibility Services will be renovated to provide additional space for tutoring, which will eliminate the congestion in the current tutoring area on the south side of the library.

Additional classroom space on the lower level will be converted to office space for Facilities. The Copy Center currently located in Washington Hall will move to the lower level adjacent to the loading dock. Renovations on the upper level will include office space for the Foundation and improvements to the Bishop Conference Center.

In addition to the work shown in Figures 60 and 61, all facilities maintenance projects identified by the planning team will be addressed as part of the renovations. The anticipated project budget, including escalation to the midpoint of construction, is \$455,000.

Master Plan Goals

Support Student Learning
Enhance Student Life
Increase Space Utilization
Strategic Relocations

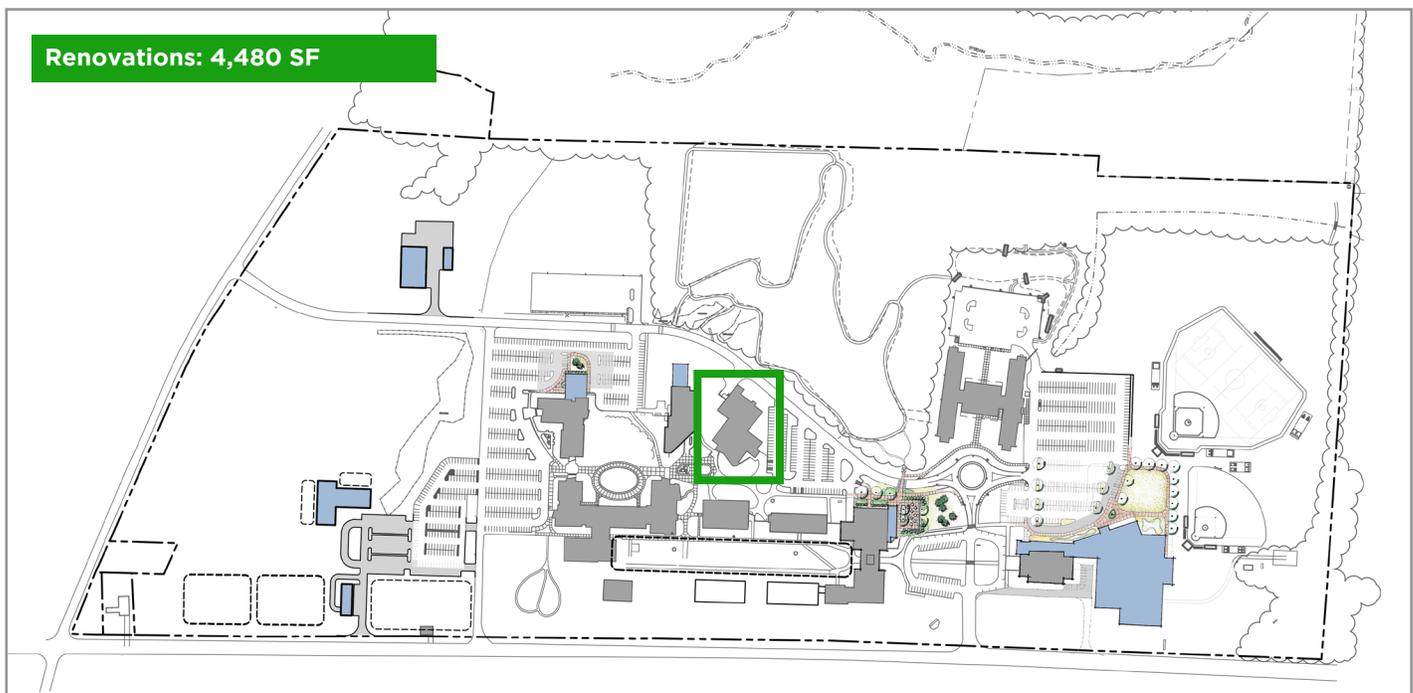
Facilities Maintenance Projects

The following facilities maintenance projects will be addressed by the renovations and are included in the project budget:

- Replace Interior Finishes
- Accessibility Upgrades



Accessibility Services



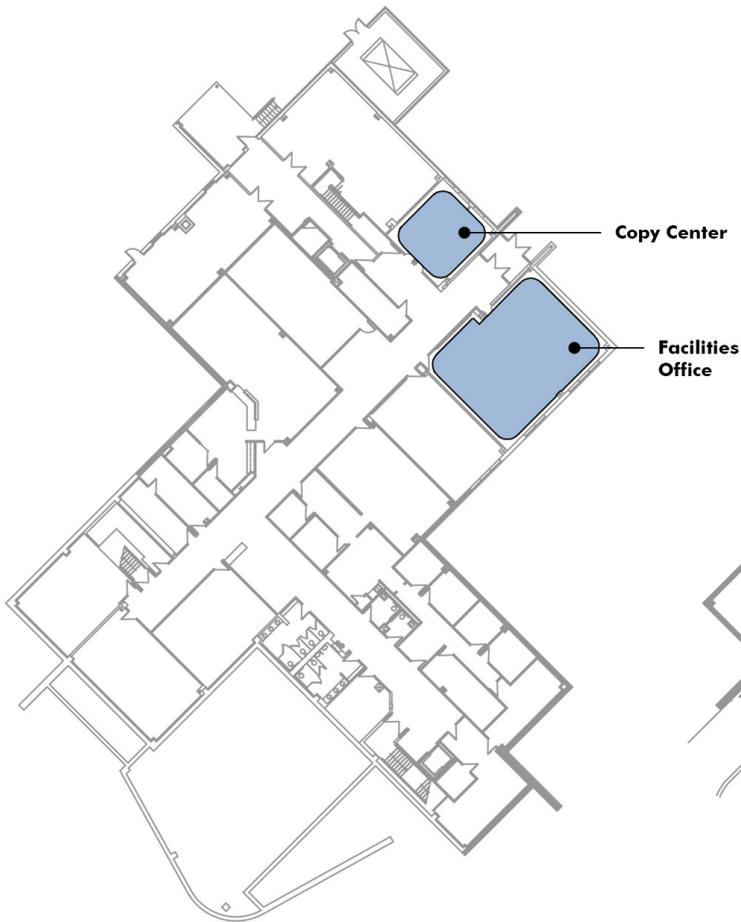


Figure 60 - Proposed Lower Level Plan

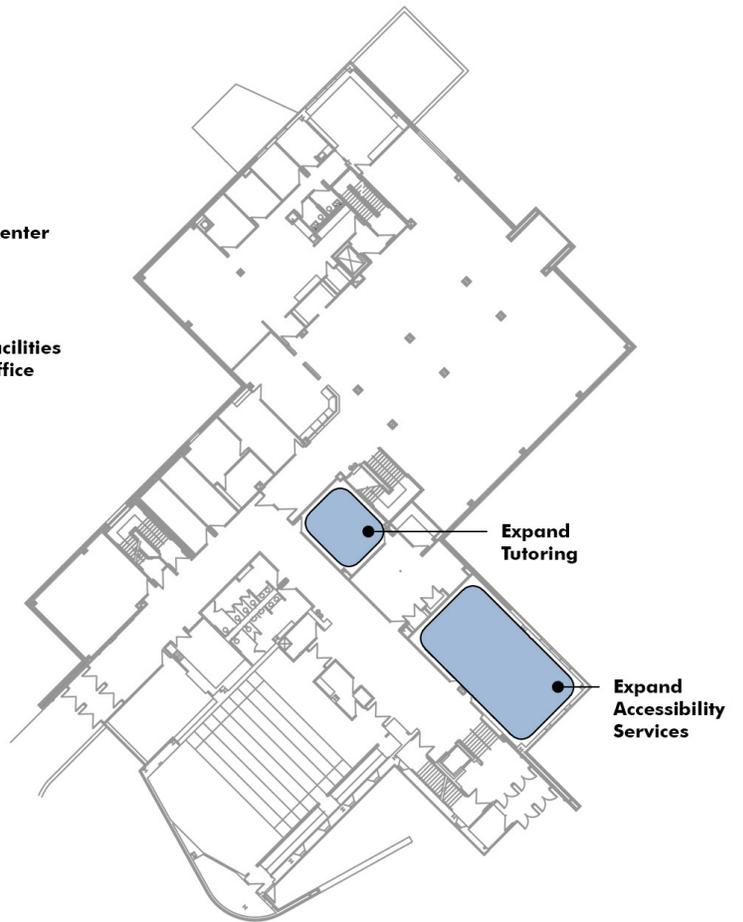


Figure 61 - Proposed Main Level Plan



Midpoint of Construction

Implementation Year										
1	2	3	4	5	6	7	8	9	10	Long-Range Projects
[Shaded]										

Project Budget

Phase	Construction Cost	Escalation	Soft Costs	Project Total
Expand Accessibility Services	\$60,000	\$5,000	\$23,000	\$88,000
Expand Tutoring	\$21,000	\$2,000	\$9,000	\$32,000
Update Board Room	\$140,000	\$9,000	\$51,000	\$200,000
Relocate Facilities Office/Copy Center	\$93,000	\$7,000	\$35,000	\$135,000
Total	\$314,000	\$23,000	\$118,000	\$455,000

Bryan Hall Addition

An addition on the east side of Bryan Hall will create a new Learning Innovation Center (LiNC) with studio and support space for enhanced remote learning. These studios will connect SUNY Adirondack to educational resources in the region and around the world. Bryan Hall will go from a “Regional Higher Education Center” to an “International Higher Education Center.”

The addition will yield ten studios that can be used for both synchronous and asynchronous learning, as well as a waiting room, green room, and control room. The support space shown in Figure 62 was sized to accommodate a mechanical room, storage room, and dedicated toilet room. An entrance from the adjacent parking lot will allow the LiNC to be open when Bryan Hall and other campus facilities are closed. This is particularly important when faculty and students are connecting with students in different time zones.

When the addition is constructed, the parking lot adjacent to Bryan Hall will be reconfigured and new landscaping will be provided. The addition and adjacent parking lot improvements will not interfere with the geothermal well field that was installed when Bryan Hall was constructed.

All facilities maintenance projects identified for Bryan Hall will be addressed when the addition is constructed. The project budget, including escalation to the midpoint of construction, is \$2,356,000.

Master Plan Goals

Support Student Learning

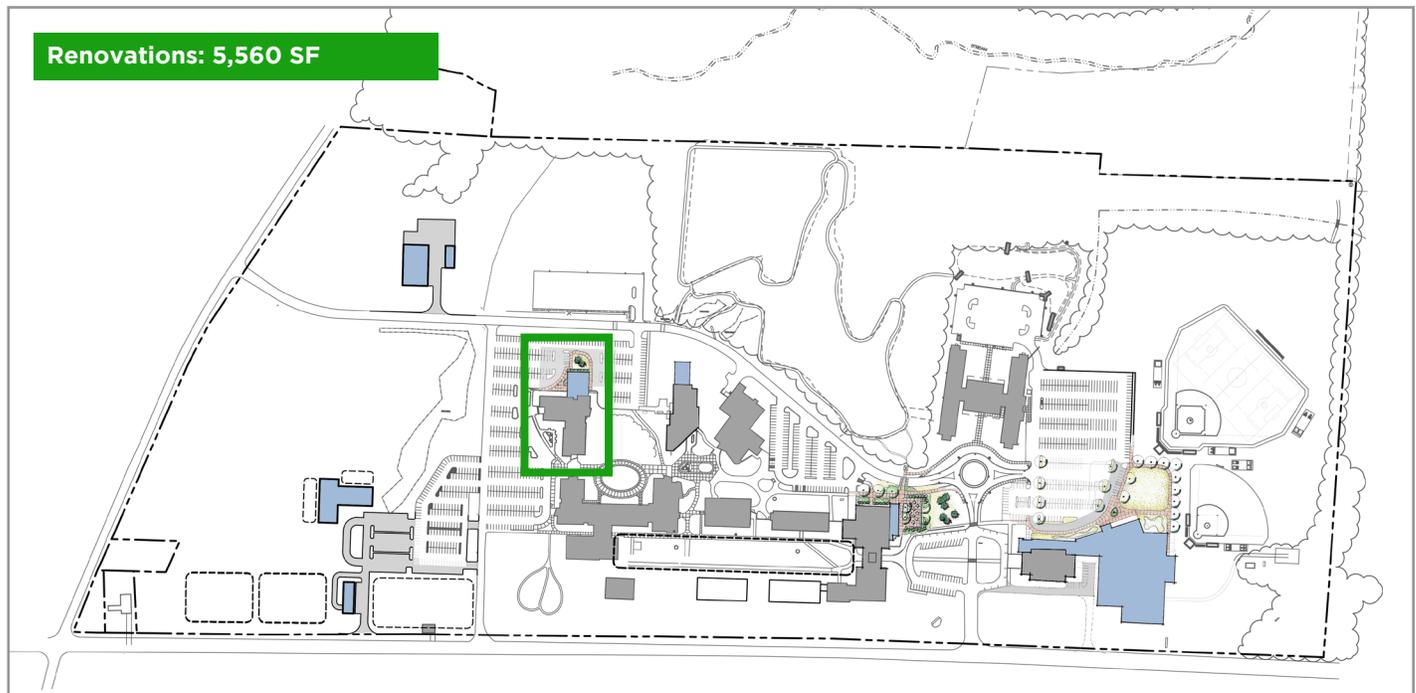
Facilities Maintenance Projects

The following facilities maintenance projects will be addressed when the addition is constructed and are included in the project budget:

- Repair Exterior Walls



Main Entrance



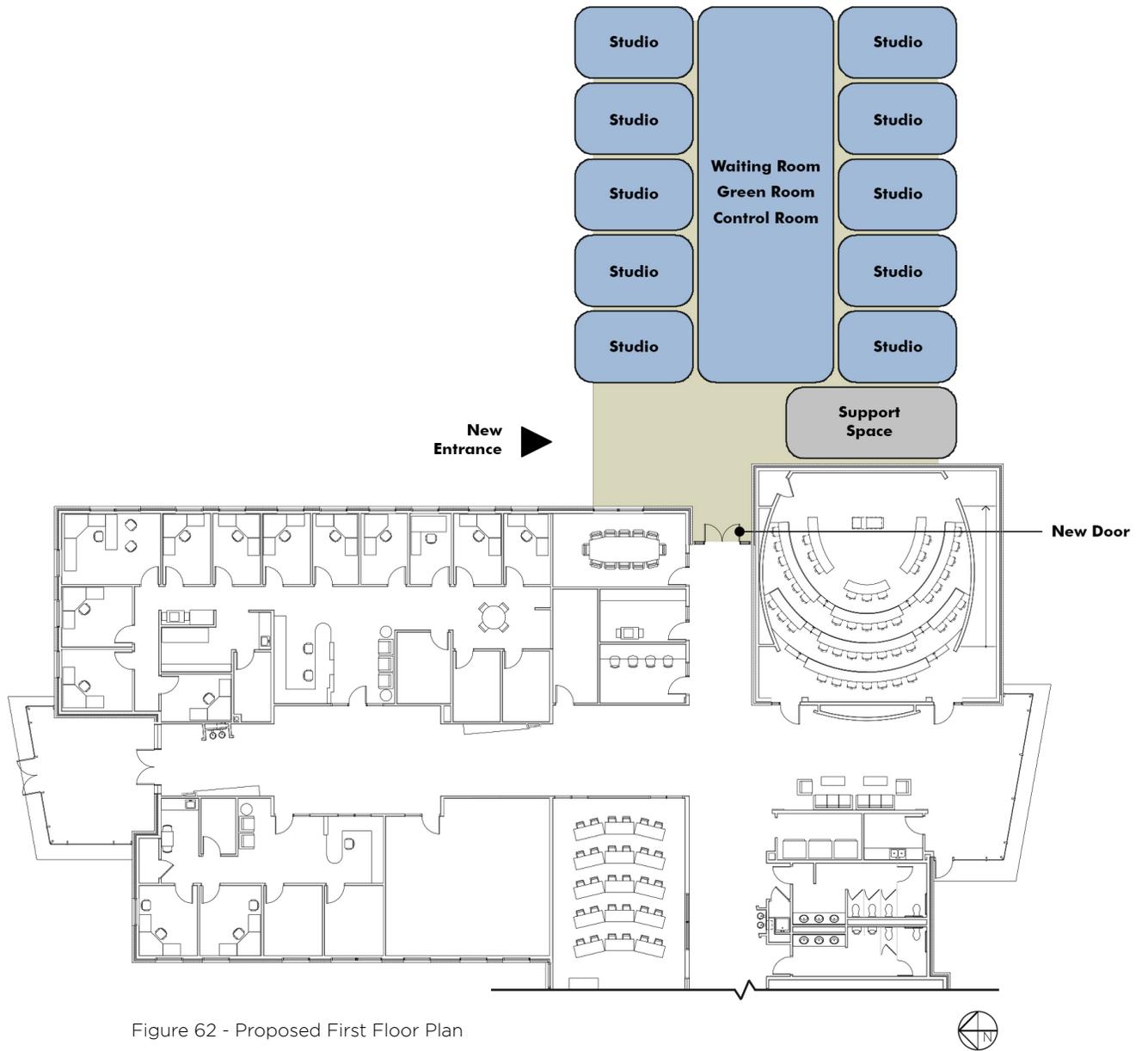


Figure 62 - Proposed First Floor Plan

Midpoint of Construction

Implementation Year										
1	2	3	4	5	6	7	8	9	10	Long-Range Projects

Project Budget

Phase	Construction Cost	Escalation	Soft Costs	Project Total
Addition	\$1,529,000	\$108,000	\$573,000	\$2,210,000
Sitework and Landscaping	\$100,000	\$8,000	\$38,000	\$146,000
Total	\$1,629,000	\$116,000	\$611,000	\$2,356,000

General Classroom Upgrades

One of the primary goals of this master plan is to improve space utilization including general classroom space. As part of the plan, some of the smaller classrooms on campus will be right-sized and updated to better support student learning.

As part of the instructional space utilization study, the planning team identified surplus classroom space in several buildings. One possible solution is to renovate classrooms on the second floor of Eisenhart Hall to accommodate larger section sizes, flexible furnishings, and active learning. Updated technology will be installed in each space to allow for both in-person and remote learning. All other second floor classrooms will remain for smaller section sizes.

While this master plan recommends renovating classroom space on the second floor of Eisenhart Hall, the College may determine that updated classrooms should be created elsewhere on campus.

Master Plan Goals

Support Student Learning
Increase Space Utilization

Facilities Maintenance Projects

Facilities maintenance projects for Eisenhart Hall are not included in the scope of work for this project. All facilities maintenance projects not included with larger capital projects are listed on page 73.



Figure 63 - Active Learning Environments with Flexible Seating

Images from Steelcase

		Midpoint of Construction										
		Implementation Year										
1	2	3	4	5	6	7	8	9	10	Long-Range Projects		

Project Budget

Phase	Construction Cost	Escalation	Soft Costs	Project Total
Renovations	\$532,000	\$38,000	\$200,000	\$770,000
Total	\$532,000	\$38,000	\$200,000	\$770,000



Gymnasium Renovations and Addition

Updates to the Gymnasium Building will advance all of the master plan goals, as well as two of the College's Strategic Goals. The proposed renovations will provide more opportunities for students to become engaged in the life of the College, which can improve retention.

As shown in Figures 65 and 66, the building will be fully renovated to support academic, athletic, and recreation programs. The lobby, gymnasium, and toilet rooms on the upper level will be updated. Dedicated equipment storage rooms and locker rooms for athletic teams, visiting teams, and officials will be created on the lower level.

A modest addition will include soft seating on the upper level that overlooks the new athletic fields and office space for all faculty and staff that call the building home. A new weight room and training room will be created on the lower level. A two-story climbing wall at the south end will replace the climbing wall in the existing gymnasium. An elevator will be installed to provide an accessible route from the new entrance facing the parking lot to all spaces in the building.

The addition will be designed so that it can, eventually, be connected to the new field house (identified as a long-range project), creating a comprehensive athletic facility on the south end of campus.

All facilities maintenance projects identified by the planning team will be addressed as part of the renovations. The project budget, including escalation to the midpoint of construction, is \$17,081,000.

Master Plan Goals

- Support Student Learning
- Enhance Student Life
- Increase Space Utilization
- Highlight Athletics and Recreation
- Improve South End
- Strategic Relocations

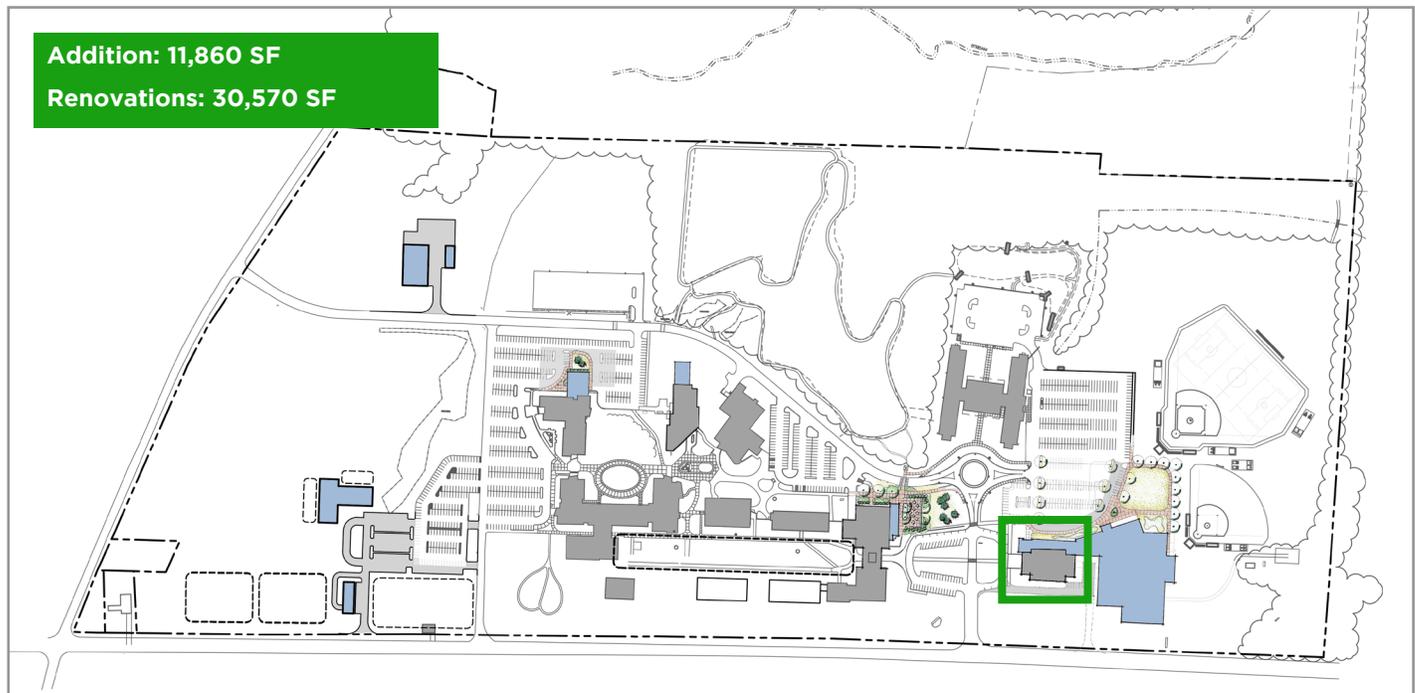
Swing Space

- Athletic Offices
- Training Room
- Equipment Room
- Laundry Room
- Locker Rooms

Facilities Maintenance Projects

The following facilities maintenance projects will be addressed by the renovations and are included in the project budget:

- Repair Exterior Walls
- Replace Exterior Doors and Curtainwall Systems
- Replace Interior Finishes, Lockers, and Benches
- Replace Boilers and Associated Piping
- Replace Domestic Hot Water System
- Replace Plumbing Fixtures and Associated Piping
- Install New Switchgear
- Replace Electrical Wiring and Panelboards
- Replace Lighting Fixtures
- Provide New Fire Protection System
- Accessibility Upgrades



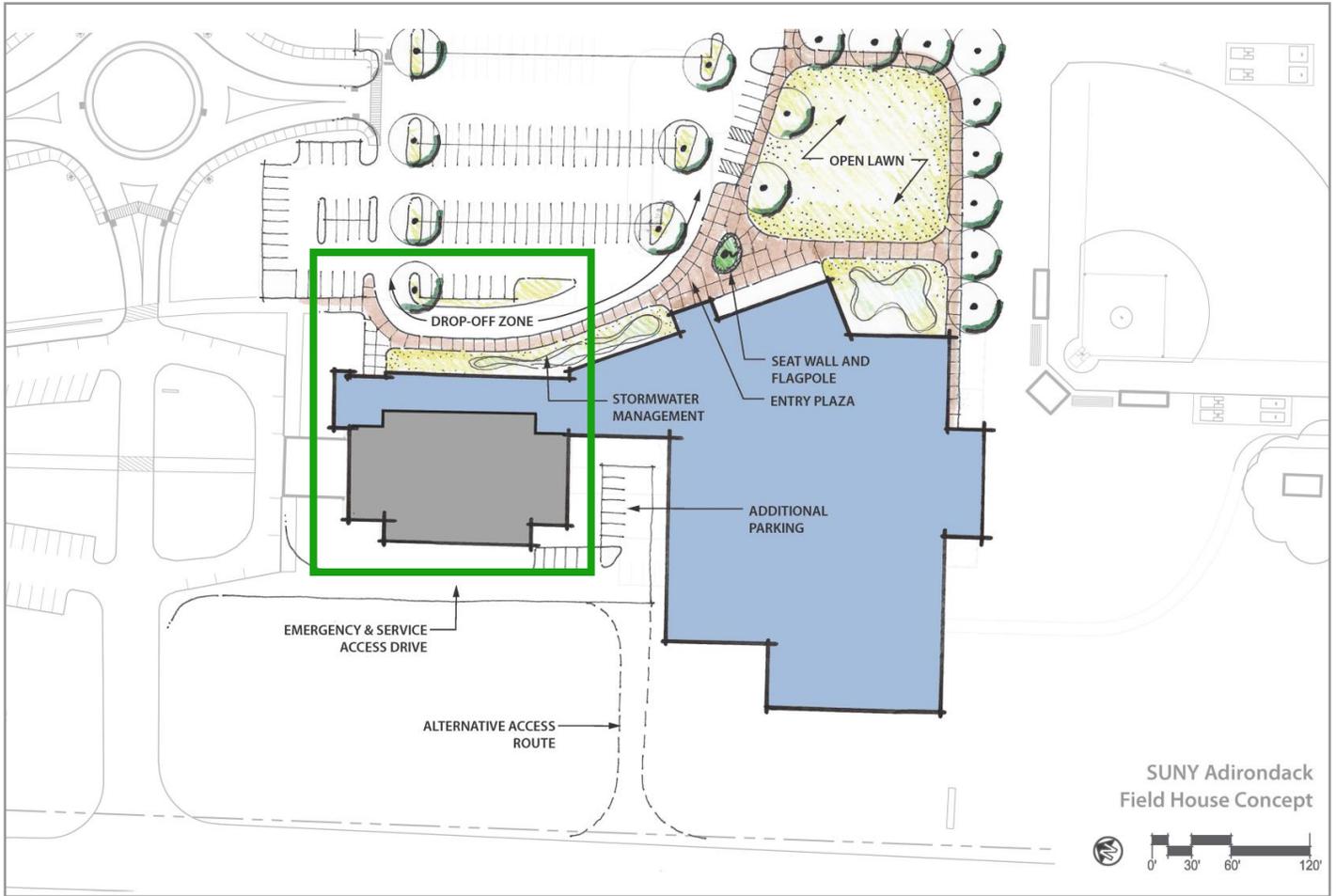


Figure 64 - Proposed Site Plan

			Midpoint of Construction								
			Implementation Year								
1	2	3	4	5	6	7	8	9	10	Long-Range Projects	

Project Budget				
Phase	Construction Cost	Escalation	Soft Costs	Project Total
Renovations	\$7,260,000	\$789,000	\$2,817,000	\$10,866,000
Addition	\$3,908,000	\$425,000	\$1,517,000	\$5,850,000
Sitework and Landscaping	\$243,000	\$27,000	\$95,000	\$365,000
Total	\$11,411,000	\$1,241,000	\$4,429,000	\$17,081,000

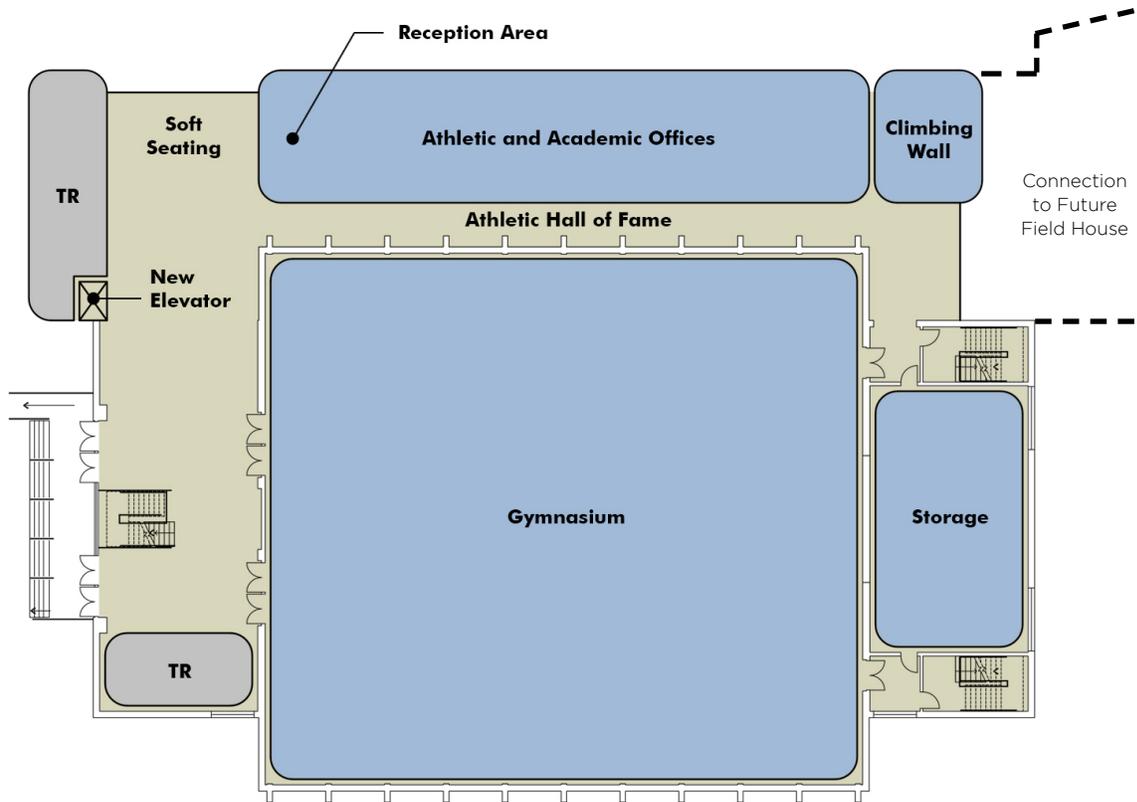


Figure 65 - Proposed Upper Level Plan

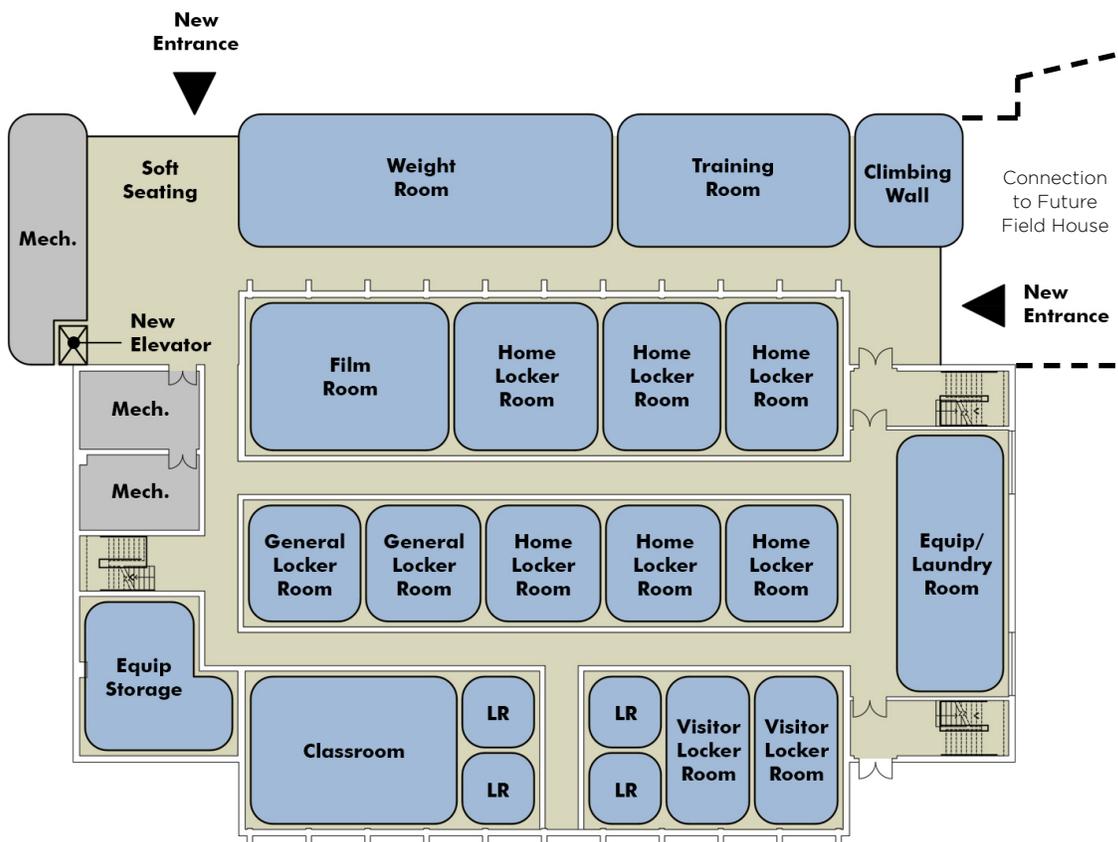


Figure 66 - Proposed Lower Level Plan



Gymnasium Office Space Summary

Space Type	Private Office	Work Station	Proposed NASF
Athletic Offices			
Main Office	0	10	400
Director of Athletics	1	0	180
Assistant Director of Athletics	1	0	120
Equipment Manager	1	0	120
Athletic Trainer	1	0	120
Academic Offices			
Physical Education	2	0	240
Outdoor Education	2	0	240
Shared Spaces			
Adjunct Faculty	0	3	120
Meeting Room			400
Work Room			120

Main Office	Head Coach	Asst. Coach	Proposed NASF
Coaching Offices			
Men's Basketball	1	1	40
Men's Baseball	1	3	40
Men's Soccer	1	2	40
Men's Lacrosse	1	2	40
Women's Basketball	1	1	40
Women's Volleyball	1	2	40
Women's Soccer	1	1	40
Women's Softball	1	2	40
Golf	1	0	40
Bowling	1	0	40

Figure 67 - Office Space Summary

Gymnasium Locker Room Summary

Athletic Team	Season	Number Lockers	NASF	WC	LAV	NASF	SHR	NASF	CIRC	Proposed NASF
Men's Basketball	November - February	20	200	1	1	80	2	60	100	440
Men's Baseball	February - May	40	400	2	2	120	4	120	100	740
Men's Soccer	September - October	25	250	2	2	120	3	90	100	560
Men's Lacrosse	February - May									
Women's Basketball	November - February	20	200	1	1	80	2	60	100	440
Women's Volleyball	August - November	20	200	1	1	80	2	60	100	440
Women's Soccer	September - October	25	250	2	2	120	3	90	100	560
Women's Softball	March - May									
General Locker Room		20	200	1	1	80	2	60	100	440
General Locker Room		20	200	1	1	80	2	60	100	440
Visiting Team		20	200	1	1	80	2	60	100	440
Visiting Team		20	200	1	1	80	2	60	100	440
Men's Officials		4	40	1	1	80	1	50	30	200
Women's Officials		4	40	1	1	80	1	50	30	200
All Gender		4	40	1	1	80	1	50	30	200
All Gender		4	40	1	1	80	1	50	30	200

Figure 68 - Locker Room Summary

Humanities Building Renovations

To further advance the College's strategic goal of developing innovative programs, the Humanities Building will be fully renovated for the Computer Science, Engineering, and Technology programs. Since this building is connected to Adirondack Hall, the proposed renovations will create a consolidated STEM facility in the center of campus. At that time, the College should consider the name of the Humanities Building.

Instructional labs and faculty offices currently located in Dearlove Hall will be relocated to the fully renovated Humanities Building. The existing theater* is in poor condition and will be infilled to create four large instructional labs. In total, the new labs will be approximately 4,600 square feet larger than the existing labs on the second floor of Dearlove Hall. All entrances and corridors will be updated. A new entrance on the north end of the building will to the adjacent parking lot.

In order to renovate the building, instructional labs and faculty offices for Performing Arts will need to be temporarily relocated to swing space. All facilities maintenance projects identified for the Humanities Building will be addressed as part of the renovations. The project budget, including escalation to the midpoint of construction, is \$6,436,000,

* A separate theater feasibility study was conducted by an arts consultant. The results showed that there are performance venues in the region that would benefit from collaboration with the College.

Master Plan Goals

Support Student Learning
Increase Space Utilization
Strategic Relocations

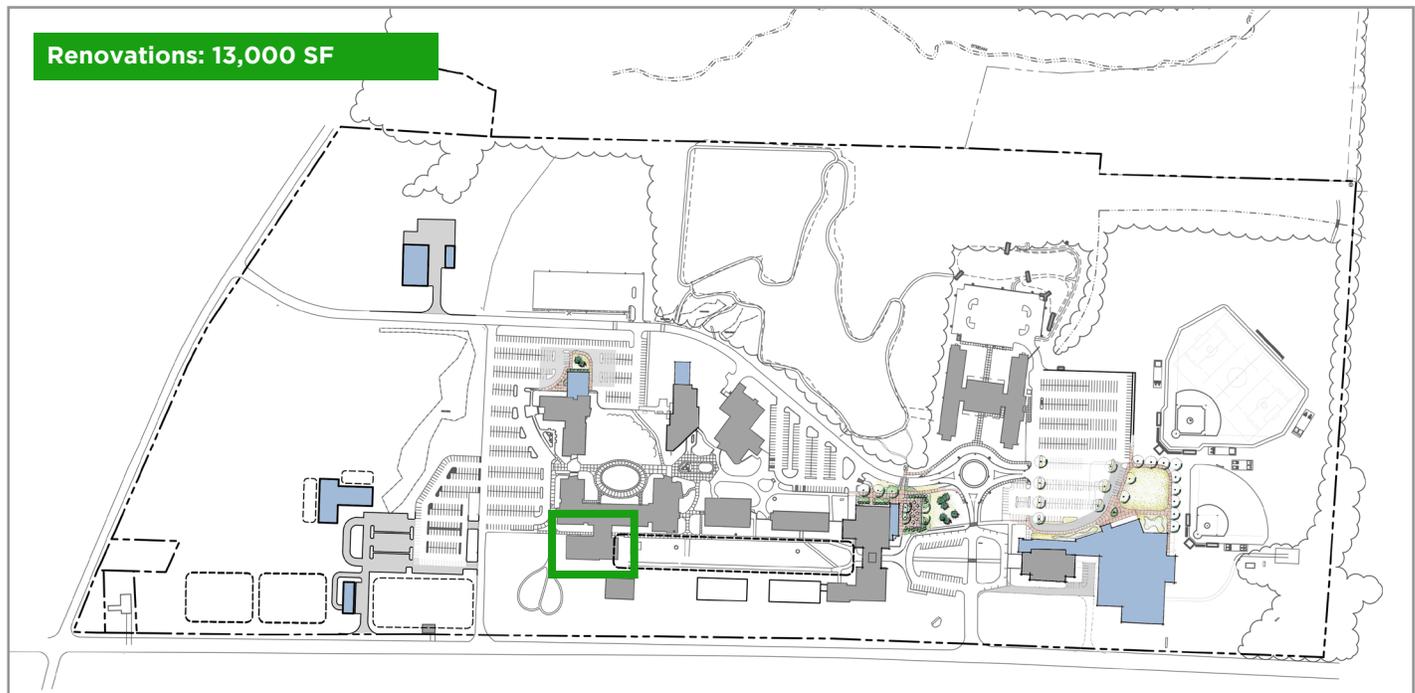
Swing Space

Performing Arts

Facilities Maintenance Projects

The following facilities maintenance projects will be addressed by the renovations and are included in the project budget:

- Repair Exterior Walls and Concrete Structure
- Replace Exterior Doors
- Replace Storefront Systems
- Replace Interior Finishes
- Replace Air-Handling Units
- Replace Plumbing Distribution System
- Replace Wastewater Distribution System
- Replace Damaged Pipe Insulation
- Replace Electrical Wiring and Panelboards
- Replace Lighting Fixtures
- Accessibility Upgrades



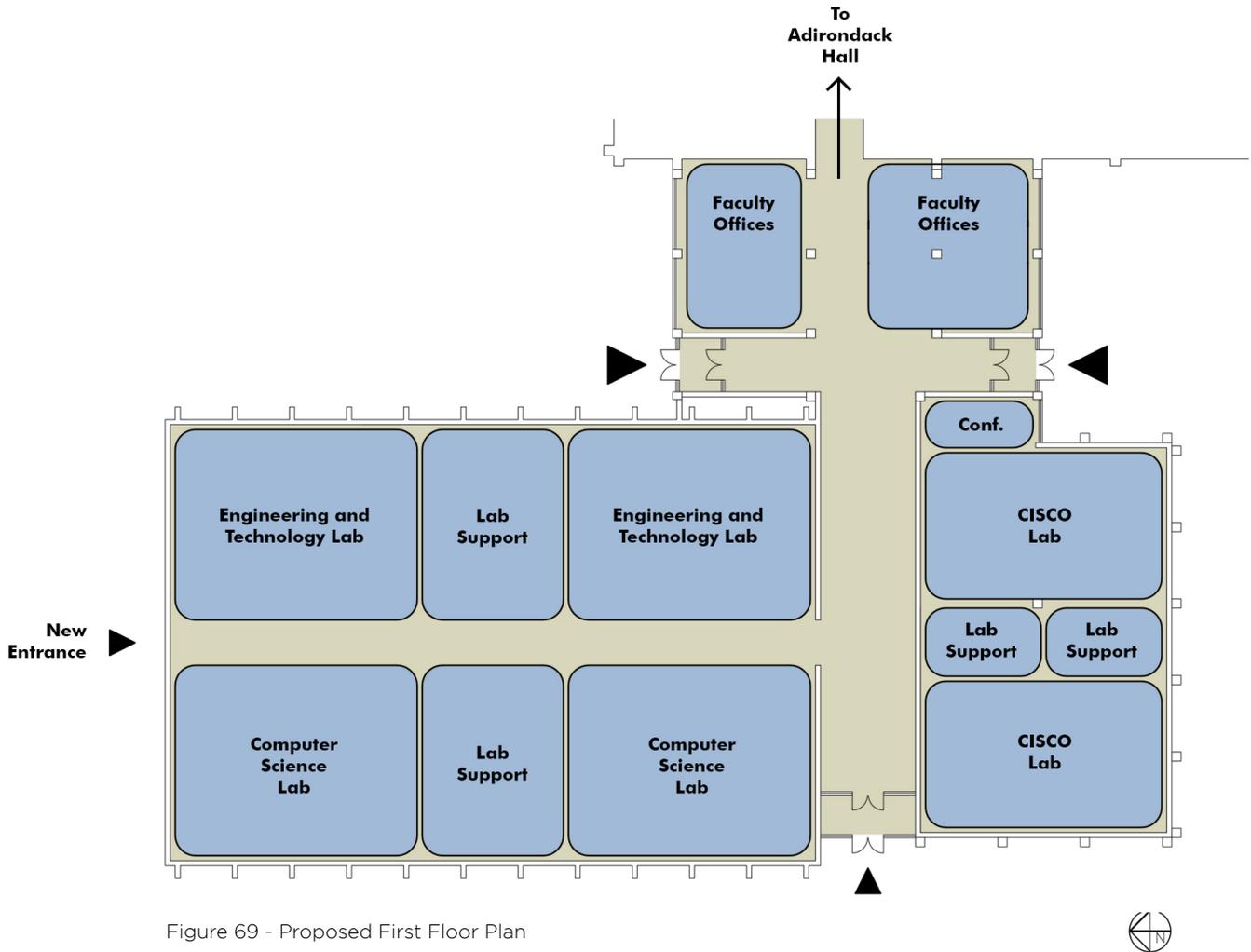


Figure 69 - Proposed First Floor Plan

Midpoint of Construction										
Implementation Year										
1	2	3	4	5	6	7	8	9	10	Long-Range Projects

Project Budget				
Phase	Construction Cost	Escalation	Soft Costs	Project Total
Renovations	\$4,013,000	\$754,000	\$1,669,000	\$6,436,000
Total	\$4,013,000	\$754,000	\$1,669,000	\$6,436,000

Dearlove Hall Renovations and Addition

Once the renovations to the Humanities Building are complete, instructional labs and faculty offices will move to the new STEM facility and Dearlove Hall will be fully renovated for Visual and Performing Arts.

As shown in Figures 70 through 72, renovations will include space for performing arts on the ground floor, updated art studios on the first floor, and new faculty office suites on the second floor. The lecture hall and art gallery, which are used by faculty, staff, students, and the local community, will be updated and modernized. Soft seating areas on each floor will provide space for informal collaboration and encourage students to remain on campus between classes.

An addition on the east side of the building will provide a two-story height space for the creation of large sculptures and other three-dimensional art. A sculpture garden will be created along the north side of the building adjacent to the art studio and one of the primary campus walkways. This "Art Patio" was identified as a priority by the College and can be completed prior to the building project.

The art studios, art gallery, and faculty offices that will remain in the building after the renovations will need to temporarily move to swing space. All facilities maintenance projects identified by the planning team will be addressed as part of the renovations. The project budget, including escalation to the midpoint of construction, is \$13,452,000,

Master Plan Goals

Support Student Learning
Enhance Student Life
Increase Space Utilization
Strategic Relocations

Swing Space

Art Studios
Art Gallery
Faculty Offices and Support Space

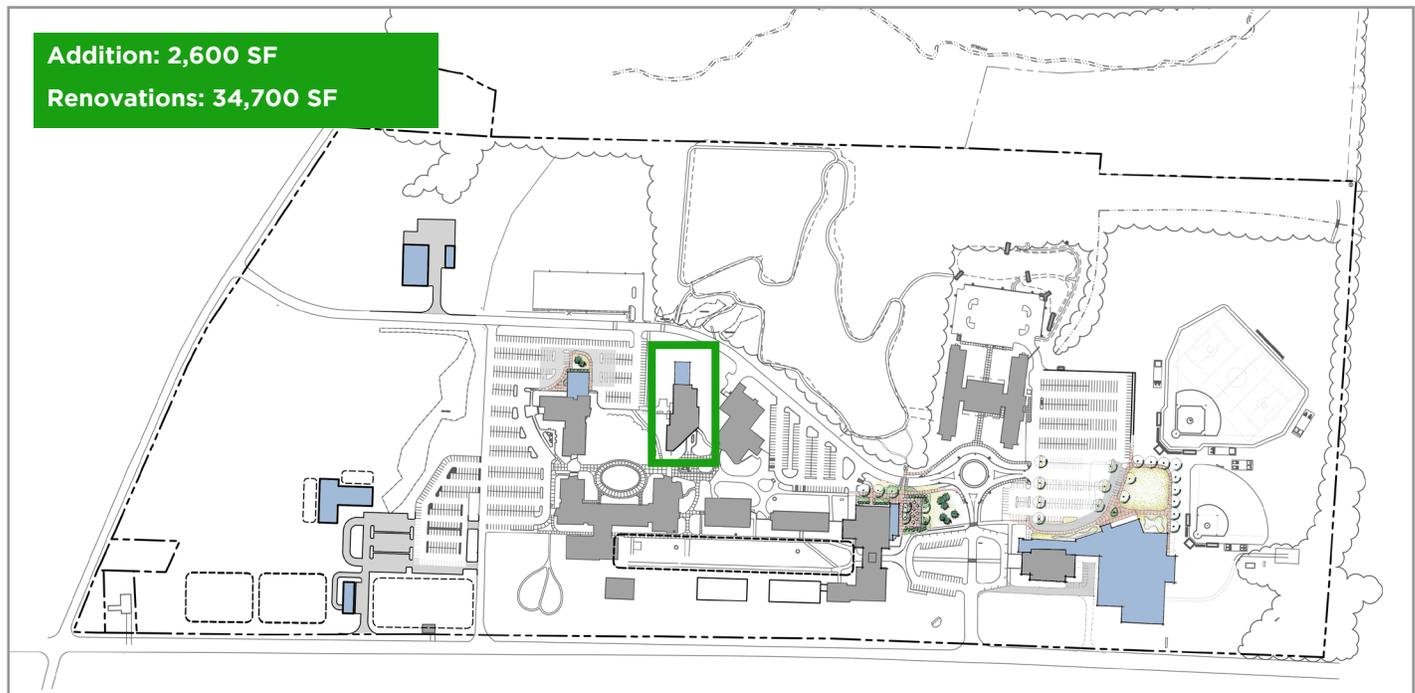
Enabling Projects

Humanities Building

Facilities Maintenance Projects

The following facilities maintenance projects will be addressed by the renovations and are included in the project budget:

- Repair Exterior Walls
- Replace Exterior Sealant
- Replace Interior Finishes
- Replace Heat Pump System
- Replace Evaporative Cooler
- Replace Plumbing Distribution System
- Replace Wastewater Distribution System
- Install New Switchgear
- Replace Electrical Wiring and Panelboards
- Replace Lighting Fixtures
- Provide New Fire Protection System
- Accessibility Upgrades



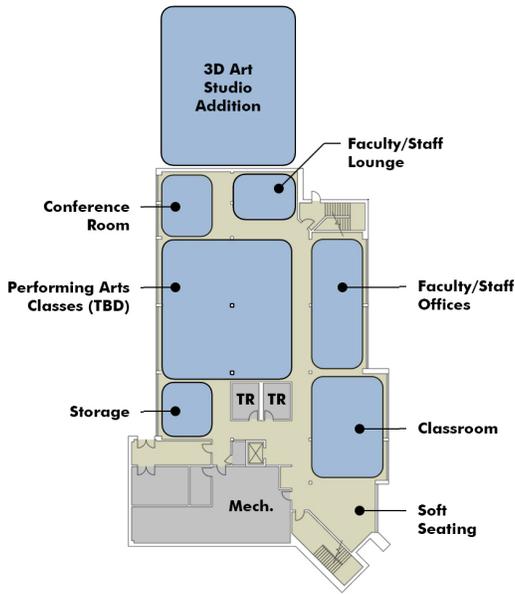


Figure 70 - Proposed Ground Floor Plan

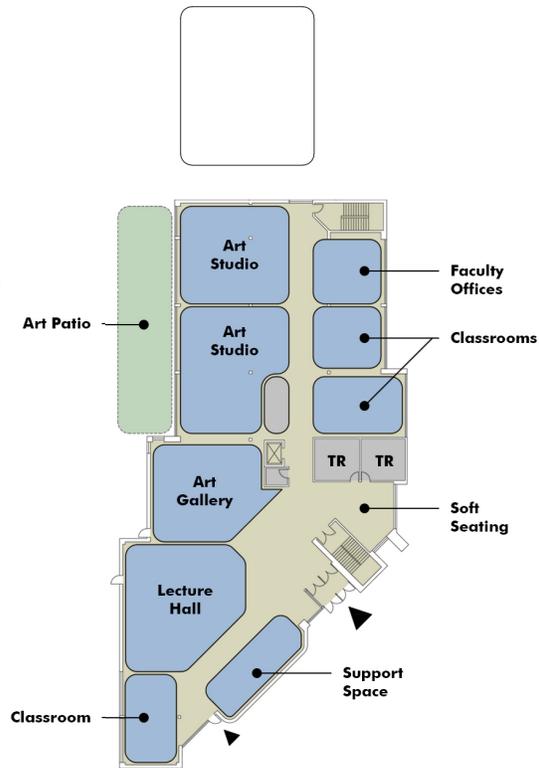


Figure 71 - Proposed First Floor Plan

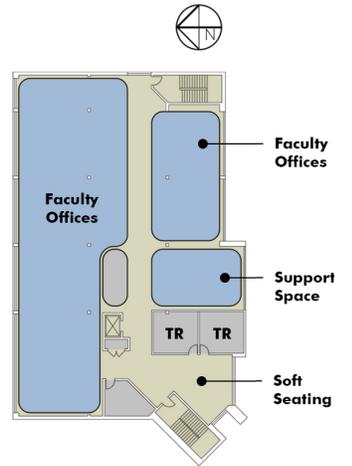


Figure 72 - Proposed Second Floor Plan

Midpoint of Construction										
Implementation Year										
1	2	3	4	5	6	7	8	9	10	Long-Range Projects

Project Budget				
Phase	Construction Cost	Escalation	Soft Costs	Project Total
Renovations	\$7,290,000	\$1,672,000	\$3,136,000	\$12,098,000
Addition	\$715,000	\$164,000	\$308,000	\$1,187,000
Sitework and Landscaping	\$100,000	\$23,000	\$44,000	\$167,000
Total	\$8,105,000	\$1,859,000	\$3,488,000	\$13,452,000

Washington Hall Renovations

Renovations to Washington Hall will support student learning, improve space utilization, and provide updated space for academic and administrative departments.

Marketing and Communications is currently located in the basement of Warren Hall. The existing space is not accessible and does not meet the needs of the department. Once the Copy Center moves to the lower level of the Scoville Learning Center, new space will be created in Washington Hall for Marketing and Communications. Synergistically locating Marketing and Communications with Media Arts will be beneficial for both students and staff.

The College is currently looking at relocating faculty from office space on the ground floor to the first floor. Once faculty have been relocated, a new media arts space will be created on the ground floor adjacent to the existing computer lab. The configuration of this space and equipment required for each program will be determined during a subsequent design phase.

The estimated cost to provide new space for Marketing and Communications, create a new media arts space, and update toilet rooms on the ground floor is \$937,000.

Master Plan Goals

Support Student Learning
Increase Space Utilization
Strategic Relocations

Enabling Projects

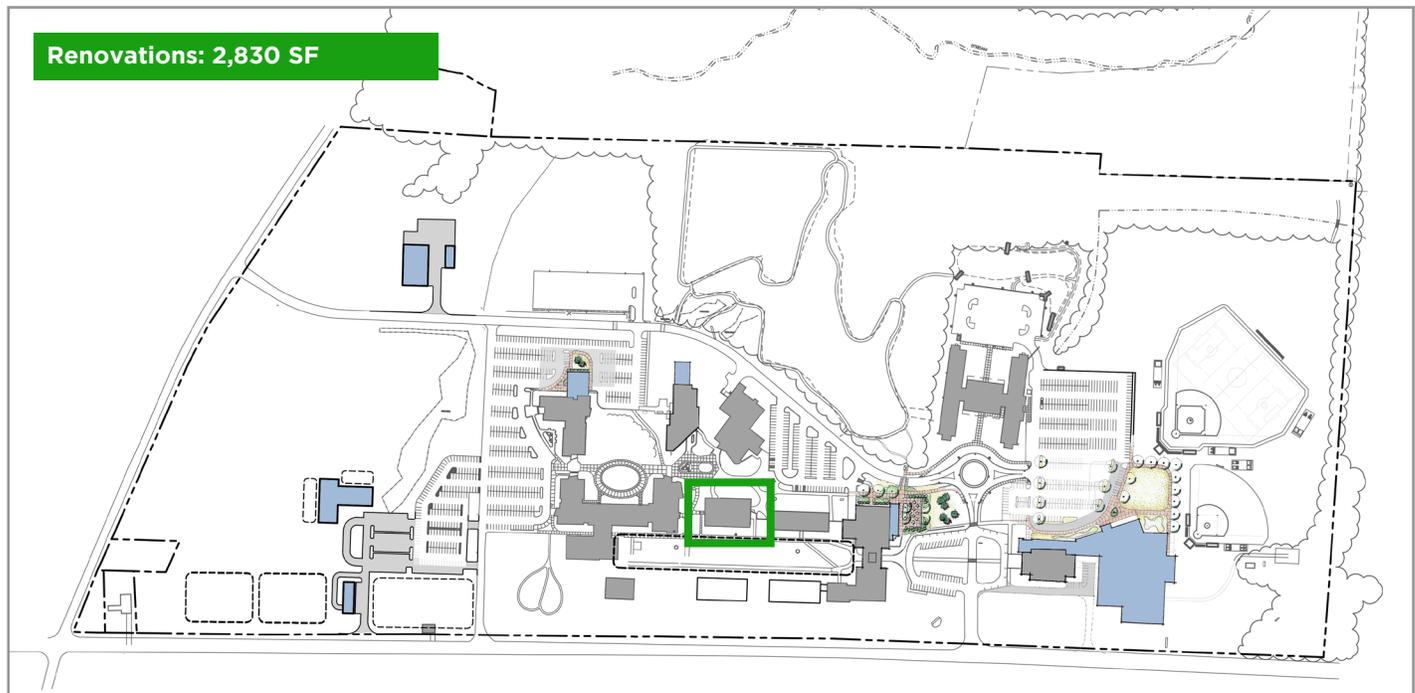
Scoville Learning Center

Facilities Maintenance Projects

Facilities maintenance projects for Eisenhart Hall are not included in the scope of work for this project. All facilities maintenance projects not included with larger capital projects are listed on page 73.



Main Entrance



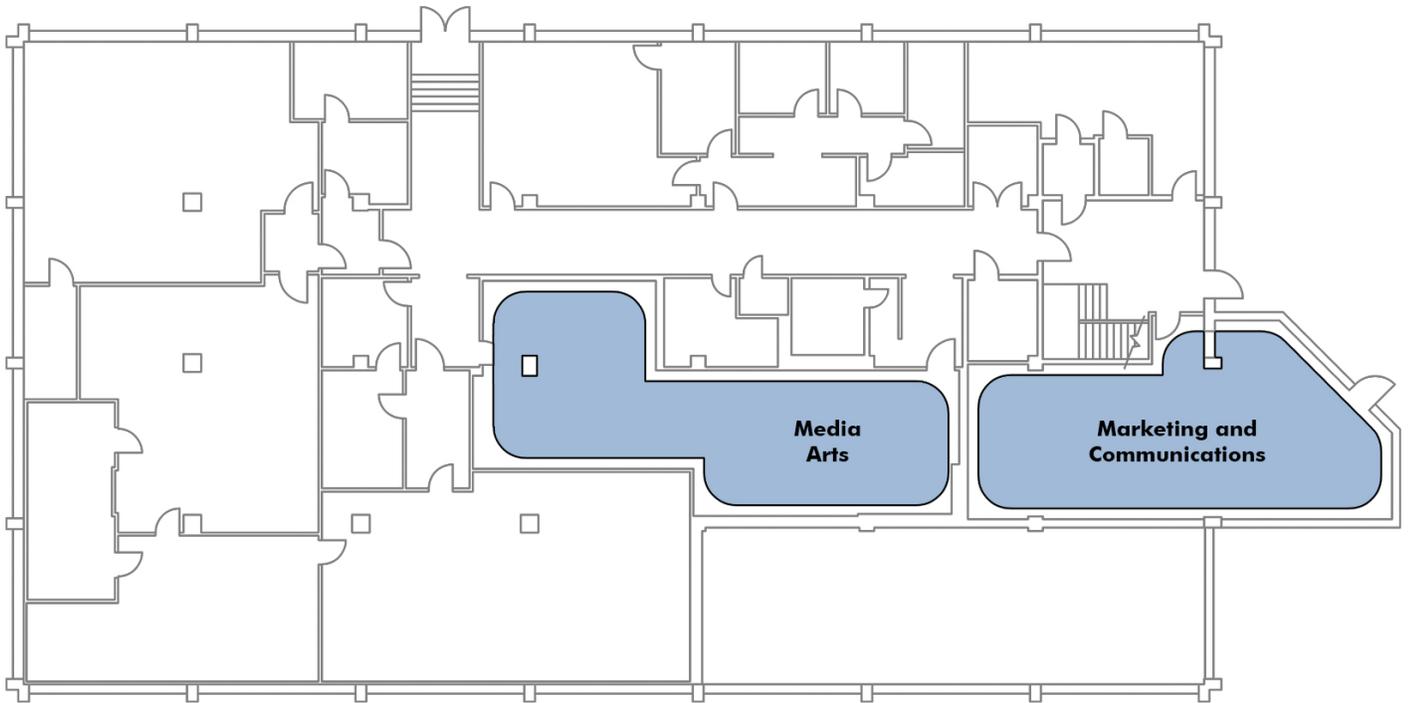
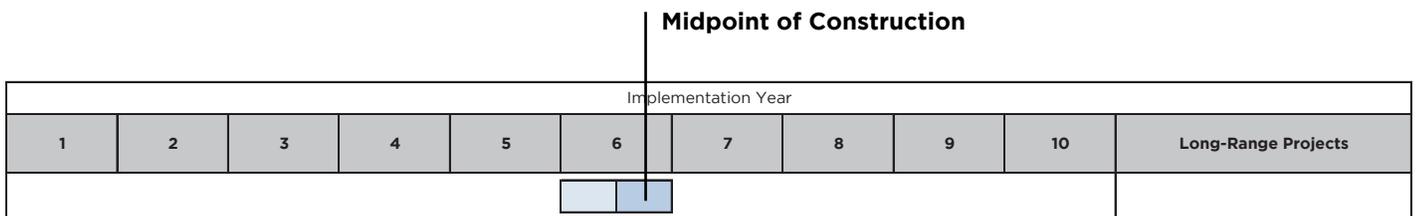


Figure 73 - Proposed Ground Floor Plan



Project Budget				
Phase	Construction Cost	Escalation	Soft Costs	Project Total
Renovations	\$564,000	\$130,000	\$243,000	\$937,000
Total	\$564,000	\$130,000	\$243,000	\$937,000

New Maintenance Facility

The existing maintenance facility is in poor condition and does not meet the needs of the department. In addition, its location on the south end of campus limits the growth of athletic and recreation programs.

A new maintenance facility will be constructed on the north side of campus to improve facilities operations, provide better access for deliveries, and enable the construction of additional athletic facilities. The new facility could be designed as a “Facilities Barn” surrounded by the agricultural area along Haviland Road.

The size of the new maintenance shop and storage area will be consistent with the existing building. If additional storage space is needed, the College will utilize the lower level of Warren Hall. This approach will require a smaller investment and provide storage space on both the north and south ends of campus.

As part of this project, a new electric service will be installed that will serve all new facilities on the north end of campus.

The estimated cost for this project is \$2,973,000. It includes construction of the new facility, demolition of the existing facility, and escalation to the anticipated midpoint of construction.

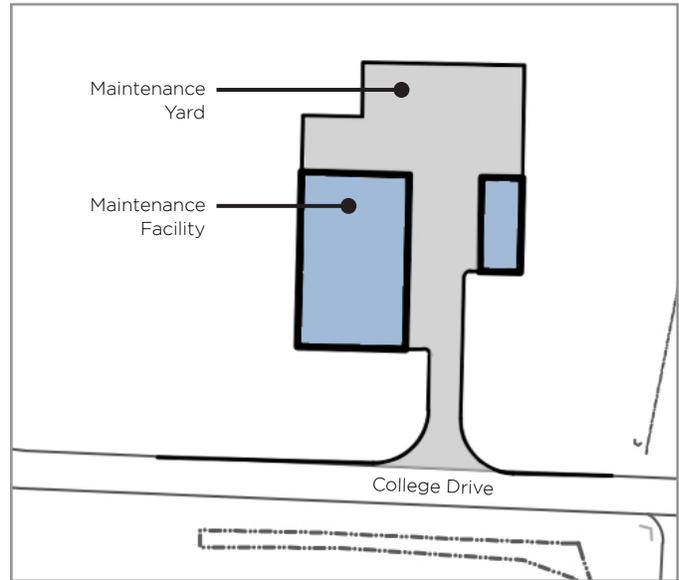


Figure 74 - Proposed Site Plan



Example: Facilities Barn at Castleton University designed by JMZ Architects

Master Plan Goals

Improve South End
Strategic Relocations

Midpoint of Construction

					Implementation Year						
1	2	3	4	5	6	7	8	9	10	Long-Range Projects	

Project Budget

Phase	Construction Cost	Escalation	Soft Costs	Project Total
Demolition	\$151,000	\$35,000	\$66,000	\$252,000
New Construction	\$923,000	\$211,000	\$395,000	\$1,529,000
High-Voltage Substation	\$300,000	\$69,000	\$130,000	\$499,000
Sitework and Landscaping	\$417,000	\$96,000	\$180,000	\$693,000
Total	\$1,791,000	\$412,000	\$771,000	\$2,973,000



Student Center Renovations and Addition

One of the primary strategic goals of the College is to champion student success. To support this goal, a portion of the Student Center will be renovated and an addition will be constructed on the south side to provide more space for student life programs.

As shown in Figures 76 and 77 on page 64, the east stair tower will be renovated to improve circulation for students entering the building from the residential side of campus. When the building is renovated, the College should consider providing more appropriate office space for Campus Auxiliary Services and Veteran Affairs.

The dining room will be expanded on the lower level and open to an outdoor seating area with café tables and bench seating. The upper level of the addition will include study rooms and additional space for student clubs with large glass windows overlooking the south end of campus.

Students expressed a need for additional outdoor seating areas and greenspaces. The new patio and outdoor dining space will encourage students to gather outside during warmer months. A raised traffic table and pedestrian crossing signs will improve safety for students coming from the residence hall. New landscaping on the north side of the building will screen views of the dumpsters. A pavilion will mark the trailhead on the other side of College Drive. The outdoor dining space could be completed prior to the addition if funding becomes available. The estimated cost for all projects is \$5,815,000.

Master Plan Goals

Support Student Learning
Enhance Student Life
Improve South End

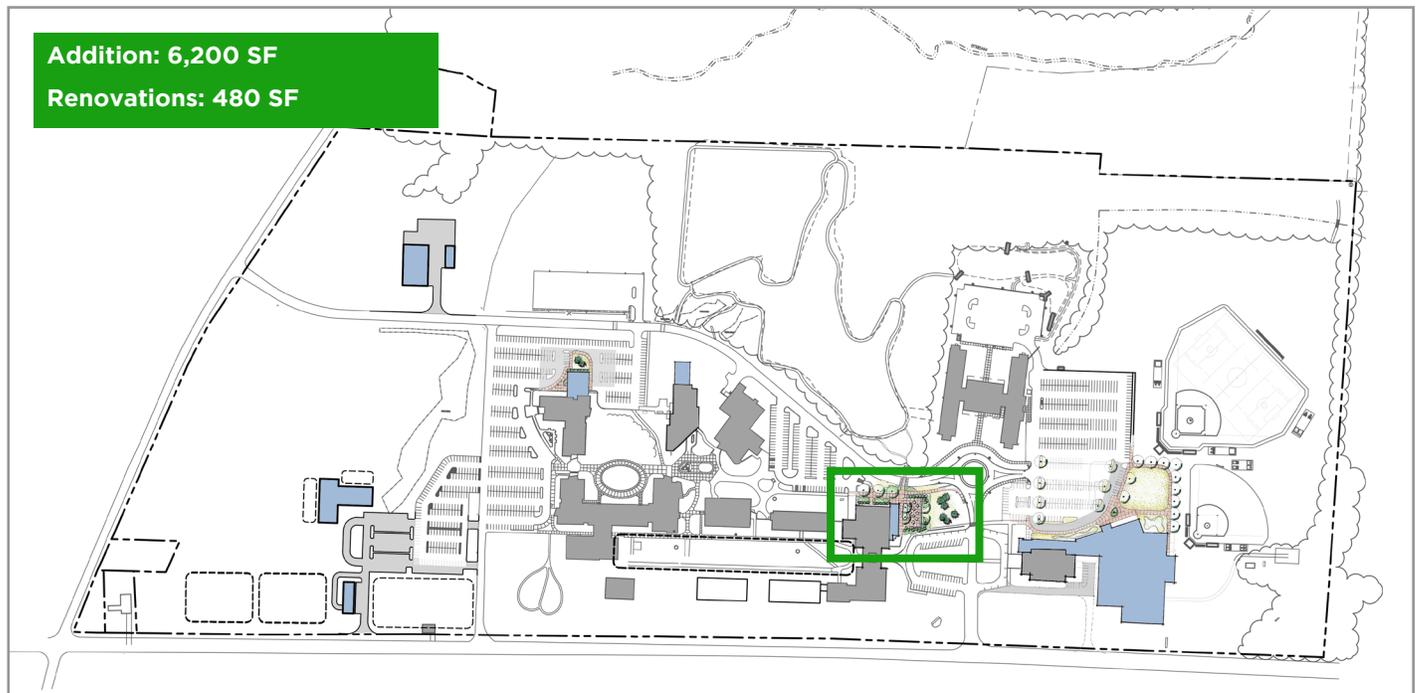
Facilities Maintenance Projects

The following facilities maintenance projects will be addressed by the renovations and are included in the project budget:

- Replace Roof and Gutters
- Repair Exterior Walls and Concrete Structure
- Replace Exterior Doors and Storefront Systems
- Replace Interior Finishes
- Replace Compressors in the Walk-in Coolers
- Replace Damaged Pipe Insulation
- Install New Switchgear
- Accessibility Upgrades



South Elevation



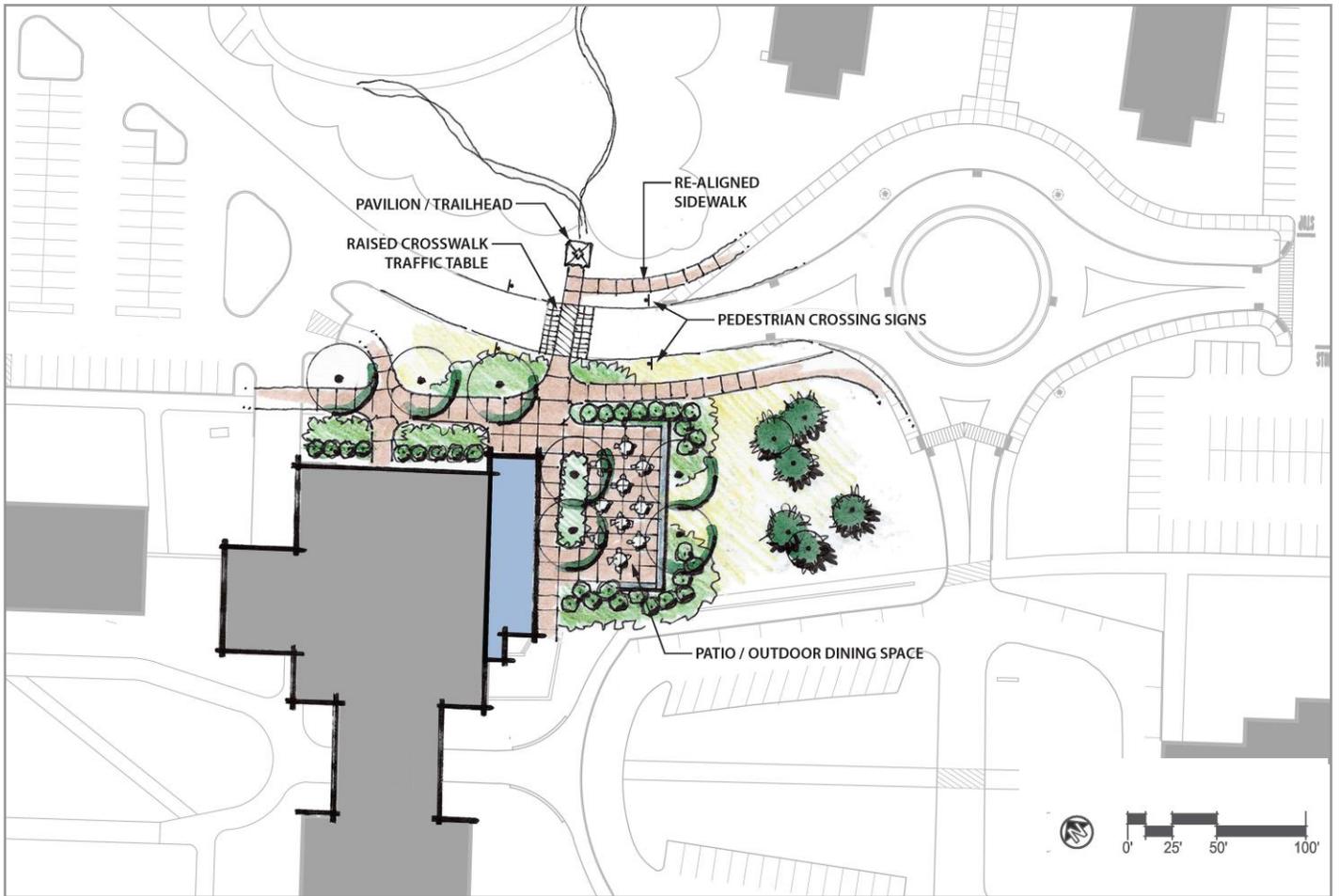


Figure 75 - Proposed Site Plan

Midpoint of Construction					Midpoint of Construction					Long-Range Projects
Implementation Year										
1	2	3	4	5	6	7	8	9	10	

Project Budget				
Phase	Construction Cost	Escalation	Soft Costs	Project Total
Outdoor Seating Area	\$205,000	\$15,000	\$77,000	\$297,000
Renovations	\$1,132,000	\$309,000	\$505,000	\$1,946,000
Addition	\$1,860,000	\$506,000	\$828,000	\$3,194,000
Sitework and Landscaping	\$220,000	\$60,000	\$98,000	\$378,000
Total	\$3,417,000	\$890,000	\$1,508,000	\$5,815,000

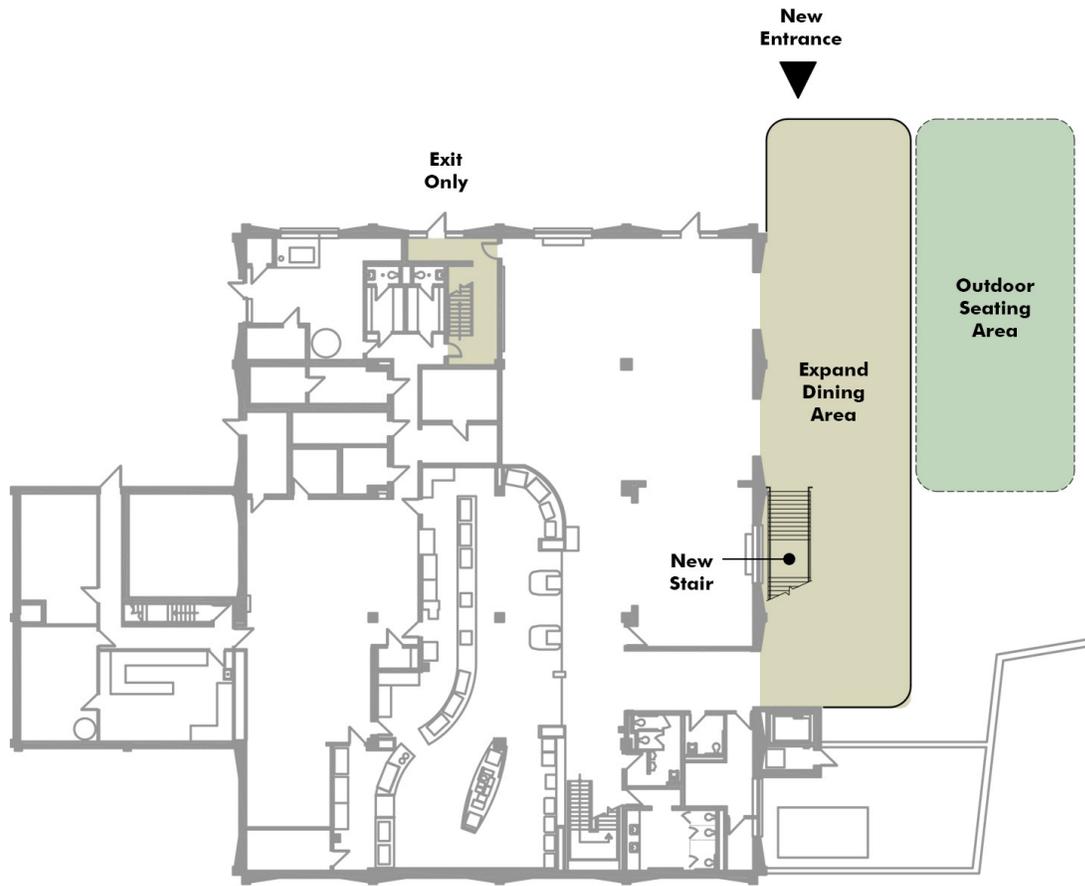


Figure 76 - Proposed Upper Level Plan

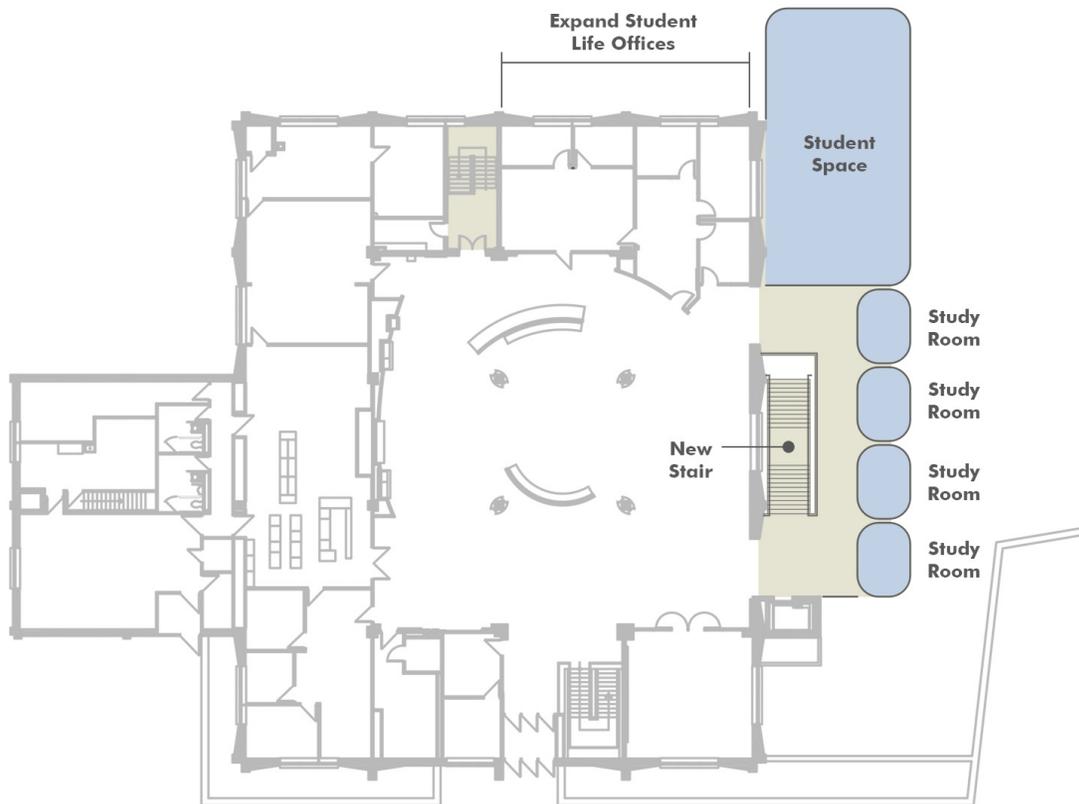


Figure 77 - Proposed Lower Level Plan





New Agricultural Business Building

The Agricultural Business Program, currently located in a former residence on Bay Road, has seen substantial growth in the last few years. The building is in poor condition, not accessible, not suitable for instruction, and too small to accommodate program growth.

A new building will be constructed on the north side of campus to support the emerging program and provide space for community outreach. The Agricultural Business Building will include a large student workshop, office space, and storage space for tools and produce. A farm stand will be incorporated into the building for faculty and students to sell produce.

As part of this project, the existing gardens and orchards will be expanded and a new entrance drive from Bay Road will be constructed adjacent to the building. The new parking area will be reserved for students and members of the community visiting the farm stand. The building lots to the north of the new building will be reserved for future development.

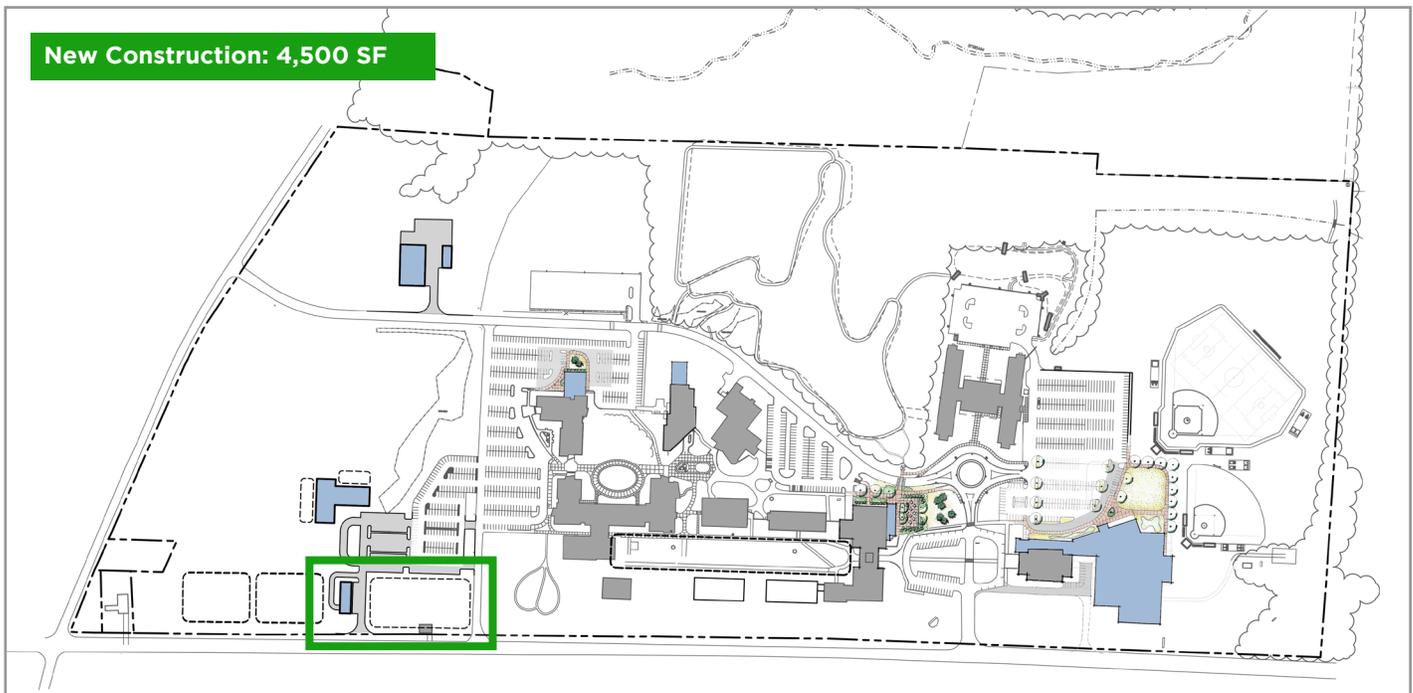
The project budget for the new facility, entrance drive, and parking area is \$1,900,000.

Master Plan Goals

Improve South End
Strategic Relocations



Example: Farm Stand



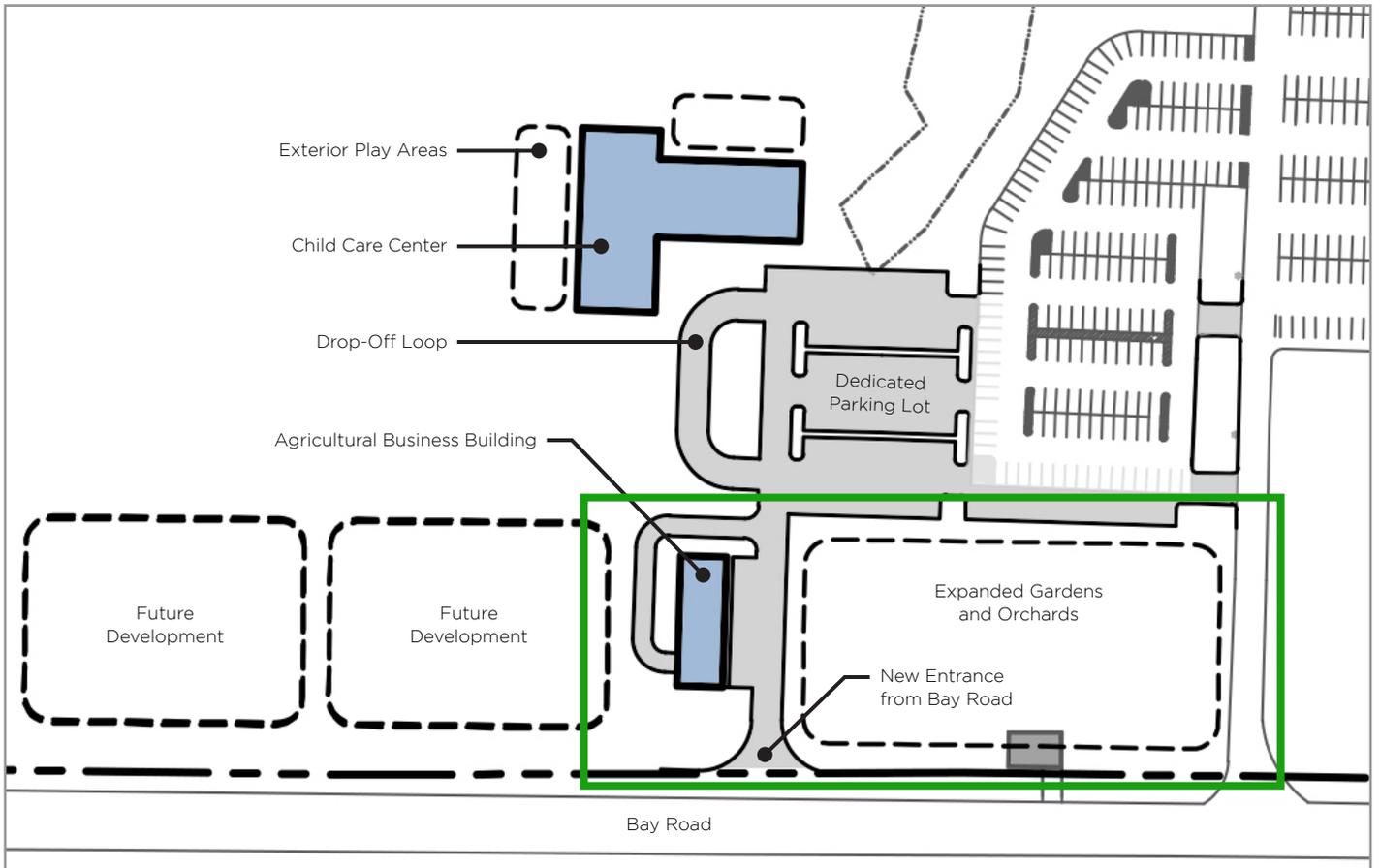


Figure 78 - Proposed Site Plan

										Midpoint of Construction	
Implementation Year											
1	2	3	4	5	6	7	8	9	10	Long-Range Projects	

Project Budget				
Phase	Construction Cost	Escalation	Soft Costs	Project Total
New Construction	\$720,000	\$261,000	\$343,000	\$1,324,000
Sitework and Landscaping	\$312,000	\$114,000	\$150,000	\$576,000
Total	\$1,032,000	\$375,000	\$493,000	\$1,900,000

New Child Care Center

During programming interviews, the College reported multiple challenges regarding the location of the existing child care center. First, it is often difficult for parents to access the building for drop-off and pick-up. Second, the building is adjacent to the primary athletic facilities and prevents further expansion of both the athletic and child care programs. Relocating the building from the “Athletic and Recreation” zone to the “Community Use” zone will improve access, allow program expansion, enable construction of the future field house, and advance the master plan goal of improving the south end of campus.

A potential joint effort with the YMCA or other community group could address the growing demand for child care. The new child care center will be approximately 10,000 square feet larger than the existing facility. Services will be available for both SUNY Adirondack students and other community members.

The entrance drive created for the Agricultural Business Building will be extended to the new child care center. A dedicated drop-off loop and parking area will be constructed adjacent to the building. Proximity to the Agricultural Business Building will allow the gardens and orchards to be utilized as an educational tool for children.

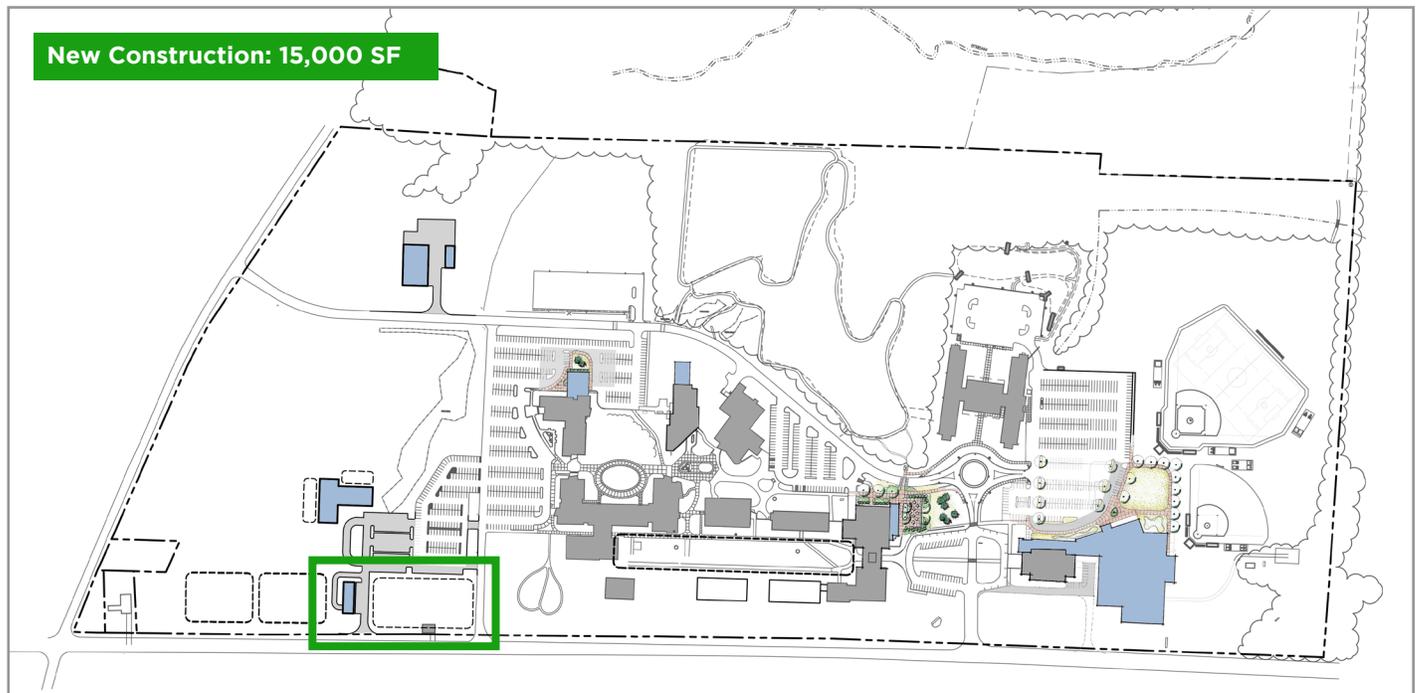
The estimated cost for this project is \$6,491,000. It includes construction of the new facility, demolition of the existing facility, and escalation to the anticipated midpoint of construction.

Master Plan Goals

Enhance Student Life
Improve South End
Strategic Relocations



Existing Child Care Center



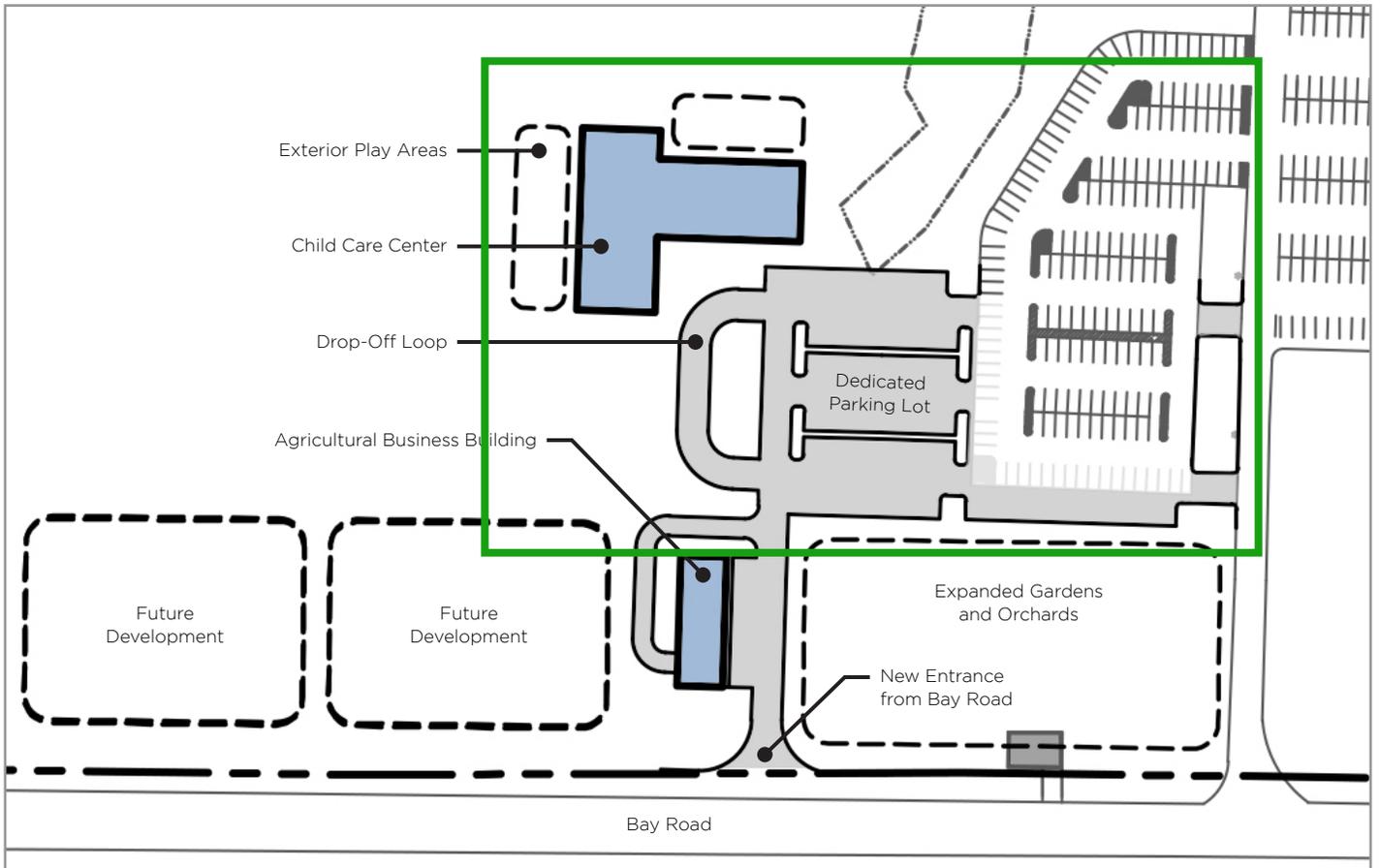


Figure 79 - Proposed Site Plan

Implementation Year										Midpoint of Construction	Long-Range Projects
1	2	3	4	5	6	7	8	9	10		

Project Budget				
Phase	Construction Cost	Escalation	Soft Costs	Project Total
Demolition	\$63,000	\$26,000	\$32,000	\$121,000
New Construction	\$2,400,000	\$985,000	\$1,184,000	\$4,569,000
Outdoor Play Areas	\$40,000	\$17,000	\$20,000	\$77,000
Sitework and Landscaping	\$905,000	\$372,000	\$447,000	\$1,724,000
Total	\$3,408,000	\$1,400,000	\$1,683,000	\$6,491,000

Greenspace Improvements

One of the master plan priorities identified by students is to create additional outdoor seating areas and greenspaces on the main campus. This project includes improvements to the greenspace on the west side of campus, such as paving the gravel walkways and installing additional site lighting.

Since sites for future academic buildings have been identified along the west side, this area has the potential to become one of the primary outdoor gathering spaces on campus. If these buildings are constructed, the greenspace will be transformed from a “student lawn” into a true academic quad.

This project will address many of the site projects identified by the planning team. The project budget, including escalation to the midpoint of construction, is \$519,000.

Master Plan Goals

Enhance Student Life

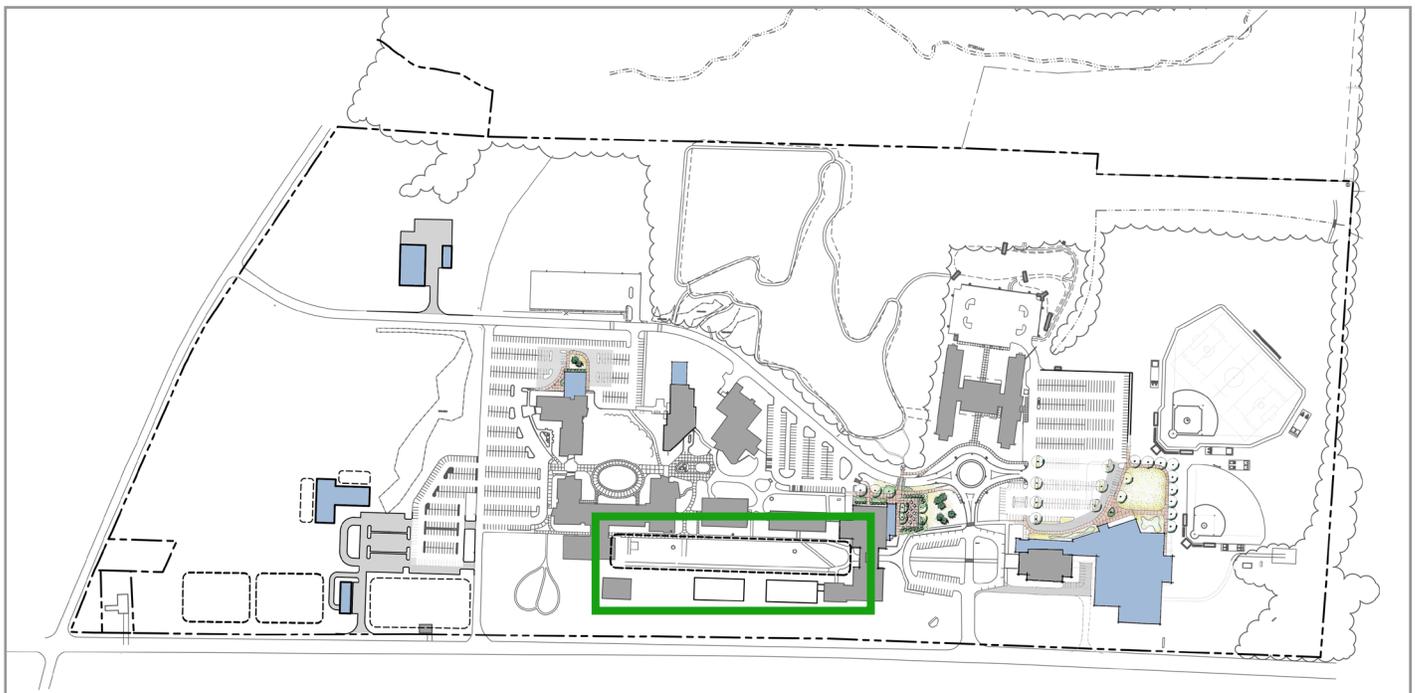
Facilities Maintenance Projects

The following facilities maintenance projects will be addressed by the renovations and are included in the project budget:

- Repair/Replace Damaged Walkways
- Install Additional Landscaping
- Replace Site Lighting
- Replace Trash Receptacles
- Replace Benches
- Accessibility Upgrades



Existing Greenspace



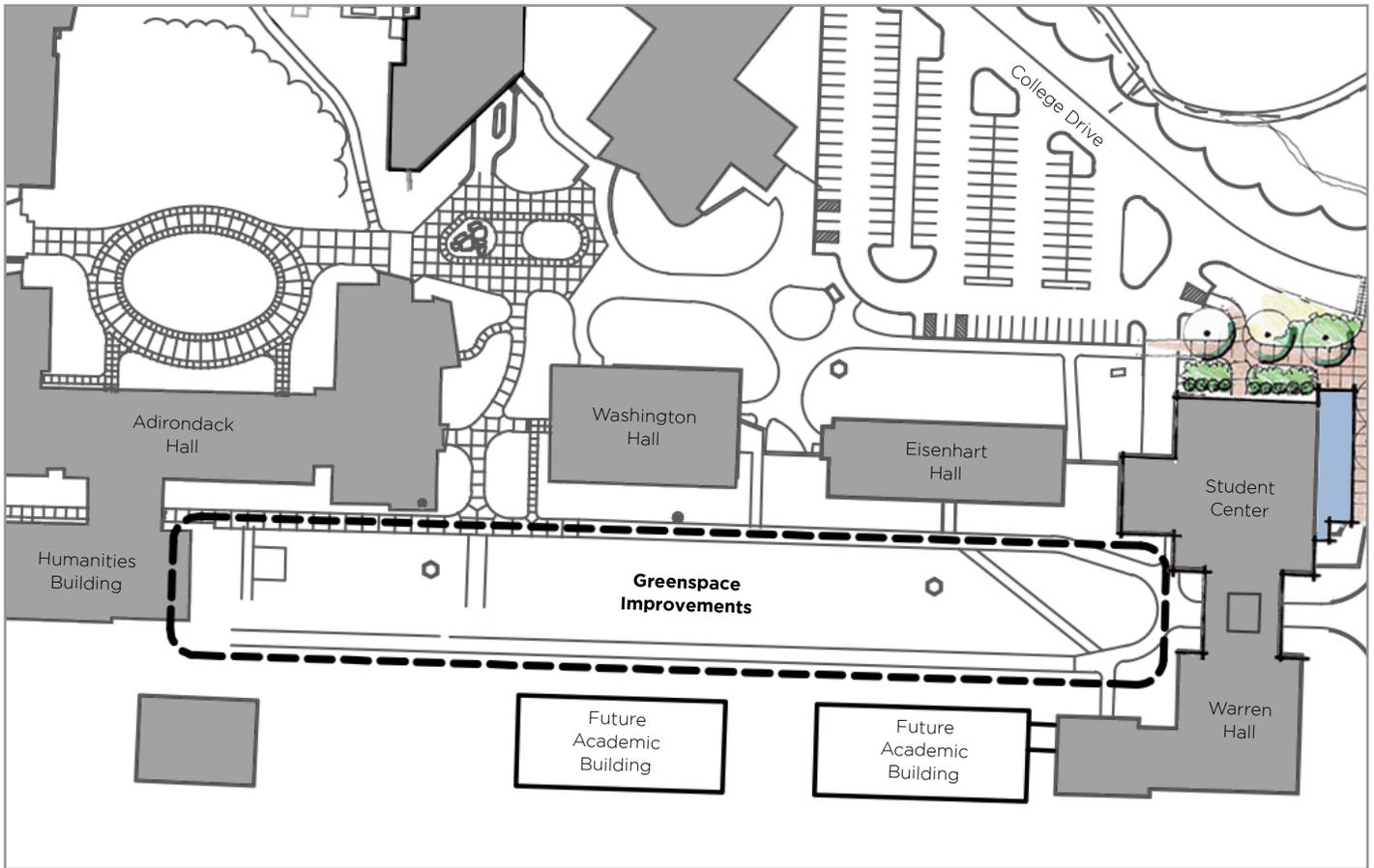


Figure 80 - Proposed Site Plan

Implementation Year										Midpoint of Construction	
1	2	3	4	5	6	7	8	9	10	Long-Range Projects	

Project Budget				
Phase	Construction Cost	Escalation	Soft Costs	Project Total
Sitework and Landscaping	\$272,000	\$112,000	\$135,000	\$519,000
Total	\$272,000	\$112,000	\$135,000	\$519,000

New Field House

Once the new maintenance facility and child care center are constructed and existing facilities are demolished, athletic and recreation programs will have an opportunity to expand.

As part of the long-range plan, a new field house will be constructed on the south end of campus. The field house will be connected to the Gymnasium Building Addition and provide additional space for athletics and recreation. This project will address four of the master plan goals identified by the Master Plan Steering Committee.

The parking lot will be reconfigured and a drop-off loop will be created adjacent to the main entrance. The entry plaza and lawn area will provide gathering space for athletic events, open space for student recreation, and a potential site for tented events. The estimated cost for the new field house, entry plaza, lawn area, and reconfigured parking area is \$37,516,000.

Master Plan Goals

- Enhance Student Life
- Highlight Athletics and Recreation
- Improve South End
- Strategic Relocations

Enabling Projects

- New Maintenance Facility
- New Child Care Center

The rendering below shows the main entrance and entry plaza from the reconfigured parking lot. New athletic fields with site lighting will be located east and south of the new facility.



Figure 81 - Rendering of Proposed Field House

Midpoint of Construction

Implementation Year										Long-Range Projects		
1	2	3	4	5	6	7	8	9	10			

Project Budget

Phase	Construction Cost	Escalation	Soft Costs	Project Total
New Construction	\$18,150,000	\$7,452,000	\$8,961,000	\$34,563,000
Sitework and Landscaping	\$1,550,000	\$637,000	\$766,000	\$2,953,000
Total	\$19,700,000	\$8,089,000	\$9,727,000	\$37,516,000

Facilities Maintenance Projects

Facilities maintenance projects identified by the planning team are necessary to maintain buildings, replace outdated equipment, and bring the campus into compliance with current building code and accessibility requirements.

Most facilities maintenance projects have been included in master plan recommended building renovations. Approximately \$3.6 million has been identified for stand-alone projects. Major projects include:

- Eisenhart Hall - Repair Exterior Walls; Replace Storefront Systems; Replace Boilers
- Scoville Learning Center - Repair Exterior Walls; Replace Cooling Tower
- Warren Hall - Replace Roof; Repair Exterior Walls
- Washington Hall - Repair Exterior Walls; Replace Storefront Systems; Provide New Chiller, Boiler, and Controls
- Sitework - Repave Portions of Parking Lots 2 and 3; Replace Asphalt and Concrete



Washington Hall

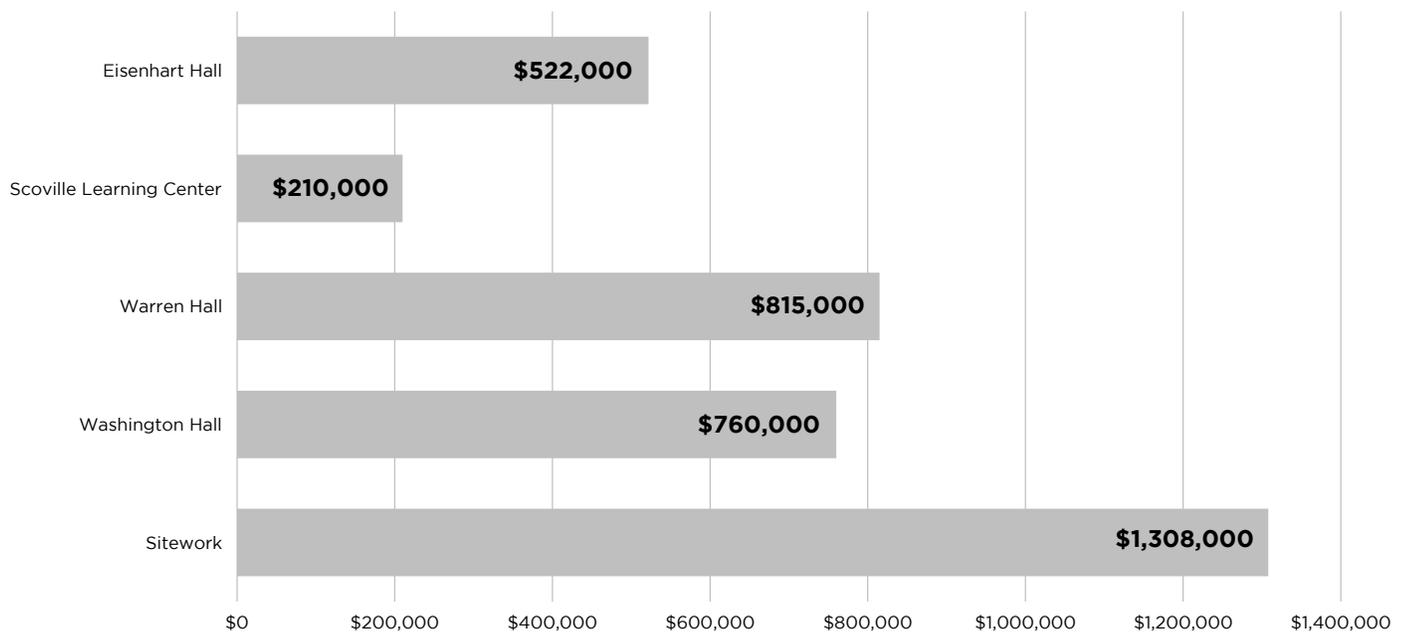


Figure 82 - Facilities Maintenance Projects

Implementation Plan

The 2011 Facilities Master Plan focused on new construction. Many of the capital projects identified in that plan have been completed. Now is the time to reinvest in existing campus facilities. The focus of this master plan is campus renewal and improved space utilization. As shown in Figure 83, the anticipated investment shifts from new construction (64 percent) in 2011 to renovation (57 percent) in 2022.

All master plan projects are shown in Figure 84 on the following page. The proposed implementation plan is based on priorities identified by the College. Projects were phased to minimize the amount of swing space required, avoid stranding investment, and distribute the cost of the recommendations over a ten-year period.

Each project includes the anticipated time required for design and construction. Cost estimates were developed by the planning team and escalated to the anticipated midpoint of construction. The total cost of all projects within the master plan timeline, including soft costs and escalation, is \$62,800,000.

While an institution rarely completes all projects identified during the master planning process, the master plan provides a framework for capital projects and blueprint for campus development. Just as progress on strategic plans is tracked annually, the master plan should be periodically reviewed and adjusted to reflect the evolving needs of the institution.

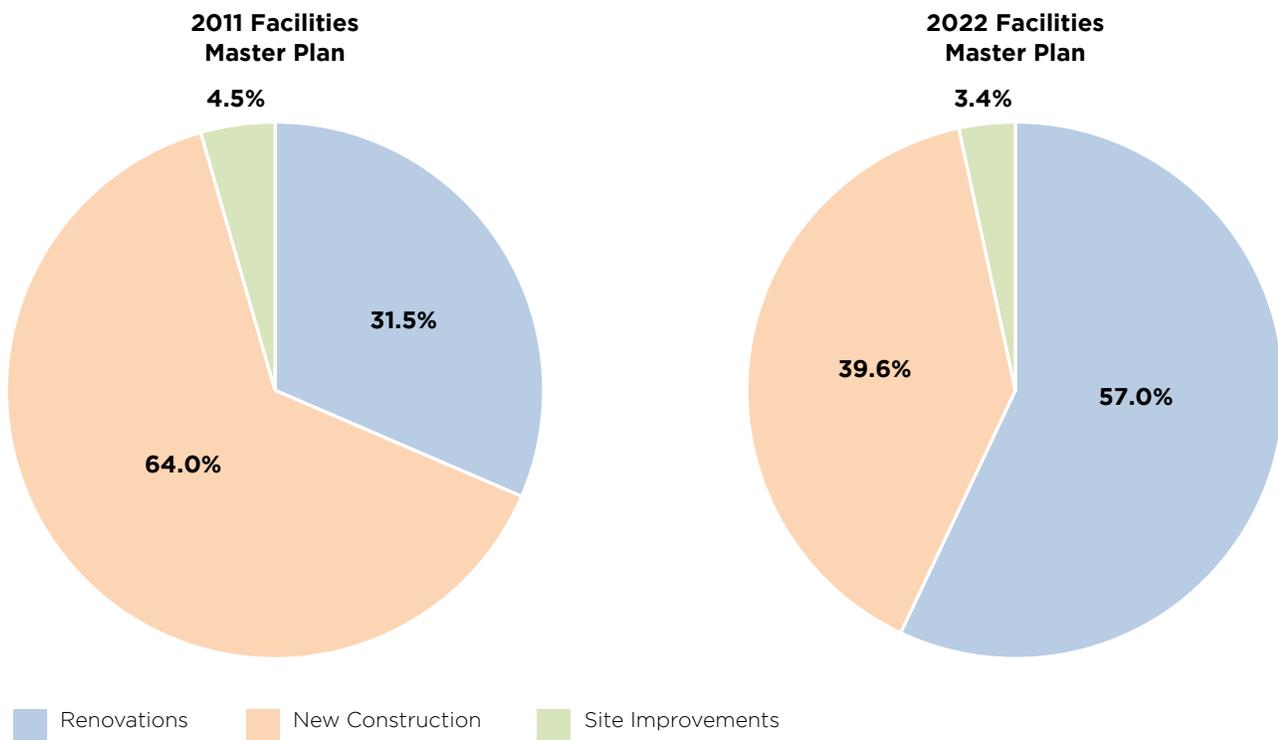


Figure 83 - Emphasis on Renovation

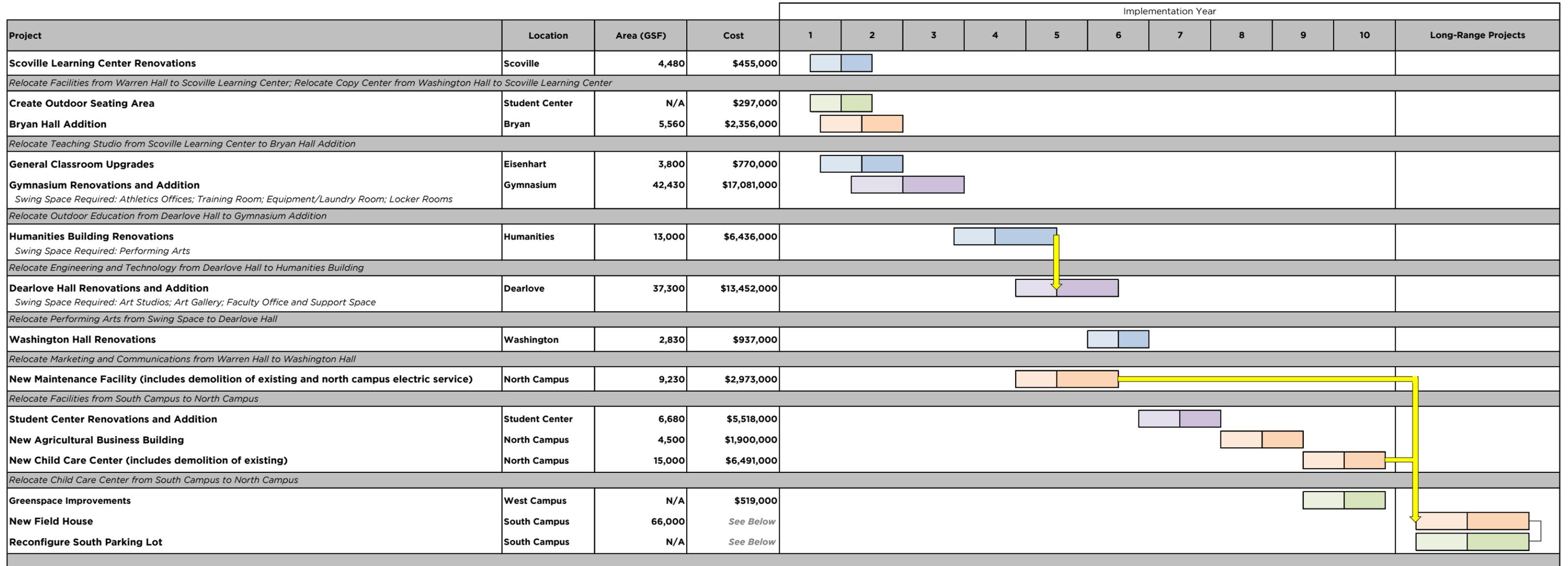


Figure 84 - Implementation Plan

Capital Projects:	\$59,185,000	Renovation New Construction Enabling Project
Facilities Maintenance Projects:	\$3,615,000	Renovation/Addition Site Project
Master Plan Total:	\$62,800,000	
<i>Long-Range Projects:</i>	<i>\$37,516,000</i>	

Appendix A
Building Conditions Assessment

Adirondack Hall

Academic/Administrative

Adirondack Hall is a single building made up of three parts:

- A two-story science wing
- A two-story nursing wing
- The Northwest Bay Conference Center and continuing education offices

Building History and Use

Adirondack Hall houses science instruction, nursing instruction, workforce development resources, and community space. Students have opportunities to meet professionals in their fields, network, and build relationships at events held in the Northwest Bay Conference Center. Adirondack Hall is a resource for the College to engage community organizations and the public in programs and events on campus, extending the College’s influence to a broad range of the region’s residents.

Functional Analysis

The northern portion of the building houses a large, flexible meeting space (the Northwest Bay Conference Center), a center for entrepreneurship, offices for continuing education, and multipurpose meeting rooms. The center and south portions of the building house science and nursing instruction spaces and faculty offices. All spaces are equipped with state-of-the-art instructional and presentation technology.

Building Condition

Adirondack Hall is in excellent condition. There are no anticipated upgrades or major repairs required to the architectural, mechanical, electrical or plumbing systems at this time.

Exterior

All exterior elements are in good or excellent condition and require only routine maintenance (1, 2).

Interior

Interior conditions are like new with very few areas displaying regular wear and tear.

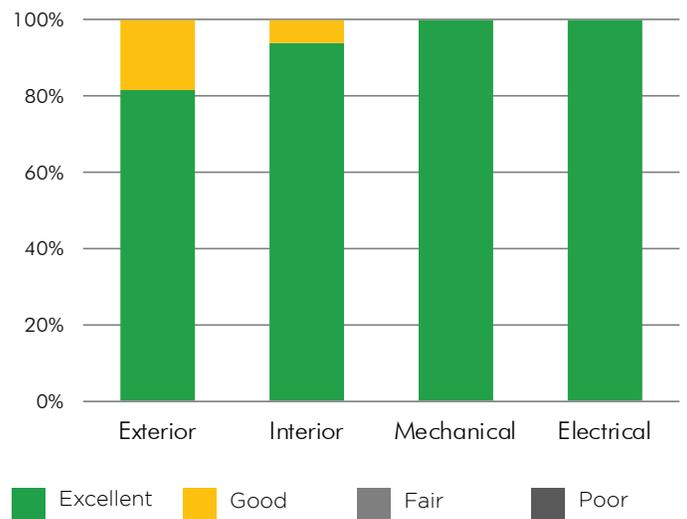
- Grout joints at floor bases are cracked in a few corridor locations (3).
- Portions of corridor walls and floors in high traffic areas have been scuffed and scraped (4).
- A single cracked stair riser in the main lobby (5) and a bent floor grate at the eastern stair vestibule could be tripping hazards (6).



Adirondack Hall



Adirondack Hall



Building Condition Summary

- The adhesive on felt acoustical panels/tack surfaces has failed. In some locations, the felt trims are completely missing.

Mechanical, Plumbing, and Electrical Systems

All mechanical, electrical, and plumbing (MEP) systems are in good condition and require no repairs at this time. However, ongoing adjustments to the heating, ventilation, and air conditioning (HVAC) system may be required in response to user requests to modulate heating, cooling, and humidity.

Building Code/Accessibility

There were no code or accessibility concerns.

Recommendations

- Persist with ongoing calibration of lighting sensors and HVAC systems.
- Remedy the failure of adhesive on the felt panels. The trim pieces have shrunken; even if re-affixed they would not fit the panels. It is recommended that the manufacturer be contacted and offered an opportunity to correct this defect. Trims of another material, such as hardwood, would be a durable solution.
- Address the minor wear-and-tear damage to walls, stair treads, and walk-off grates.
- Install films on portions of the office interior windows to provide visual privacy. This work is reportedly in progress.
- Provide gaskets at the glass office doors to isolate sound.



Building Condition Summary

Building Name: Adirondack Hall
 Construction Year: 2018
 Occupancy Group: B

Floors Above/Below: 2/1
 NASF: 71,207
 GSF: 103,912

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Exterior					Electrical				
Foundations	100				Fire Alarm System	100			
Exterior Walls	100				Emergency Power/Lighting Systems	100			
Building Framing	100				Lighting Systems	100			
Windows/Louvers	100				Electrical Distribution	100			
Doors/Frames/Hardware	90	10			Power Wiring	100			
Roof		100			Tel/Data Systems	100			
Interior					Specialty Systems (PV Array)	100			
Floors	90	10			Building Component	Compliance			
Walls	90	10				C	PC	NC	
Ceilings	90	10							
Doors/Frames/Hardware	100								
					IBC/ADA				
Built-In Furnishings	100				Exterior Doors	X			
Stairs	90	10			Interior Doors	X			
Elevators/Escalators	90	10			Horizontal Circulation (Corridors)	X			
Specialty Systems	100				Horizontal Circulation (Ramps)	X			
Mechanical					Vertical Circulation (Stairs)	X			
HVAC Distribution & Controls	100				Vertical Circulation (Elevators)	X			
AHU/Fans	100				Toilet Rooms	X			
Cooling System (Chiller/CT)	100				Locker Rooms	X			
Heating System (Steam/HX)	100				Drinking Fountains	X			
Pumps/Motors/Compressors	100				Signage	X			
Fire Sprinkler/Standpipe Systems	100				Assembly Areas	X			
Plumbing Systems/Fixtures	100				Sales and Service Areas				
Specialty Systems	100				Dining Areas				



Not applicable

- E - Excellent Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.
- G - Good Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
- F - Fair Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
- P - Poor Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.
- C - Compliant Conforms with the most current version of the International Building Code (IBC) and ICC/ANSI A177.1 (ADA).
- PC - Partially Compliant Partially conforms with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.
- NC - Non-Compliant Does not conform with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA).

Bryan Hall

Academic/Administrative

Year Built: 2008

Building History and Use

This building was envisioned in the early 2000s to serve as a home for the College's four-year university partners and for workforce development. At the time of this assessment, the building included general classrooms, a lecture hall, and the offices of the College Foundation.

SUNY Plattsburgh and Empire State College offer bachelor's degrees at SUNY Adirondack. The in-person instruction is delivered in Bryan Hall. The degrees offered correspond to SUNY Adirondack programs, such as Business Administration and Nursing.

Functional Analysis

Bryan Hall performs well for its purposes.

Building Condition

The building is in good condition on both the exterior and interior. Barring unforeseen events, routine maintenance will be sufficient to keep Bryan Hall in good condition through the next decade.

Exterior

Bryan Hall's building envelope is in good condition. Routine monitoring and maintenance are required:

- Minor cracks are present in the parge coat at foundation levels (1).
- There is pooling, built up debris, and some vegetation growth on the roof (2).

Interior

Interior surfaces and finishes are well maintained and in good or excellent condition. There are few locations requiring minor repairs:

- The edges of some ceiling tiles are beginning to degrade (3).
- There is a small crack at a joint in the tile floor (4).

Mechanical Systems

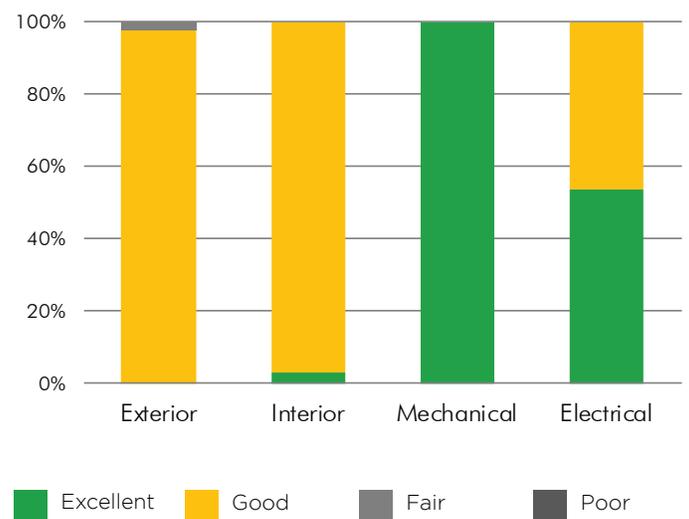
The ground-source heat pump system and the VENMAR CES dedicated outdoor air system with an energy recovery wheel for building ventilation were reported to be in good condition (5). No repairs or replacements are required at this time.



Bryan Hall



Bryan Hall



Building Condition Summary

Plumbing/Fire Protection

The wet-pipe sprinkler system in this building is in good condition. Plumbing distribution and waste removal systems are original to the building and are in good condition.

Electrical System

The following electrical systems were reported to be in good or excellent condition:

- 500A Square D distribution panelboard (6)
- Fluorescent lighting with automatic controls
- Horizontal data cabling
- Wall pack emergency lights

The Simplex 4100U fire alarm control panel is in good condition. However, the Simplex 4100 was discontinued in 2010. Sourcing of replacement parts could become difficult over time.

Building Code and Accessibility

There were no code or accessibility concerns.

Recommendations

Continue regular maintenance to preserve the good condition of this building. Replace damaged ceiling tiles with attic stock or matching tiles from the original manufacturer. Repair minor cracks in tile grout.



Building Condition Summary

Building Name: Regional Higher Education Center (Bryan Hall)
 Construction Year: 2008
 Occupancy Group: B

Floors Above/Below: 1/0
 NASF: 12,662
 GSF: 21,101

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Exterior					Electrical				
Foundations		90	10		Fire Alarm System		100		
Exterior Walls		100			Emergency Power/Lighting Systems		100		
Building Framing		100			Lighting Systems		100		
Windows/Louvers		100			Electrical Distribution	100			
Doors/Frames/Hardware		100			Power Wiring	100			
Roof		95	5		Tel/Data Systems	75	25		
Interior					Specialty Systems (PV Array)	100			
Floors	10	90			Building Component	Compliance			
Walls	10	90				C	PC	NC	
Ceilings		100							
Doors/Frames/Hardware		100							
					IBC/ADA				
Built-In Furnishings		100			Exterior Doors	X			
Stairs		90			Interior Doors	X			
Elevators/Escalators					Horizontal Circulation (Corridors)	X			
Specialty Systems		100			Horizontal Circulation (Ramps)	X			
Mechanical					Vertical Circulation (Stairs)				
HVAC Distribution & Controls	100				Vertical Circulation (Elevators)	X			
AHU/Fans	100				Toilet Rooms	X			
Cooling System (VRF)					Locker Rooms				
Heating System (Steam)					Drinking Fountains	X			
Pumps/Motors/Compressors	100				Signage	X			
Fire Sprinkler/Standpipe Systems	100				Assembly Areas	X			
Plumbing Systems/Fixtures	100				Sales and Service Areas				
Specialty Systems					Dining Areas				



Not applicable

- E - Excellent Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.
- G - Good Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
- F - Fair Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
- P - Poor Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.
- C - Compliant Conforms with the most current version of the International Building Code (IBC) and ICC/ANSI A177.1 (ADA).
- PC - Partially Compliant Partially conforms with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.
- NC - Non-Compliant Does not conform with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA).

Dearlove Hall

Academic/Administrative

Year Built: 1986

Building History and Use

Dearlove Hall is an academic building that houses art, English language, mathematics, and technology classes. Its art gallery has exhibited artists' work from around the world. Art studios, offices, meeting rooms, classrooms, and a 150-seat lecture hall occupy the first floor. There are computer networking (CISCO) labs, mechatronics labs, classrooms and offices on the second floor. The basement contains faculty offices, a faculty lounge, and one classroom. The building has had few upgrades since its construction.

Completed Projects

Based on information from SUNY Adirondack, the following projects have been completed since the last Facilities Master Plan was issued:

- Vertical blinds replaced with new window shades
- Installed addressable fire alarm panels, detection devices, and notification devices

Functional Analysis

While the building is recognized as the College's home for studio art, as demonstrated by the art displayed throughout its common spaces, many other academic departments use the building. Though they do not work against one another, there is little functional benefit to diverse assembly of departments housed in the art building.

Mechatronics labs were placed in former classrooms in Dearlove because the classrooms were available when space was needed. The mechatronics labs would benefit from being located in on-grade, high-bay lab spaces.

Building Condition

Dearlove Hall is over 30 years old. Although its exterior envelope, finishes, and mechanical, electrical, and plumbing systems are functional, many building components are near the end of their useful lives.

Exterior

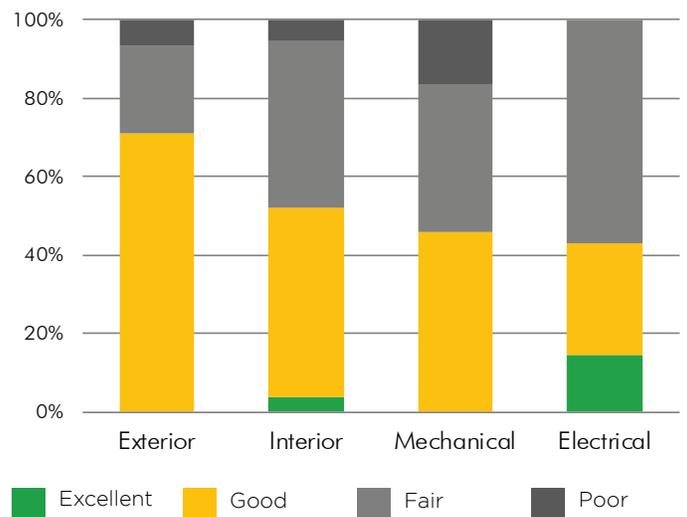
- Over time mildew and algae have accumulated on the brick masonry. The northern section around the loading dock does not receive direct sunlight and as a result is the most severely affected (1).



Dearlove Hall



Dearlove Hall



Building Condition Summary

- There are areas around the building and on the roof where sealant is cracked and deteriorated (2).
- There are several areas where mortar is cracked, which could introduce water into the wall system and affect structural integrity over time (3).

Interior

- Several floor and wall finishes, such as the wall paper and vinyl flooring, are scuffed or peeling (4).
- Finishes in high traffic areas have sustained damage from repeated impact of desks, chairs and other equipment. Built in fixtures, such as the lockers on the second floor and the washing stations in the art rooms, show substantial wear and tear.
- Ceiling tiles have been damaged by water and impact (5). Over time, mismatched tiles have been installed to replace damaged ones.
- There are several areas where carpet is worn, stained, frayed, or torn.

Although none of the MEP systems are in immediate danger of failure, plans for upgrades should be considered due the poor condition of some units.

Mechanical Systems

There are few replacements or critical repairs required at this time. When the building is renovated aging equipment should be replaced with energy-efficient models.

- This building is served by a water-source heat pump system. Its component parts are functional, although aging.
- Heat is rejected from the heat pump loop through a heat exchanger to a BAC, forced draft, closed circuit evaporative cooler located on grade outside the building. This unit was replaced in 2003 and is in fair condition (6).
- Heat is added to the heat pump loop by one 1000 MBH, Mach, non-condensing, gas-fired boiler, which was installed in 2007.
- The indoor air-handler is in poor condition. The replacement of this air-handler had already been designed and is scheduled for installation in the summer of 2020.

Plumbing/Fire Protection

No problems with the plumbing or fire protection systems were found during the existing conditions assessment. The building does not have a sprinkler system. Plumbing distribution and waste removal systems are original to the building and are operable, yet occupants report that toilet flushes in the basement restrooms are weak. Some plumbing fixtures have been recently replaced, and toilet room renovations are planned for the second floor in 2020.



Electrical Systems

Most components of the electrical system are in fair condition. Due to age, these components should be updated if the building is renovated.

- The electrical systems, including the 1200A Westinghouse switchgear (7).
- The older GE or Westinghouse panelboards serving electrical distribution throughout the building.
- The fluorescent lighting and wall pack emergency lights (8).

The remaining systems, including the horizontal data cabling and fire alarm control panel, are in good to excellent condition.

Building Code/Accessibility

The following items do not conform to the New York State Building Code or 2010 ADA Standards for Accessible Design. While updates are not required at this time, these issues should be addressed when the building is renovated.

- Knob hardware remains on several doors.
- Toilet rooms lack required clear floor space, grab bars, and sink pipe insulation (9). Renovations are planned for summer 2020.
- Visual contrast on the stair nosing and treads has worn away.
- There are several signs without the necessary visual and tactile aids on classroom, office, and toilet room doors (10).

Recommendations

Dearlove Hall requires substantial interior cosmetic updates, moderate building envelope repairs, and replacement of aging mechanical and electrical equipment. The building is operational and there are no life safety concerns, yet potential Master Plan initiatives such as relocation of departments or reallocation of space could make Dearlove renovation a priority.

Systems or components that are aging or no longer function should be repaired or replaced to improve the overall aesthetic and efficiency of operation in the building. If comprehensive renovation does not take place within the next decade, The following repairs and renovations are recommended:

- Comprehensive accessibility improvements
- Updates to finishes and lighting
- Addition of room-darkening shades to reduce glare
- Strategic upgrades of aging mechanical and electrical systems to improve operating efficiency
- Repair superficial cracks in masonry to prevent further deterioration. Areas of severe through-wall cracks in masonry should be remediated professionally under guidance of an architect and engineer.



Building Condition Summary

Building Name: Dearlove Hall
 Construction Year: 1984
 Occupancy Group: B

Floors Above/Below: 2/1
 NASF: 19,921
 GSF: 34,702

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Exterior					Electrical				
Foundations		100			Fire Alarm System		100		
Exterior Walls		45	45	10	Emergency Power/Lighting Systems			100	
Building Framing		35	35	30	Lighting Systems			100	
Windows/Louvers		90	10		Electrical Distribution			100	
Doors/Frames/Hardware		65	35		Power Wiring			100	
Roof		90	10		Tel/Data Systems	100			
Interior					Specialty Systems (PV Array)		100		
Floors	10	45	40	5	Building Component	Compliance			
Walls	10	25	55	10		C	PC	NC	
Ceilings	10	30	45	15					
Doors/Frames/Hardware		65	35		IBC/ADA				
Built-In Furnishings		20	65	15	Exterior Doors		X		
Stairs		90	10		Interior Doors		X		
Elevators/Escalators		60	40		Horizontal Circulation (Corridors)	X			
Specialty Systems		50	50		Horizontal Circulation (Ramps)				
Mechanical					Vertical Circulation (Stairs)		X		
HVAC Distribution & Controls		75	25		Vertical Circulation (Elevators)	X			
AHU/Fans				100	Toilet Rooms			X	
Cooling System (Chiller/CT)		100			Locker Rooms		X		
Heating System (Stems)			100		Drinking Fountains	X			
Pumps/Motors/Compressors		50	50		Signage		X		
Fire Sprinkler/Standpipe Systems					Assembly Areas	X			
Plumbing Systems/Fixtures		50	50		Sales and Service Areas				
Specialty Systems					Dining Areas				

 Not applicable

- E - Excellent Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.
- G - Good Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
- F - Fair Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
- P - Poor Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.
- C - Compliant Conforms with the most current version of the International Building Code (IBC) and ICC/ANSI A177.1 (ADA).
- PC - Partially Compliant Partially conforms with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.
- NC - Non-Compliant Does not conform with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA).

Eisenhart Hall

Academic/Administrative

Year Built: 1961

Building History and Use

Eisenhart Hall is original to the SUNY Adirondack Campus. Constructed when the institution was still Adirondack Community College in 1961, it now houses Social Sciences and Business faculty offices and general use classrooms. This building is named after the first president of the College, Dr. Charles R. Eisenhart. In 2005 several modest but important facilities maintenance projects were completed, including updating the classroom finishes and equipment and converting the building heating and cooling system to ground source heat pumps. Many buildings on campus use this renewable, efficient, climate control technology, making SUNY Adirondack a leader in adopting energy efficient building systems.

Functional Analysis

Eisenhart Hall functions very well as a faculty office and classroom building. Room sizes and locations are generally suitable and meet users' needs, though additional 40- to 50-seat classrooms were requested.

Building Condition

While some building components are in poor condition and require replacement, the majority of architectural and MEP systems throughout Eisenhart Hall are in good to fair condition.

Exterior

New entrances and exterior door systems were added to Eisenhart Hall in 2015, yet there is more work required to restore the building to overall good condition. There are several areas on exterior walls determined to be in fair to poor condition that require repairs beyond routine maintenance:

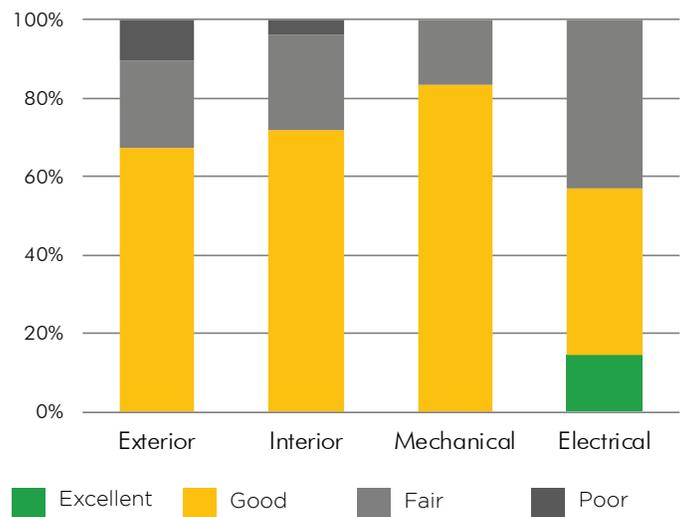
- Exterior concrete structural elements and overhangs are cracked, which has allowed moisture into the structural system. As a consequence, spalling has occurred. Exposed steel reinforcing is present in many locations. Weakened concrete can fall from the building, which is a safety concern (1, 2).
- Black mildew stains are present on exterior masonry walls. Sometimes, such stains are merely cosmetic. However, their location at the bottoms of wall cavities at Eisenhart suggest possible persistent moisture within the wall system (3).
- Windows and spandrel panels are original to the building, are dated in appearance, and are not energy efficient.



Eisenhart Hall



Eisenhart Hall



Building Condition Summary

Interior

Improvements to the Eisenhart Hall classrooms in 2005 included new finishes, lighting, and instruction technology. While the rooms still appear fresh, after 15 years some finishes and surfaces show considerable wear and tear as a result of daily use.

- Walls and floor in high traffic areas are scuffed and scraped.
- Movement and impact of desks and chairs against the walls and floors has resulted in noticeable damage (4).
- The majority of acoustic ceiling tiles are in good condition. Few are broken or damaged as a result of age or water.
- Vestibules and stairs are worn due to high traffic. Thresholds at vestibule doors are decaying due to application of salt for ice melting (5,6).
- Building users report that interior lighting is too dim and that acoustical separation between offices is inadequate.

Mechanical Systems

Mechanical systems were all reported to be in good condition. The ground-source heat pumps, air-handling units and non-condensing 1000MBH PK boiler require only routine maintenance at this time (7).

Plumbing/Fire Protection

Both the wet-pipe sprinkler system and the A.O. Smith 50-gallon domestic water heater were reported to be in working order at this time. Some plumbing fixtures have been recently replaced, but the primary water supply and waste removal systems are original to the building. Components could require replacement if a comprehensive renovation takes place. Updated fixtures could improve water efficiency.

Electrical Systems

The majority of electrical systems are in good to excellent condition:

- New Square D panelboards (8)
- Wall pack emergency lights
- Horizontal data cabling
- Simplex 4100U Fire Alarm Control Panel.

The 600A Square D distribution panelboard and automatic control florescent lighting are in fair condition.



Building Code/Accessibility

Accessibility improvements were made during the 2005 renovation:

- Ambulatory stalls were provided where space permitted.
- Drinking fountains were updated for front-approach access and accessible push-bar operation (9).

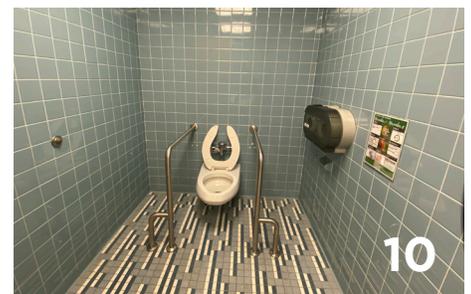
The following items do not conform to the New York State Building Code or 2010 ADA Standards for Accessible Design. While updates are not required at this time, these issues should be addressed when the building is renovated:

- Toilet rooms do not have fully-accessible stalls. The ambulatory stalls cannot be expanded to provide required clear floor space for roll-in access (10).
- Lavatories do not have pipe insulation.

Recommendations

Systems or components that are aging, damaged or no longer function should be repaired or replaced to improve the overall aesthetic and efficiency of operation in the building. The following repairs and renovations are recommended:

- Inspect roofs, copings, flashings, and plumbing for potential sources of moisture within wall cavities that could lead to efflorescence. Remedy leaks, if any are discovered.
- Repair superficial cracks in concrete and masonry to prevent further deterioration. Areas of severe through-wall cracks in masonry and areas of spalling where structural steel is exposed should be remediated professionally under guidance of an architect and engineer.
- Repair the stone and concrete flooring in the entrance vestibules.
- Repair or replace damaged interior finishes.
- Chips and voids on the concrete stairs should be repaired before further damage occurs.
- Provide grab bars and sink pipe insulation in toilet rooms where they are absent. If possible within the structural limitations of the building, create roll-in accessible stalls in each toilet room.
- Windows and spandrel panels should be replaced with modern energy efficient units with thermal breaks.



Building Condition Summary

Building Name: Eisenhart Hall
 Construction Year: 1967
 Occupancy Group: B

Floors Above/Below: 2/1
 NASF: 16,988
 GSF: 32,169

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Exterior					Electrical				
Foundations		80	20		Fire Alarm System		100		
Exterior Walls		25	50	25	Emergency Power/Lighting Systems			100	
Building Framing		20	40	40	Lighting Systems			100	
Windows/Louvers		85	25		Electrical Distribution			100	
Doors/Frames/Hardware		100			Power Wiring	100			
Roof		100			Tel/Data Systems		100		
Interior					Specialty Systems (PV Array)		100		
Floors		60	25	15	Building Component	Compliance			
Walls		65	25	10		C	PC	NC	
Ceilings		70	30		IBC/ADA				
Doors/Frames/Hardware		55	40	5	Exterior Doors	X			
Built-In Furnishings		75	25		Interior Doors	X			
Stairs		60	40		Horizontal Circulation (Corridors)	X			
Elevators/Escalators		90	10		Horizontal Circulation (Ramps)				
Specialty Systems		100			Vertical Circulation (Stairs)		X		
Mechanical					Vertical Circulation (Elevators)	X			
HVAC Distribution & Controls		100			Toilet Rooms		X		
AHU/Fans		100			Locker Rooms				
Cooling System (Chiller/CT)					Drinking Fountains			X	
Heating System (Boilers/Steams)			100		Signage	X			
Pumps/Motors/Compressors		100			Assembly Areas	X			
Fire Sprinkler/Standpipe Systems		100			Sales and Service Areas				
Plumbing Systems/Fixtures		100			Dining Areas				
Specialty Systems									

 Not applicable

- E - Excellent Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.
- G - Good Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
- F - Fair Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
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- NC - Non-Compliant Does not conform with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA).

Gymnasium Building

Academic/Administrative/Athletic

Year Built: 1967

Building History and Use

This building was constructed in 1967. Since then, the Gymnasium has received limited cosmetic, architectural, and mechanical updates. The gymnasium floor was recently refinished, and the roof was replaced during fall 2019. The team locker rooms and fitness facility include many original finishes, furniture and fixtures such as lockers, drinking fountains, and storage.

Completed Projects

Based on information from SUNY Adirondack, the following projects have been completed since the last Facilities Master Plan was issued:

- Fire Alarm upgrades
- Roof replaced in 2019-2020
- New gymnasium floor in 2019
- Bleachers refinished (2019)

Functional Analysis

The main entrance is on the building's north side at the assembly level, where spectators enter for events. This level houses the gymnasium, two offices, public toilet rooms, and a seldom-used weight room. This level is accessible to users with disabilities, though the building's structure prevents creating fully-accessible toilet rooms without a comprehensive renovation.

The building's basement houses locker rooms, offices, instructional space, storage, laundry, and equipment room, training room, instructional rooms, and a weight room. There is no elevator in the building, so the essential spaces on this floor are not accessible. There is sufficient space to meet program needs, yet the configuration and adjacency of spaces should be updated to better serve modern pedagogies and increase building efficiency.

Building Condition

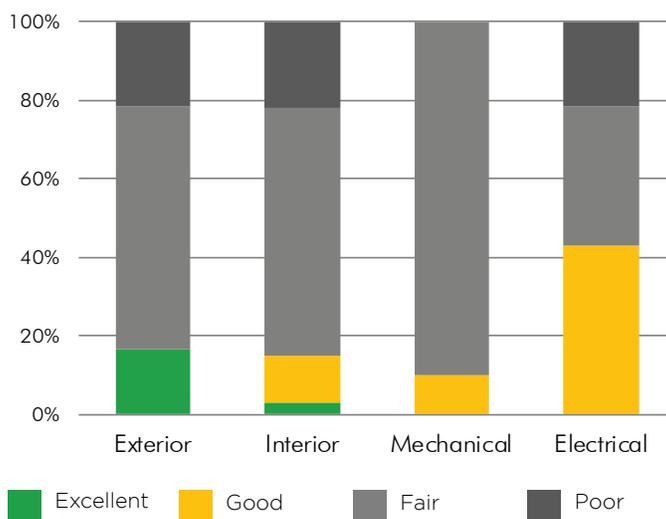
With the exception of the roof, gymnasium floor, and two recently-updated offices, the building is in fair to poor condition. Many building systems and components, while functional, are near the end of their useful lives.



Gymnasium Building



Gymnasium Building



Building Condition Summary

Exterior

Excluding the roof, the exterior of the Gymnasium displays multiple cosmetic and structural concerns:

- Staining and algae around the building foundation suggest that there is not sufficient drainage away from the building. These areas likely remain wet for too long following rain storms or snow melt (1).
- Areas of severe efflorescence suggest persistent moisture within the concrete structural system (2).
- Exterior concrete structural elements and overhangs are cracked, which has allowed moisture into the structural system. As a consequence, spalling has occurred. Exposed steel reinforcing is present in many locations (3).
- The windows are in fair to poor condition and are not energy efficient. Occupants apply packing tape to prevent drafts.

Interior

Because most finishes and fixtures are original, several display significant age as a result of repetitive wear and tear:

- Acoustical tiles display water and impact damage. The ceilings in the team locker rooms are in disrepair. Pieces of the ceiling fall to the ground in chunks or

as dust. This is a safety concern for individuals using these spaces on a daily basis.

- The painted finish on locker room floors is chipping and peeling. The original resilient tile flooring in corridors is worn. There is rust on the tiles surrounding the showers.
- Carpet in several rooms is frayed, torn and stained (4).
- The furniture and built-in fixtures in the locker rooms including lockers, benches, couches and chairs are aging. Some are original to the building (5). Many of the lockers are damaged and several are no longer operable as a result of long-term use.

Mechanical Systems

Except for the gymnasium itself, this building is heated by small, heating-only air-handling units all of which are in working order. There are two PK non-condensing gas-fired boilers in a boiler room which is separated from the remainder of the building (6). These boilers could be replaced by condensing gas boilers as an energy conservation measure. Although these boilers were installed when the campus was converted from electric to natural gas in the 1990's, they are not in good condition and should be considered for upgrade.



Plumbing/Fire Protection

There is no sprinkler system in this building. The 100MBH, RBI, gas-fired, domestic water heater serves the showers and bathrooms in the building (7). The domestic hot water system was reported to need repairs. The primary water supply and waste removal systems are original to the building. Components could require replacement if a comprehensive renovation takes place. Updated fixtures could improve water efficiency.

Electrical

The horizontal data cabling is the only electrical system reported to be in good condition. The fluorescent lighting, which does not have automatic controls, and the wall pack emergency lights are both in fair condition. The remaining GE switchgear and older GE panelboards are in poor condition (8).

Building Code/Accessibility

Virtually every part of this building requires accessibility upgrades to conform with the New York State Building Code and 2010 ADA Standards for Accessible Design including toilet rooms, locker rooms (9), shower rooms (10), and stairs (11). A thorough study of accessibility needs should be included if the building is renovated.

Recommendations

Systems or components that are aging, damaged or no longer function should be repaired or replaced to improve the overall aesthetic and efficiency of operation in the building. The following repairs and renovations are recommended:

- Inspect roofs, copings, flashings, and plumbing for potential sources of moisture within wall cavities that could lead to efflorescence. Remedy leaks, if any are discovered.
- Clean the walls where algae is present and apply a suppressant to prevent future accumulation. If comprehensive renovations take place, re-grade around the building to provide better drainage away from the foundation.
- Repair superficial cracks in concrete and masonry to prevent further deterioration. Areas of severe through-wall cracks in masonry and areas of spalling where structural steel is exposed should be remediated professionally under guidance of an architect and engineer.
- A comprehensive renovation, including addition of an elevator and complete renovation of the lower level, is required.
- Provide air conditioning.
- Due to assembly occupancy, consider adding sprinklers as a safety measure.



Building Condition Summary

Building Name: Gymnasium
 Construction Year: 1967
 Occupancy Group: B

Floors Above/Below: 1/1
 NASF: 20,161
 GSF: 30,570

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Exterior				Electrical					
Foundations			100		Fire Alarm System		100		
Exterior Walls			100		Emergency Power/Lighting Systems			100	
Building Framing			50	50	Lighting Systems			100	
Windows/Louvers			60	40	Electrical Distribution			25	75
Doors/Frames/Hardware			60	40	Power Wiring			25	75
Roof	100				Tel/Data Systems		100		
Interior				Specialty Systems (PV Array)					
Floors	20		60	20	Building Component	Compliance			
Walls		50	35	25		C	PC	NC	
Ceilings			50	50					
Doors/Frames/Hardware			75	25	IBC/ADA				
Built-In Furnishings			65	35	Exterior Doors		X		
Stairs		35	65		Interior Doors		X		
Elevators/Escalators					Horizontal Circulation (Corridors)	X			
Specialty Systems			100		Horizontal Circulation (Ramps)		X		
Mechanical				Vertical Circulation (Stairs)					
HVAC Distribution & Controls			100		Vertical Circulation (Elevators)				
AHU/Fans			100		Toilet Rooms			X	
Cooling System (Chiller)					Locker Rooms			X	
Heating System (Boilers)			100		Drinking Fountains			X	
Pumps/Motors/Compressors		25	75		Signage		X		
Fire Sprinkler/Standpipe Systems					Assembly Areas				
Plumbing Systems/Fixtures		25	75		Sales and Service Areas				
Specialty Systems					Dining Areas				

 Not applicable

- E - Excellent Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.
- G - Good Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
- F - Fair Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
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- PC - Partially Compliant Partially conforms with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.
- NC - Non-Compliant Does not conform with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA).

Humanities Building

Academic/Administrative

Year Built: 1967

Building History and Use

The Humanities Building was constructed in 1967 along with many other SUNY Adirondack academic buildings. This one-story, concrete and brick structure is located in the northwestern corner of the campus and is connected to the newly-renovated Adirondack Hall. This structure houses the College's theatre, music instruction rooms, music practice rooms, classrooms, and offices.

Completed Projects

Based on information from SUNY Adirondack, the following projects have been completed since the last Facilities Master Plan was issued:

- Fire alarm system upgrades
- Electrical and mechanical system component upgrades

Functional Analysis

The theatre and musical instruction rooms are minimally functional. Music and theatre instruction and performances take place in this building, though it was designed for lectures and assemblies. The lecture hall lacks features to support fine arts instruction, such as storage, stage lighting, an audio control room, a set building area, a green room, and accessibility features. Music instruction rooms in this building do not have soundproofing and the poor configuration of instrument storage has led to damaged instruments.

Building Condition

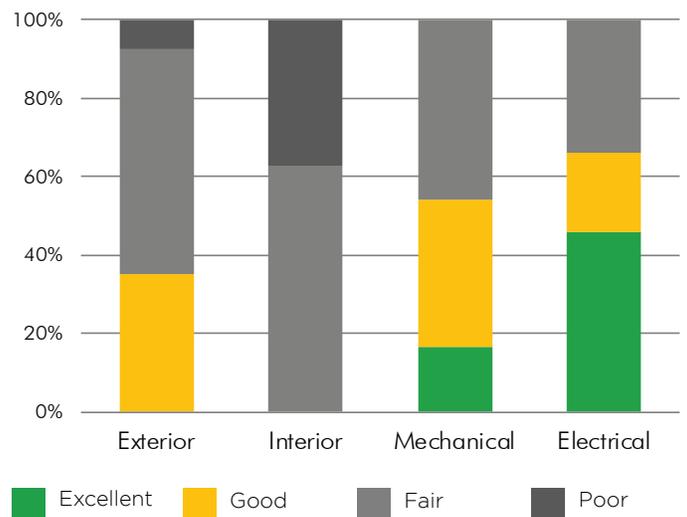
The Humanities Building is in fair to poor condition. Access to the building is directly through Adirondack Hall, the newest building on campus. The distinct difference in building condition amplifies the cosmetic and functional deficiencies of the Humanities Building. During the Adirondack Hall renovation, portions of the Humanities Building electrical and mechanical service were replaced and are in excellent condition.



Humanities Building



Humanities Building



Building Condition Summary

Exterior

Many components of the building envelope and concrete structural system are damaged and require repair.

- Efflorescence, cracks, and spalling are present on concrete walls, overhangs, and structural elements. Weakened concrete can fall from the building, which is a safety concern (1).
- Vestibule doors are rusted (2). Door and window systems are inefficient and are at the end of their useful lives.
- Areas of efflorescence on exterior masonry walls suggests persistent moisture within wall cavities (3).

Interior

The Humanities Building houses the College's only high capacity assembly space, a 480-seat auditorium. The seats are relatively new and in good condition, yet systems and finishes are in poor condition and do not accurately reflect the high standards of SUNY Adirondack.

- The general level of finish is utilitarian and lacks the formality expected for college ceremonies and assemblies.
- Paint on the ceilings and walls is chipped and peeling in some locations (4).
- Broadloom carpet at the theatre entrance is wrinkled and stained.
- The stage and backstage areas in the Humanities Building are crowded with stored items.

- Several pipes have damaged insulation or lack insulation entirely (5).
- Music practice and instruction rooms have insufficient sound insulation.

Circulation and office spaces are functional but dated. Finishes are damaged and worn. Many offices are used for workspace, storage, and instruction. If appropriate furnishings for storage were present, the offices would be appropriately sized for these mixed uses.

The main music classroom is used for both instruction and storage, which leaves valuable equipment exposed to damage, vandalism, or theft.

Mechanical Systems

The two Carrier rooftop air-handling units with natural gas heat and direct expansion cooling were installed in 1994 (6). At nearly 30 years old these units could reach the end of their useful lives in the next decade.

Plumbing/Fire Protection

The wet-pipe sprinkler system is in good condition and requires no repairs at this time. Plumbing distribution and waste removal systems are original to the building and are operable. If a comprehensive renovation takes place, many components will require replacement due to age and inefficiency.



Electrical Systems

Portions of the electrical system were upgraded with the Adirondack Hall renovation and are in good condition:

- Building is served by new Adirondack Hall switchgear.
- New Square D panelboards provide partial electrical distribution.
- Wall pack emergency lights are new.
- Horizontal data cabling is new.
- Local fire alarm devices are new (7).

These systems are original to the building and are in fair or poor condition:

- Older GE panelboards, which are no longer manufactured (8)
- Fluorescent lighting without automatic controls
- Stage lighting

Building Code/Accessibility

The following items do not conform to the New York State Building Code or 2010 ADA Standards for Accessible Design. While updates are not required at this time, these issues should be addressed when the building is renovated.

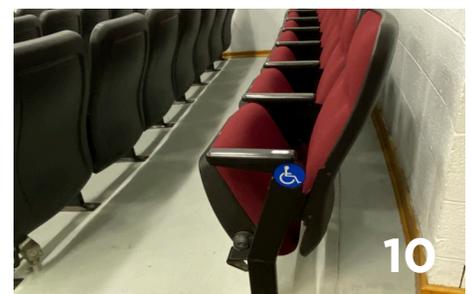
- Building users have provided ad-hoc accessibility features, such as a plywood ramp to the stage. No permanent or code-compliant measures to ensure equal access for all building users have been employed.

- Some signage does not provide visual or tactile assistance.
- Most doors are equipped with knob hardware.
- Toilet rooms lack required clear floor space, grab bars, and sink pipe insulation (9).
- Theatre seats are labeled as accessible, but lack the necessary clear floor space and companion seats (10).
- Drinking fountains are outdated, and their design does not comply with current ADA standards.

Recommendations

A comprehensive renovation of the Humanities Building is required. The finishes should be upgraded and modernized. Space reconfiguration should address storage deficiencies, lack of modern performance equipment and support spaces, and poor sound isolation. Systems and components that are aging or no longer functional should be repaired or replaced.

Repair superficial cracks in concrete and masonry to prevent further deterioration. Areas of severe through-wall cracks in masonry and areas of spalling where structural steel is exposed should be remediated professionally under guidance of an architect and engineer.



Building Condition Summary

Building Name: Humanities/Theatre
 Construction Year: 1976
 Occupancy Group: B

Floors Above/Below: 1/0
 NASF: 7,888
 GSF: 13,000

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Exterior					Electrical				
Foundations		100			Fire Alarm System	100			
Exterior Walls		45	45	10	Emergency Power/Lighting Systems		100		
Building Framing		15	50	35	Lighting Systems			100	
Windows/Louvers			100		Electrical Distribution	90		10	
Doors/Frames/Hardware			100		Power Wiring	40		60	
Roof		50	50		Tel/Data Systems				
Interior					Specialty Systems (PV Array)				
Floors			60	40	Building Component	Compliance			
Walls			60	40		C	PC	NC	
Ceilings			60	40					
Doors/Frames/Hardware			100		IBC/ADA				
Built-In Furnishings			100		Exterior Doors	X			
Stairs				100	Interior Doors			X	
Elevators/Escalators					Horizontal Circulation (Corridors)	X			
Specialty Systems			60	40	Horizontal Circulation (Ramps)			X	
Mechanical					Vertical Circulation (Stairs)			X	
HVAC Distribution & Controls		25	75		Vertical Circulation (Elevators)				
AHU/Fans			100		Toilet Rooms			X	
Cooling System (Chiller/CT/VRF)		50	50		Locker Rooms				
Heating System (Steam/HW)					Drinking Fountains				
Pumps/Motors/Compressors		50	50		Signage			X	
Fire Sprinkler/Standpipe Systems	100				Assembly Areas		X		
Plumbing Systems/Fixtures		100			Sales and Service Areas				
Specialty Systems					Dining Areas				

-  Not applicable
- E - Excellent: Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.
- G - Good: Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
- F - Fair: Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
- P - Poor: Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.
- C - Compliant: Conforms with the most current version of the International Building Code (IBC) and ICC/ANSI A177.1 (ADA).
- PC - Partially Compliant: Partially conforms with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.
- NC - Non-Compliant: Does not conform with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA).

Scoville Learning Center

Academic/Administrative/Library Services

Year Built: 1997

Building History and Use

Scoville Learning Center was constructed in 1997 at the heart of the campus. The first floor is partially below grade and houses classrooms and offices for IT services. The second floor is the main floor, with entrances on the west and south sides. The library occupies most of the second floor, which also contains the Accessibility Services Office, classrooms, a 162-seat lecture hall, a cafe, and a student lounge. On the third floor, additional library space occupies the east wing of the building. The Office of the President occupies the west wing.



Scoville Learning Center

Completed Projects

Based on information from SUNY Adirondack, the following projects have been completed since the last Facilities Master Plan was issued:

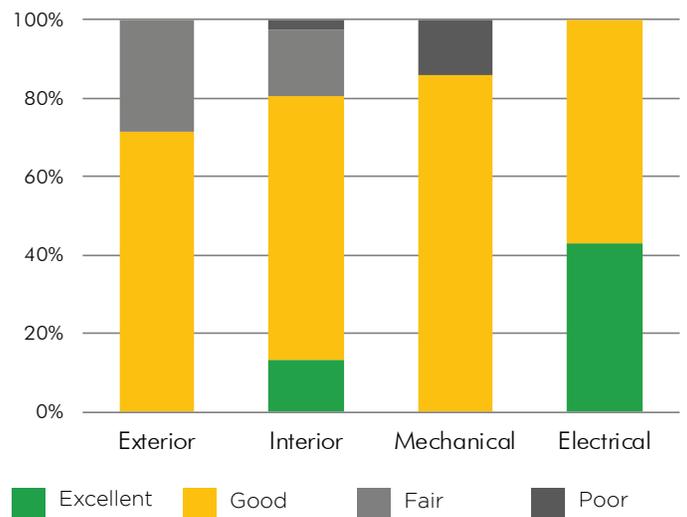
- Relocated Administrative Services from Scoville to Warren Hall
- Relocated Accessibility Services from Warren Hall to Scoville
- A computer lab was created and the vacated space was turned into classroom and office space
- Created student lounge across from Einstein Bagels
- Created tutoring center in the library
- Renovated IT offices on lower level



Scoville Learning Center

Functional Analysis

- Classrooms on the first floor are long and narrow, limiting students ability to see the teaching wall.
- Opposite the cafe, a classroom was recently converted to a student lounge with soft seating and study furnishings. The lounge is very busy and reportedly is not large enough to meet the demand.
- The second floor portion of the library is used for tutoring, computer stations, and staff offices. There is insufficient sound separation between loud activity areas and quiet zones. When tutoring is busy, activity overflows into the computer stations.
- The third floor of the library includes book stacks and quiet study areas. Sound from below migrates through the open stair and interrupts students studying quietly.
- The Office of the President on the third floor works well, but the recent construction of private offices in room 336 create office space that is accessed through the library instead of a common corridor.



Building Condition Summary

Building Condition

Most building systems in the Scoville Learning Center are in good to fair condition. Some components are near the end of their useful lives.

Exterior

The exterior of Scoville Learning Center shows signs of moisture infiltration.

- The parge coat and mortar have cracks and loss of sealants. Masonry walls exhibit algae growth in shaded areas (1).
- Black mildew stains are present on exterior masonry walls. Sometimes, such stains are merely cosmetic. However, at the Scoville Learning Center, their location at window openings, copings, and the bottoms of wall cavities suggests possible persistent moisture within the wall cavities (2, 3).
- The loading dock is not well screened from view.

Interior

The public areas of Scoville that are regularly used are in good condition, yet high traffic zones and service areas show signs of wear and tear.

- Water damage to ceiling tiles at the building perimeter is an additional indicator of potential leaks and/or condensation within the walls (4).

- In the library staff room, carts of books and miscellaneous furniture are stored in front of a door. Though egress is not permanently impeded, it makes access to adjoining spaces and the exit stair less-direct.

Mechanical Systems

The building's mechanical systems are functional, yet components original to the 1996 construction could be near the end of their useful lives within the next decade.

- The heat exchanger at the evaporative cooler is in poor condition. It is scheduled for replacement.
- Six non-condensing, gas-fired boilers serve the heat pump loop and hot water loop. When they reach the end of their useful lives, replacement with condensing, gas-fired boilers would increase efficiency (5).
- Two air-handling units with energy recovery units provide ventilation. They are in good condition (6).
- A small rooftop air-handling unit is in good condition.

Plumbing/Fire Protection

Neither the A.O. Smith 250 MBH gas-fired domestic water heater in the boiler room nor the wet-pipe sprinkler system were reported to need repairs or replacement at this time.

Plumbing supply and waste removal systems are in good condition with no reported problems.



Electrical Systems

All electrical systems in Scoville Learning Center were reported to be in good or excellent condition. These systems include:

- 1600A Siemens switchgear (7)
- Siemens panelboards for electrical distribution throughout the building
- Fluorescent lighting with automatic controls (occupancy sensing and/or timeclock control)
- Wall pack emergency lights
- Cat 5E and Cat 6 horizontal data cabling
- Simplex 4100ES Fire Alarm Control Panel

Building Code/Accessibility

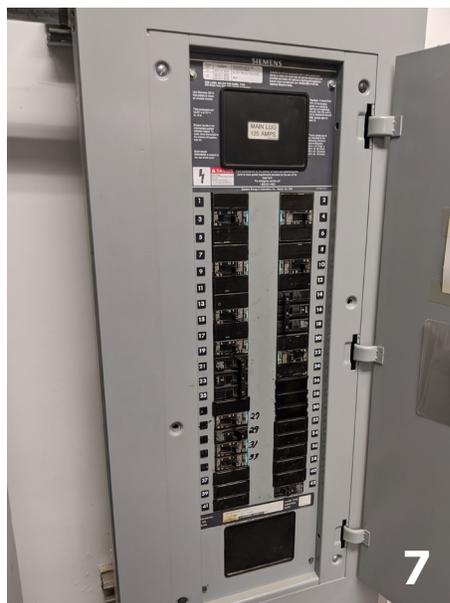
The following items do not conform to the New York State Building Code or 2010 ADA Standards for Accessible Design. While updates are not required at this time, these issues should be addressed when the building is renovated.

- The toilet rooms are in good condition but are only partially ADA compliant (8). They lack vertical grab bars and sink pipe insulation.
- The entrance to the Accessibility Services Offices does not have an automatic opener. While this equipment is not required by code, it is a feature that would help the College meet the needs of students visiting the office.

Recommendations

Systems or components that are aging, damaged or no longer function should be repaired or replaced to improve the overall aesthetic and efficiency of operation in the building. The following repairs and renovations are recommended:

- Inspect roofs, copings, flashing, masonry, and plumbing for sources of moisture within wall cavities. Remedy leaks. Clean and repair damaged masonry and mortar.
- Clean exterior masonry of black mildew and algae and apply a suppressant to prevent future accumulation.
- Repair superficial cracks in masonry to prevent further deterioration. Areas of severe through-wall cracks in masonry should be remediated professionally under guidance of an architect and engineer.
- Provide vertical grab bars in the toilet rooms.
- Replace worn finishes.
- It was reported that noisy activities on the first floor disrupt the quiet study area on the second floor. Acoustical separation is needed.
- Users suggest updating finishes, furnishings, and presentation equipment in the Bishop Community Conference Center.



Building Condition Summary

Building Name: Scoville Learning Center
 Construction Year: 1997
 Occupancy Group:B

Floors Above/Below:
 NASF: 42,360
 GSF: 66,473

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Exterior					Electrical				
Foundations		30	70		Fire Alarm System	100			
Exterior Walls		45	50		Emergency Power/Lighting Systems		100		
Building Framing		75	25		Lighting Systems		100		
Windows/Louvers		95	5		Electrical Distribution		100		
Doors/Frames/Hardware		100			Power Wiring	100			
Roof		80	20		Tel/Data Systems	100			
Interior					Specialty Systems (PV Array)		100		
Floors	15	65	20		Building Component	Compliance			
Walls	10	50	40			C	PC	NC	
Ceilings		35	45	20					
Doors/Frames/Hardware	10	75	15		IBC/ADA				
Built-In Furnishings	35	65			Exterior Doors	X			
Stairs		85	15		Interior Doors	X			
Elevators/Escalators		100			Horizontal Circulation (Corridors)	X			
Specialty Systems	35	65			Horizontal Circulation (Ramps)				
Mechanical					Vertical Circulation (Stairs)	X			
HVAC Distribution & Controls		100			Vertical Circulation (Elevators)	X			
AHU/Fans		100			Toilet Rooms		X		
Cooling System (Chiller/CT)				100	Locker Rooms				
Heating System (Stems)		100			Drinking Fountains	X			
Pumps/Motors/Compressors		100			Signage	X			
Fire Sprinkler/Standpipe Systems		100			Assembly Areas	X			
Plumbing Systems/Fixtures		100			Sales and Service Areas		X		
Specialty Systems					Dining Areas	X			

-  Not applicable
- E - Excellent Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.
- G - Good Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
- F - Fair Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
- P - Poor Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.
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- PC - Partially Compliant Partially conforms with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.
- NC - Non-Compliant Does not conform with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA).

Student Center

Administrative/Student Services

Year Built: 1967

Building History and Use

The College's bookstore and Student Center are located on the main level of the building, while the cafeteria and kitchen are located on the ground level. In a modest 2015 renovation, finishes and furnishings were updated throughout the building.

Completed Projects

Based on information from SUNY Adirondack, the following projects have been completed since the last Facilities Master Plan was issued:

- Fire Alarm upgrades in 2011
- Finishes and toilet room renovation (2015-2016)

Building Condition

While moderate improvements have been made in the Student Center and Cafeteria, many building elements are original to the 1967 construction and are in need of replacement or significant renovation.

Exterior

The building envelope is damaged in several locations.

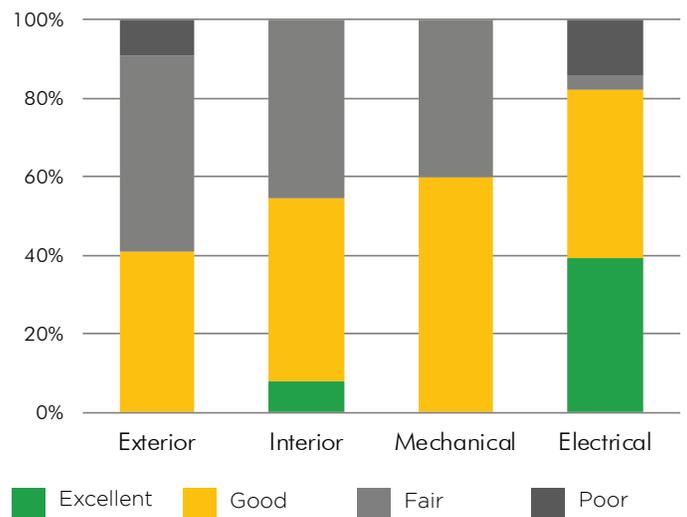
- Areas of efflorescence on exterior masonry suggest persistent moisture within wall cavities. Moist air is being forced through the north wall due to high humidity and temperature variation from the kitchen and dishroom (1).
- Exterior concrete structural elements and overhangs are cracked, which has allowed moisture into the structural system. As a consequence, spalling has occurred. Exposed steel reinforcing is present in many locations. Weakened concrete can fall from the building, which is a safety concern (2).
- Gutters along the roof edge are damaged and have been temporarily patched in certain locations (3).
- The building envelope exhibits signs of leaks which could become more frequent or cause permanent damage if not addressed:
- Water damage at exterior soffit.
- Ponding on roof and persistent reported leaks at roof penetrations.



Student Center



Student Center



Building Condition Summary

Interior

Interior spaces are maintained well, but due to high traffic and concentrated use the building's public spaces appear worn-down and are in need of updates.

- Exposed pipes have damaged insulation (4).
- High traffic has led to damage in areas such as stairwells and corridors. Scuffing on walls is present; sections of tile and rubber base are damaged or missing, leaving behind cracks or black adhesive at the bottom of some walls (5).
- Concrete surface voids were observed on several stair risers.
- Over time cracks have formed on mortar in isolated sections of interior CMU walls.
- On the main floor, there is significant damage to the gypsum board ceiling above one of the office windows, possibly due to condensation (6).
- Throughout the building, acoustic ceiling tiles are in good to fair condition. There are few instances where tiles have been damaged by water, cracking, or are beginning to sag.

Mechanical Systems

The air handling units with gas heat (7) and the Trane gas-fired make-up air unit in the boiler room were installed in 1997. No problems have been reported with these units, however one of the air handling units appears to be abandoned. By 2028, these units will be near the end of their useful lives.

The compressors for the walk-in coolers in the kitchen appear to be in fair condition.

The 900 MBH gas-fired non-condensing PK boiler serving the building could be replaced by one or more condensing gas boilers as an energy conservation measure.

Plumbing and Fire Protection Systems

There were no reported problems with the 200 MBH Rinnai direct-vent instantaneous water heater. There is no sprinkler system in this building. Some plumbing fixtures have been recently replaced, but the primary water supply and waste removal systems are original to the building. Components could require replacement if a comprehensive renovation takes place. Updated fixtures could improve water efficiency.



Electrical Systems

The newer GE panelboards for partial electric distribution, automatic LED lighting, horizontal data cabling, and the Simplex 4100 ES Fire Alarm Control Panel are all in excellent condition. The Challenger panelboard and wall pack emergency lights were reported to be in good condition. The remaining 1500kVA unit and older GE panelboards are in fair to poor condition (8).

Building Code/Accessibility

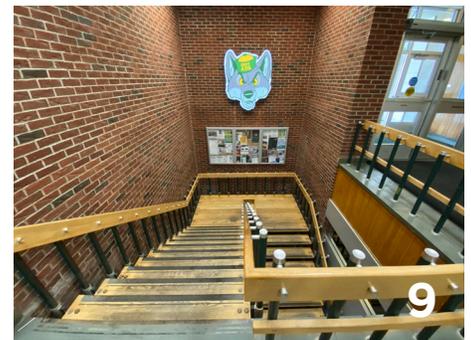
The following items do not conform to the New York State Building Code or 2010 ADA Standards for Accessible Design. While updates are not required at this time, these issues should be addressed when the building is renovated.

- Recessed doors in certain locations do not have the required clear space on the pull side of the door.
- There are several doors with knob hardware.
- The toilet rooms are partially compliant. These locations are not equipped with vertical grab bars.
- Where present, room identification signs above offices are not large enough and are mounted too high for individuals who have visual impairments.
- Due to age and wear, some treads on the open stairs adjacent to the entrance do not have sufficient visual contrast between tread surface and nosing (9).
- Handrails in the stairwell are too wide and the railings exceed the maximum baluster spacing (9).
- While an elevator provides access between floors, there is no easily-located accessible toilet room on the second floor. While permitted in existing buildings, this is not ideal for a heavily-used building like a student center.

Recommendations

Systems or components that are aging, damaged or no longer function should be repaired or replaced to improve the overall aesthetic and efficiency of operation in the building. The following repairs and renovations are recommended:

- Efflorescence on the north wall outside the kitchen is likely due to moisture from dish washing and cooking. Consult an engineer to add mechanical dehumidification to the space. Remove built-up efflorescence. During renovations, reconstruct the interior of the wall to replace the moisture barrier and prevent future moisture movement through the wall.
- Repair superficial cracks in concrete and masonry to prevent further deterioration. Areas of severe through-wall cracks in masonry and areas of spalling where structural steel is exposed should be remediated professionally under guidance of an architect and engineer.
- Windows and spandrel panels should be replaced with modern, energy-efficient units with thermal breaks.
- The roof on the student center should be replaced.
- Interior elements such as gouged pipe insulation, cracked window sealant, damaged rubber and tile wall base, wall and floor scuffs, and broken or stained ceiling tiles should be replaced or repaired wherever damage is present.
- Concrete voids on the eastern stairs should be repaired to prevent further damage.
- Easily located, publicly available, accessible toilet rooms, should be created on the second floor.
- Both stairs should be modified to meet code requirements and improve the building's appearance.



Building Condition Summary

Building Name: Student Center
 Construction Year: 1967
 Occupancy Group: B

Floors Above/Below: 2/0
 NASF: 19,394
 GSF: 27,211

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Exterior					Electrical				
Foundations		65	35		Fire Alarm System	100			
Exterior Walls		20	55	25	Emergency Power/Lighting Systems		100		
Building Framing		35	35	30	Lighting Systems	75	25		
Windows/Louvers		20	80		Electrical Distribution			25	75
Doors/Frames/Hardware		65	35		Power Wiring		75		25
Roof		40	60		Tel/Data Systems	100			
Interior					Specialty Systems (PV Array)		100		
Floors	5	45	50		Building Component	Compliance			
Walls	15	45	40			C	PC	NC	
Ceilings	5	50	45						
IBC/ADA									
Doors/Frames/Hardware	5	50	45		Exterior Doors	X			
Built-In Furnishings	35	45	40		Interior Doors		X		
Stairs		40	60		Horizontal Circulation (Corridors)	X			
Elevators/Escalators		70	30		Horizontal Circulation (Ramps)				
Specialty Systems		30	60		Vertical Circulation (Stairs)		X		
Mechanical					Vertical Circulation (Elevators)	X			
HVAC Distribution & Controls		65	35		Toilet Rooms		X		
AHU/Fans		65	35		Locker Rooms				
Cooling System (Chiller)		100			Drinking Fountains	X			
Heating System (Boilers)			100		Signage		X		
Pumps/Motors/Compressors		80	20		Assembly Areas				
Fire Sprinkler/Standpipe Systems					Sales and Service Areas	X			
Plumbing Systems/Fixtures		50	50		Dining Areas	X			
Specialty Systems									

 Not applicable

- E - Excellent Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.
- G - Good Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
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- NC - Non-Compliant Does not conform with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA).

Warren Hall

Academic/Administrative

Year Built: 1967

Building History and Use

The main level of Warren Hall was recently renovated to create a Centralized Student Services Center for admissions, financial aid, payroll, and registrar (student accounts). The Centralized Student Services Center includes a college welcome desk and a visitor waiting area for Admissions and other services.

The lower level was not renovated. It contains offices, a breakroom, and a conference room.



Warren Hall

Completed Projects

Based on information from SUNY Adirondack, the following projects have been completed since the last Facilities Master Plan was issued:

- Roof over the north wing was replaced (2011).
- The upper level was renovated and reconfigured to create a Centralized Student Services Center (2017-2018).
- A new welcome lobby was created by enclosing an area under the roof canopy (2017-2018).
- Parking and walks were improved to create an accessible entrance, improve landscaping, and modernize utilities (2017-2018).

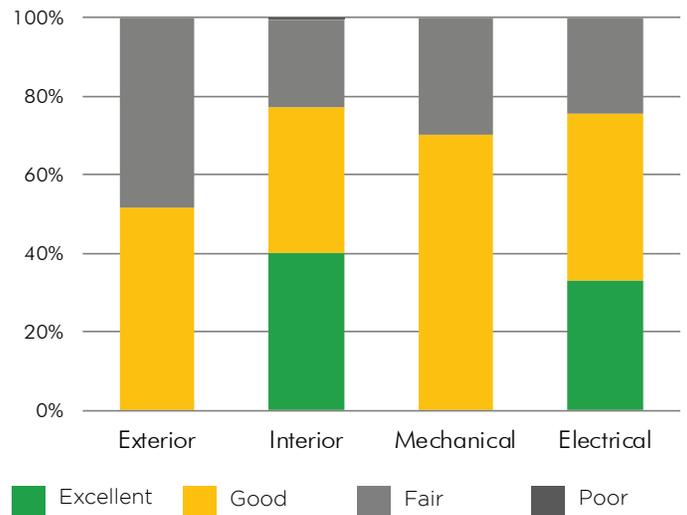


Warren Hall

Functional Analysis

Arranging the student service offices near one another on the main level makes the assistance they provide easily accessible for visitors, students, faculty, and staff. These newly renovated spaces create a welcoming and first impression of the College.

The Facilities Office and Marketing and Communications Office are located on the ground level. The building does not have an elevator, which poses accessibility problems. The ground level has natural light and is a suitable location for the facilities and public safety departments. However, Marketing and Communications should be located near the other administrative departments with which they collaborate.



Building Condition Summary

Building Condition

In general, exterior and interior building components are in good condition. Some are approaching the end of their useful life and should be replaced when the building is renovated,

Exterior

Warren Hall was constructed in 1961, and along with the other campus buildings of that era its exterior shows its age. Several cosmetic and structural components were noted to require repair:

- Efflorescence (1) is present at the base of some masonry walls.
- Cracking in the parge coat at the foundation was observed (2).
- Some rust and discoloration is showing on concrete overhangs and structure, indicating moisture has infiltrated the structural system (3).
- At the building's southeast corner, metal coping and fascia cladding is incomplete (3).
- Sealant has begun to deteriorate around windows.
- Exterior doors are worn from weather and long term use.
- Areas where stone ballast has been moved on the roof indicate places where leaks have been reported (4). The roof on Warren Hall is in fair to poor condition and has led interior damage.

Interior

The recently renovated portions of Warren Hall are in excellent condition. In the basement:

- Doors and frames are scuffed and damaged. Rubber bases are worn and or missing (5).
- The broadloom carpet is fraying or torn in several spots (6).

Mechanical Systems

There is a York rooftop air-handling unit with some rooftop duct distribution. Heat is provided by a gas-fired, non-condensing PK boiler. This boiler could be replaced by one or more condensing gas boilers as an energy conservation measure. Neither of these systems were reported as needing repairs at this time.

Plumbing/Fire Protection

Domestic hot water for the building is provided by a 40 gallon A.O. Smith water heater, installed in 2008 (7) and does not require replacement or repair at this time. There is not a sprinkler system in this building. Plumbing fixtures have been recently updated, yet components of the plumbing system that are original to the building may be near the end of their useful lives. There is no toilet room on the ground level.



Electrical Systems

The Eaton panelboards for electrical distribution, LED lighting with automatic controls (9), and the horizontal data cabling are all in excellent condition. Wall pack emergency lights and the Simplex 4100U Fire Alarm Control panel are in good condition. The 600A Westinghouse distribution panelboard served a portion of the building and is in fair condition (8).

Building Code/Accessibility

The following items do not conform to the New York State Building Code or 2010 ADA Standards for Accessible Design. While updates are not required at this time, these issues should be addressed when the building is renovated.

- Some doors have knobs rather than levers.
- The handrails in the stairwell leading to the basement are too wide and the railings exceed the maximum baluster spacing (10). No cane rail is present.
- There is no elevator to provide access between the basement and the main floor.

Recommendations

Systems or components that are aging, damaged or no longer function should be repaired or replaced to improve the overall aesthetic and efficiency of operation in the building. The following repairs and renovations are recommended:

- Inspect roofs, copings, flashings, and plumbing for potential sources of moisture within wall cavities that could lead to efflorescence. Remedy leaks, if any are discovered.
- Repair superficial cracks in concrete and masonry to prevent further deterioration. Areas of severe through-wall cracks in masonry and areas of spalling where structural steel is exposed should be remediated professionally under guidance of an architect and engineer.
- The exterior doors that are rusted and showing signs of deterioration should be repaired or replaced.
- The basement requires comprehensive renovation.
- Accessibility improvements, including replacement of knob hardware and non-compliant stair rails, should be completed.
- An elevator should be included with the next substantial building renovation.
- While not required by code, an automatic door opener at the main level toilet rooms would provide valuable assistance to users.



Building Condition Summary

Building Name: Warren Hall
 Construction Year: 1967
 Occupancy Group: B

Floors Above/Below: 1/1
 NASF: 11,284
 GSF: 16,364

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Exterior					Electrical				
Foundations		50	50		Fire Alarm System		100		
Exterior Walls		50	50		Emergency Power/Lighting Systems		100		
Building Framing		40	60		Lighting Systems	80		20	
Windows/Louvers		50	50		Electrical Distribution			100	
Doors/Frames/Hardware		90	10		Power Wiring	50		50	
Roof		30	70		Tel/Data Systems	100			
Interior					Specialty Systems (PV Array)				
Floors	50	35	10	5	Building Component	Compliance			
Walls	55	35	10			C	PC	NC	
Ceilings	40	50	10						
IBC/ADA									
Doors/Frames/Hardware	25	40	35		Exterior Doors	X			
Built-In Furnishings	35	35	30		Interior Doors		X		
Stairs		40	60		Horizontal Circulation (Corridors)	X			
Elevators/Escalators					Horizontal Circulation (Ramps)				
Specialty Systems	75	25			Vertical Circulation (Stairs)		X		
Mechanical					Vertical Circulation (Elevators)				
HVAC Distribution & Controls		80	20		Toilet Rooms	X			
AHU/Fans		100			Locker Rooms				
Cooling System (Chiller)		100			Drinking Fountains	X			
Heating System (Boilers)			100		Signage	X			
Pumps/Motors/Compressors		80	20		Assembly Areas				
Fire Sprinkler/Standpipe Systems					Sales and Service Areas				
Plumbing Systems/Fixtures		60	40		Dining Areas				
Specialty Systems									

 Not applicable

- E - Excellent Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.
- G - Good Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
- F - Fair Conditions at a minimally acceptable level. Improvements, involving greater than routine maintenance and additional funding, required.
- P - Poor Conditions below minimally acceptable levels. Conditions require substantial funding and/or considerable maintenance effort to be improved.
- C - Compliant Conforms with the most current version of the International Building Code (IBC) and ICC/ANSI A177.1 (ADA).
- PC - Partially Compliant Partially conforms with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA) due to modifications of the building component/space.
- NC - Non-Compliant Does not conform with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA).

Washington Hall

Academic/Administrative

Year Built: 1967

Building History and Use

Washington Hall was built in 1967 as an academic building to house SUNY Adirondack's Nursing program on the second floor and Media Arts on the first floor. By the mid-2000s, enrollment growth and changing requirements had greatly increased the Nursing space needs. In 2010, a plan was proposed to reallocate space in Washington Hall. Ultimately, Nursing was relocated to another building, renovations to the first and second floors expanded the Media Arts space, and office suites for the student Counseling Center and Human Resources on the second floor were created. The College's Mail and Messenger department is located on the first floor.

Completed Projects

Based on information from SUNY Adirondack, the following projects have been completed since the last Facilities Master Plan was issued:

- 2011 Elevator modernization

Functional Analysis

Recent updates have improved Media Arts instructional spaces, yet the broadcasting labs were not modernized. Areas of the ground level remain unrenovated and are not efficiently meeting Media Arts instructional and office needs.

New office suites for Counseling and Human Resources function well for occupants' needs. Mail and Messenger space is appropriate, yet occupants reported that they would like a service counter to be added.

Building Condition

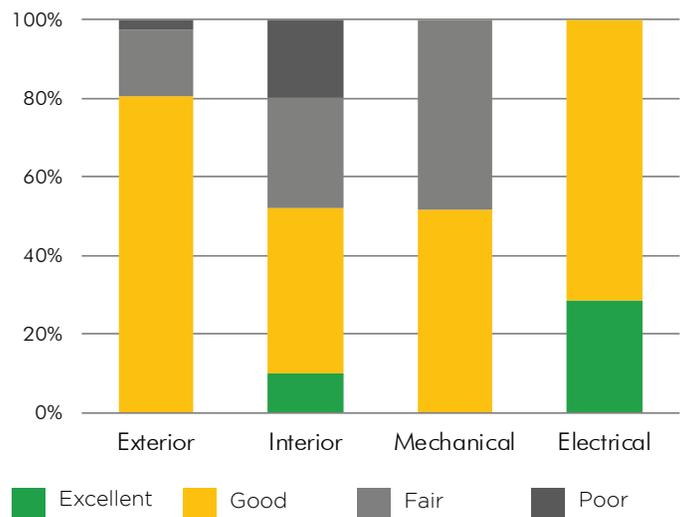
Most major building systems in Washington Hall are in good operating condition. Areas of high traffic exhibit worn and damaged finishes. The aging building envelope will require repair to restore it to good condition.



Washington Hall



Washington Hall



Building Condition Summary

Exterior

The exterior of Washington Hall displays several signs of cosmetic and potential structural damage.

- Efflorescence, cracks and spalling are present on concrete overhangs and structure (1, 2, 3).
- Exterior concrete structural elements and overhangs are cracked, which has allowed moisture into the structural system. As a consequence, spalling has occurred. Exposed steel reinforcing is present in many locations. Weakened concrete can fall from the building, which is a safety concern.
- Windows and spandrel panels are original to the building, are dated in appearance, and are not energy efficient.

Interior

The recently renovated administrative departments on the second floor are in excellent condition. Vestibules and corridors exhibit significant damage to finishes.

- The vestibule floors are in fair to poor condition. Damage is most prominent around the door frames where excessive foot traffic, weathering, and application of salt for ice melting immediately outdoors exacerbated deterioration.
- The walls are scuffed and marked in high traffic areas. Labs and classrooms show damage where chairs and desks have frequently been rearranged (4).
- The broadloom carpet in several spaces is stained, worn and wrinkled (5).

- Quite a few acoustic ceiling tiles are damaged, mismatched, or missing (6).
- The lighting is reportedly too dim throughout the building.

Mechanical, Electrical and Plumbing Systems

Components of the mechanical, electrical, and plumbing systems are original to the 1967 construction. Some of the components are approaching the end of their useful lives.

Mechanical Systems

- The two 100MBH PK non-condensing, gas-fired boilers and the Trane outdoor air-cooled chiller on the rooftop were both installed in 1997 (7). They will be approaching the end of their useful lives by 2028.
- The two Trane indoor air-handling units located in the penthouse provide ventilation for the building and were not reported to require any repairs at this time.

Plumbing/Fire Protection

There are no reported problems with the gas-fired A.O. Smith water heater (8). There is no sprinkler system in this building. Some plumbing fixtures have been recently replaced, but the primary water supply and waste removal systems are original to the building. Components could require replacement if a comprehensive renovation takes place. Updated fixtures could improve water efficiency.



Electrical Systems

All electrical systems in Washington Hall were reported to be in good or excellent condition:

- Challenger and Eaton panelboards for electrical distribution
- Fluorescent LED lighting with automatic controls
- Wall pack emergency lights
- Cat 5 or Cat 6 horizontal data cabling
- Fire Alarm Control Panel

Building occupants report that the lighting is too dim.

Building Code/Accessibility

The following items do not conform to the New York State Building Code or 2010 ADA Standards for Accessible Design. While updates are not required at this time, these issues should be addressed when the building is renovated:

- Drinking fountains design does not comply with current ADA standards (9).
- Toilet rooms do not meet clear floor space and grab bar requirements.
- Some of the stair handrails do not meet accessible grip requirements.
- Not all signage provides tactile assistance.
- Most of the doors are equipped with ADA compliant lever handles. Few doors remain with knob hardware.

Recommendations

Systems or components that are aging, damaged or no longer function should be repaired or replaced to improve the overall aesthetic and efficiency of the building. The following repairs and renovations are recommended:

- Repair superficial cracks in concrete and masonry to prevent further deterioration. Areas of severe through-wall cracks in masonry and areas of spalling where structural steel is exposed should be remediated professionally under guidance of an architect and engineer.
- Windows and spandrel panels should be replaced with modern energy efficient units with thermal breaks.
- Update finishes, furnishings and lighting, except in recently renovated areas.
- Replace drinking fountains with modern units in accessible locations. Building users have requested bottle fillers.
- Toilet rooms should be renovated to include clear floor space, vertical grab bars, and sink pipe insulation.
- Replace non-compliant handrails in certain stairwells.
- Update signage.
- Replace remaining knob door hardware.



Building Condition Summary

Building Name: Washington Hall
 Construction Year: 1967
 Occupancy Group: B

Floors Above/Below: 2/0
 NASF: 17,240
 GSF: 17,717

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Exterior					Electrical				
Foundations		100			Fire Alarm System		100		
Exterior Walls		80	20		Emergency Power/Lighting Systems		100		
Building Framing		45	50	15	Lighting Systems	20	80		
Windows/Louvers		90	10		Electrical Distribution	40	60		
Doors/Frames/Hardware		90	10		Power Wiring	40	60		
Roof		85	15		Tel/Data Systems	100			
Interior					Specialty Systems (PV Array)		100		
Floors	10	15	30	45	Building Component	Compliance			
Walls	20	20	30	30		C	PC	NC	
Ceilings	25		45	30					
Doors/Frames/Hardware	25	15	30	30	IBC/ADA				
Built-In Furnishings		30	45	25	Exterior Doors	X			
Stairs		75	25		Interior Doors	X			
Elevators/Escalators		100			Horizontal Circulation (Corridors)	X			
Specialty Systems		80	20		Horizontal Circulation (Ramps)				
Mechanical					Vertical Circulation (Stairs)		X		
HVAC Distribution & Controls		75	25		Vertical Circulation (Elevators)	X			
AHU/Fans		100			Toilet Rooms		X		
Cooling System (Chiller)			100		Locker Rooms				
Heating System (Boilers)			100		Drinking Fountains		X		
Pumps/Motors/Compressors		75	25		Signage	X			
Fire Sprinkler/Standpipe Systems					Assembly Areas				
Plumbing Systems/Fixtures		60	40		Sales and Service Areas				
Specialty Systems					Dining Areas				

 Not applicable

- E - Excellent Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.
- G - Good Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
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- NC - Non-Compliant Does not conform with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA).

Hutchinson Child Care Center

Child Care

Year Built: 1988

Building History and Use

The Robert L. Hutchinson Child Care Center was constructed in 1988 with additions constructed in 1993 and 2015. The center has partnered with the Faculty Student Association (FSA) of SUNY Adirondack and Warren County Head Start to provide on-campus childcare. It was accredited by the National Academy of Early Childhood Programs in 2015. The facility is intended to give parents the opportunity to attend school while their child is cared for in a safe, clean, well-established environment.

Functional Analysis

The Robert L. Hutchinson Child Care Center functions well, yet staff report that the Center is currently at capacity. Some some students and faculty are reportedly unable to use its services.

Building Condition

This building is in good condition. Most architectural and MEP components only require routine monitoring and maintenance. The interior and exterior components of the building are clean and well maintained. On the site, the building is bounded by the tennis courts and the Maintenance Buildings. The playgrounds are small and could expand if more site space was available.

Exterior

The decorative cupola is in poor condition (1). Vinyl siding on the rear of the building is mismatched to the addition. Tennis courts south of the building are raised, creating a berm at the edge of the playgrounds which sheds water toward the building.

Interior

The interior is in good condition. Adhesive was applied to the floor in one location and its remnants remain (2).

Mechanical Systems

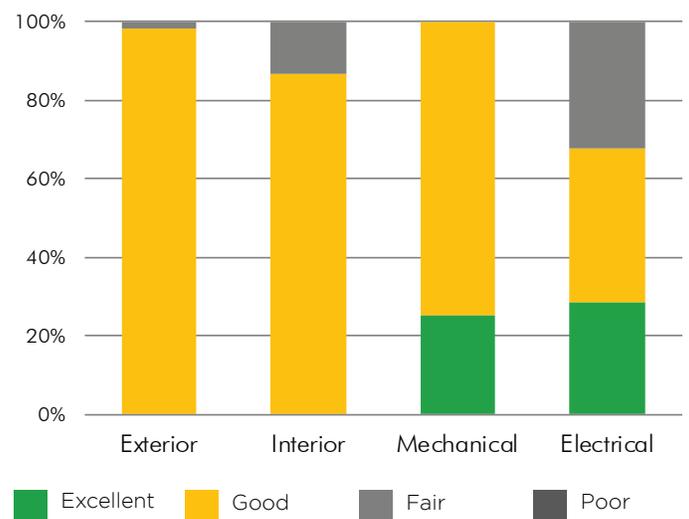
The Center is served by gas-fired furnaces in the basement crawl space that are in good condition (4).



Hutchinson Child Care Center



Hutchinson Child Care Center



Building Condition Summary

Plumbing/Fire Protection

The several small, electric domestic water heaters in the basement crawl space were installed in 2015 (3). They are in good condition. There is not sprinkler system in the building.

Electrical Systems

The Eaton or Square D panelboards for electrical distribution throughout the building is currently in excellent condition (5). Both the fluorescent lighting (without automatic controls) and the wall pack emergency lights are in fair condition (6). No problems were reported with the 90A feeder from the adjacent maintenance buildings. The lighting in the 2015 addition/renovation remains in good condition.

Building Code/Accessibility

The toilet rooms in the 1998 and 1993 portions of the building lack vertical grab bars and sink pipe insulation, which is not compliant with the New York State Building Code or 2010 ADA Standards for Accessible Design. These minor deficiencies could be remedied by College staff.

Recommendations

Routine maintenance should continue on both the interior and exterior of this building. Modification to the toilet rooms such as installing vertical garb bars and sink pipe insulation would bring the facility into full compliance with accessibility standards.



Building Condition Summary

Building Name: Child Care Center
 Construction Year: 1988, 1993 (Addition)
 Occupancy Group: B

Floors Above/Below: 1/1
 NASF: 3,613
 GSF: 5,347

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Exterior					Electrical				
Foundations		95	5		Fire Alarm System		100		
Exterior Walls		100			Emergency Power/Lighting Systems			100	
Building Framing		100			Lighting Systems			100	
Windows/Louvers		100			Electrical Distribution	100			
Doors/Frames/Hardware		100			Power Wiring	100			
Roof		95	5		Tel/Data Systems		100		
Interior					Specialty Systems (PV Array)		75	25	
Floors		80	20		Building Component	Compliance			
Walls		75	25			C	PC	NC	
Ceilings		100			IBC/ADA				
Doors/Frames/Hardware		80	20		Exterior Doors	X			
Built-In Furnishings		100			Interior Doors	X			
Stairs					Horizontal Circulation (Corridors)	X			
Elevators/Escalators					Horizontal Circulation (Ramps)	X			
Specialty Systems		85	15		Vertical Circulation (Stairs)	X			
Mechanical					Vertical Circulation (Elevators)				
HVAC Distribution & Controls	25	75			Toilet Rooms		X		
AHU/Fans					Locker Rooms				
Cooling System (Chiller)					Drinking Fountains	X			
Heating System (Boilers)					Signage	X			
Pumps/Motors/Compressors					Assembly Areas				
Fire Sprinkler/Standpipe Systems					Sales and Service Areas				
Plumbing Systems/Fixtures	25	75			Dining Areas				
Specialty Systems									



Not applicable

- E - Excellent Conditions generally at a "like new" level. Exemplary maintenance and appropriate funding required to maintain this level.
- G - Good Conditions generally at an acceptable level. Routine maintenance and appropriate funding required to maintain this level.
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- NC - Non-Compliant Does not conform with the most current version of the International Building Code (IBC) or ICC/ANSI A177.1 (ADA).

Maintenance Facility

Campus Services

Year Built: 1980

Building History and Use

The original Maintenance Building was constructed in 1980 with a second structure built in 1987. Since then, neither structure has been updated.

Functional Analysis

These two facilities are no longer adequate to house staff offices and meet the College's current maintenance and storage needs. As the campus has grown, the Maintenance Buildings are no longer out of the way. Their location adjacent to the Child Care Center, near the Gymnasium and athletic fields, is no longer appropriate.

Building Condition

Exterior

Exterior conditions of both Maintenance Buildings are fair to poor. Deterioration of the building envelope could expose the structural systems to moisture, prompting decay (1).

Interior

Due to poor configuration and condition, neither maintenance structure meets programmatic needs.

- Concrete floors throughout the building are in poor condition (2).
- Most of the acoustic ceiling tiles show signs of water damage, are sagging, cracked, or missing (3).
- Storage rooms are in poor condition, although shelving is sturdy and organized (3).
- There is a door that is blocked by the laundry machines.

Mechanical Systems

The gas-fired and electrical unit heaters were not reported to require repairs at this time (4). There is no mechanical system for ventilation in these buildings. The only form of ventilation is natural, through the use of open windows or doors.

Plumbing/Fire Protection

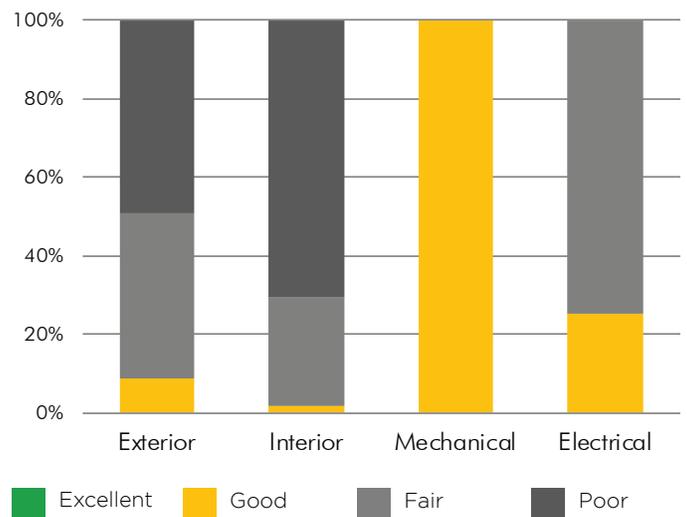
There is not a sprinkler system in this building. Most plumbing system components are original to the building and some could require replacement if the building is renovated.



Maintenance Buildings



Maintenance Buildings



Building Condition Summary

Electrical Systems

One of the buildings is served by a 175A Square D distribution panelboard in fair condition. The other building is served by a 175A Federal Pacific Electric distribution panelboard in fair to poor condition (5). Fluorescent lighting without automatic controls was generally observed to be in use throughout the buildings and is in fair condition. Local fire alarm devices were observed and are in good condition.

Building Code/Accessibility

The following items do not conform to the New York State Building Code or 2010 ADA Standards for Accessible Design. While updates are not required at this time, these issues should be addressed when the building is renovated.

The toilet room is in poor condition and is not compliant with current ADA standards (6). Some corridors and passages are too narrow to provide adequate clear floor space at door push or pull sides.

Recommendations

The College's maintenance facility should be relocated to a site that is more suitable for loud, unsightly activities. The two structures are at the end of their useful lives and should be considered for demolition.



Building Condition Summary

Building Name: Maintenance
 Construction Year: Occupancy Group: 1980, 1987 (Addition)
 Occupancy Group: B

Floors Above/Below: 1/0
 NASF: N/A
 GSF: N/A

Building Component	Condition (%)				Building Component	Condition (%)			
	E	G	F	P		E	G	F	P
Exterior					Electrical				
Foundations		50	40	10	Fire Alarm System		100		
Exterior Walls			25	75	Emergency Power/Lighting Systems				
Building Framing			70	30	Lighting Systems			100	
Windows/Louvers			60	40	Electrical Distribution			100	
Doors/Frames/Hardware			50	50	Power Wiring			100	
Roof				80	Tel/Data Systems				
Interior					Specialty Systems (PV Array)				
Floors			10	90	Building Component	Compliance			
Walls			20	80		C	PC	NC	
Ceilings			15	85					
Doors/Frames/Hardware			30	70					
Mechanical					IBC/ADA				
Built-In Furnishings		10	80	10	Exterior Doors		X		
Stairs					Interior Doors		X		
Elevators/Escalators					Horizontal Circulation (Corridors)			X	
Specialty Systems			10	90	Horizontal Circulation (Ramps)				
HVAC Distribution & Controls		100			Vertical Circulation (Stairs)				
AHU/Fans					Vertical Circulation (Elevators)				
Cooling System (Chiller)					Toilet Rooms			X	
Heating System (Boilers)					Locker Rooms				
Pumps/Motors/Compressors					Drinking Fountains				
Fire Sprinkler/Standpipe Systems					Signage		X		
Plumbing Systems/Fixtures					Assembly Areas				
Specialty Systems					Sales and Service Areas				
					Dining Areas				



Not applicable

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Other Buildings

General Information and Conditions



Residence Hall

SUNY Adirondack Queensbury Campus

The student housing on the SUNY Adirondack campus offers suite-style rooms and an exercise facility, on-site laundry, classrooms, and meeting rooms. Public safety offices are in this building, which helps provide a safe, secure environment for residents. During interviews, respondents requested additional community space in the residence halls.



Adventure Sport Challenge Course

SUNY Adirondack Queensbury Campus

The Adventure Sports Challenge Course is a customized team building and leadership exercise for participants of any age. It serves as a “train the trainer” site for camp and recreational facility staff. In addition, the R.A.I.S.E. youth program, which focuses on social and emotional skill development, utilizes this course.



Culinary Arts Center

Hudson Avenue, Downtown Glens Falls, New York

The College leases space for this state-of-the-art, hands-on training restaurant called *Seasoned*. Students run all aspects of the restaurant under supervision of SUNY Adirondack faculty. They serve lunches and dinners for the public during the school year. The Culinary Arts Center allows students to refine their skills in preparation for internships and partnerships with local restaurants and hotels.



SUNY Adirondack Saratoga

696 Route 9, Wilton, New York

SUNY Adirondack strives to be the community college of choice for Saratoga County residents. Its extension center in Wilton is positioned to offer higher education and workforce development support to the growing economic center of Saratoga County. The Saratoga Center is a long-term leased facility that houses classrooms, a science lab, a computer lab, study space, and offices for student services.

**ADIRONDACK COMMUNITY COLLEGE
RESOLUTION
2023-2024 CAPITAL PROJECTS**

WHEREAS, the need for improvements to the College’s facilities is necessary to provide an improved learning environment, necessary repairs to old equipment, purchases of new equipment, upgrades to existing facilities which have deteriorated; and

WHEREAS, the following capital needs are required for the Campus:

Capital Expenditure	Building/Area	Category	Estimated Cost
Washington Hall Renovation	Washington Hall	Student Life/Services	\$ 1,698,300
Student Center Roof Replacement	Student Center	Student Life/Services	\$ 1,185,000
Warren Hall Roof Replacement	Warren Hall	Administrative	\$ 1,222,795
Student Center Outdoor Patio/Dining	Student Center	Student Life/Services	\$ 500,000
COVID Related IT Purchases	Campus Wide	Student Life/Services	\$ 1,800,000
Synthetic Turf Field	Turf Field	Student Life/Services	\$ 1,600,000
Scoville Renovation	Scoville	Student Life/Services	\$ 455,000
Student Center Upgrades	Student Center	Student Life/Services	\$ 500,000
12 Haviland Road	12 Haviland Rd	Central Services	\$ 290,000
ADA Compliance	Campus Wide	Central Services	\$ 200,000
Scoville Rooftop Chiller/Air Handler	Scoville	Student Life/Services	\$ 400,000

; and

WHEREAS, the total cost of the above capital needs projects is Nine Million Eight Hundred Fifty One Thousand and Ninety Five Dollars and no/100 (\$9,851,095), of which Fifty percent (50%) will be funded by the State of New York and the remaining Fifty percent (50%) is funded by the Sponsors; and

WHEREAS, the Sponsor share in the amount of Four Million Nine Hundred Twenty Five Thousand Five Hundred Forty Eight Dollars and no/100 (\$4,925,548) shall be borne by the capital chargebacks collected by the College and/or other resources, including Federal Aid and donations the College may receive; now therefore be it

RESOLVED, that the Board of Trustees of Adirondack Community College authorizes the above capital projects; and be it further

RESOLVED, that the Sponsor’s share of the cost of the projects of \$4,925,548 shall be paid from the accumulated capital chargeback funds and/or other resources.

Adopted at the August 25, 2022 Regular Meeting of the Board of Trustees of SUNY Adirondack.

Signed: *Kathleen Grasmeder*
Kathleen Grasmeder, Chair

Date: *8/25/2022*

(Corporate Seal)



SUNYADIRONDACK

A State University of New York Community College

SPONSORS SHARE PROPOSAL

AMY RYAN

Circular economists

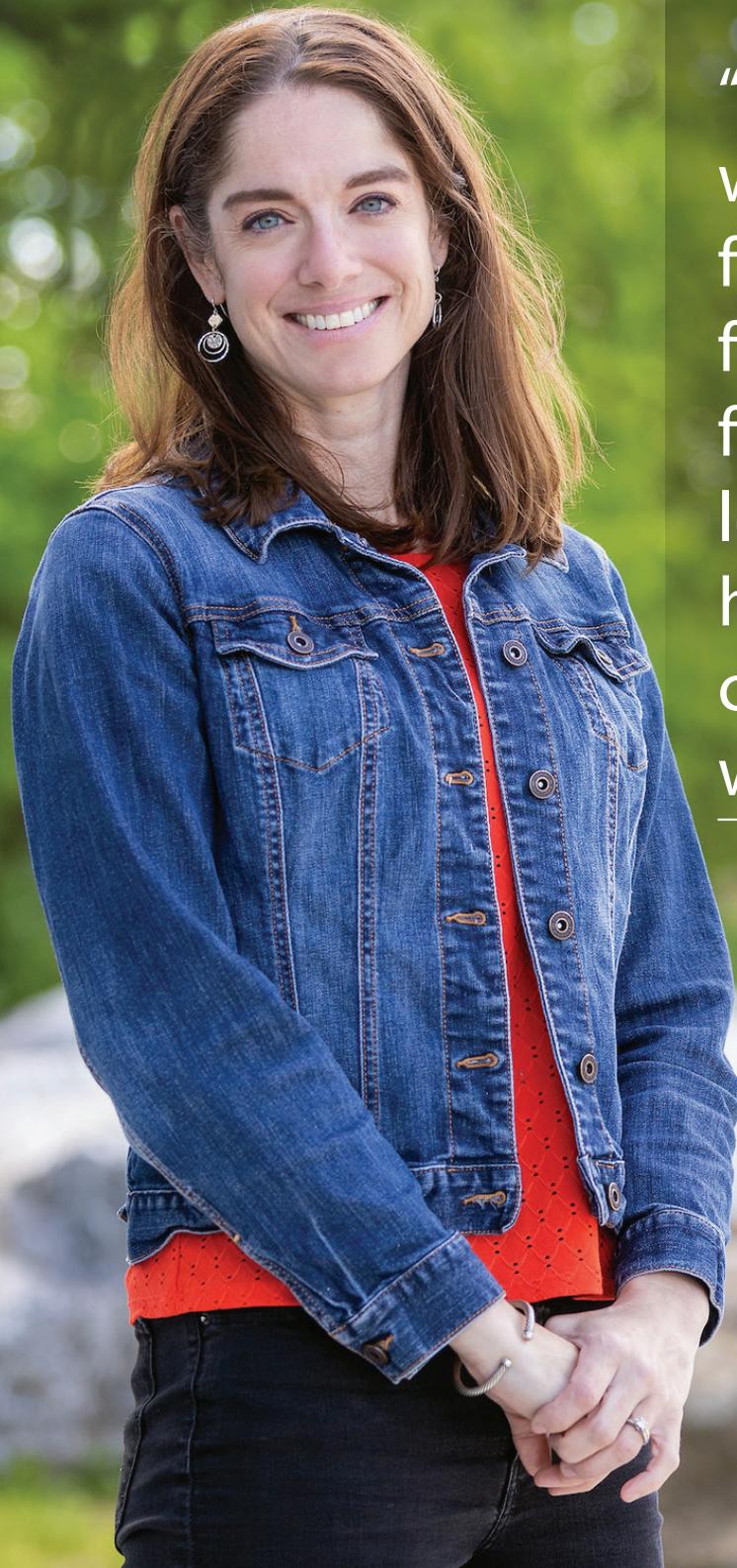
HOMETOWN: GLENS FALLS, NEW YORK

2000 GRADUATE OF SUNY ADIRONDACK, ASSOCIATE IN MATH & SCIENCE

2003 GRADUATE OF UNIVERSITY OF ALBANY, BACHELOR OF SCIENCE IN EARTH AND ATMOSPHERIC SCIENCES

2020 GRADUATE OF HARVARD UNIVERSITY, MASTER OF BUSINESS ADMINISTRATION

CURRENTLY: CO-FOUNDER OF ESG STRATEGIES



“SUNY Adirondack was the right choice for me. This school is a foundation point for me, fundamentally, but it also let me transition out of high school a little more comfortably than I ever would have admitted.”

LISA MITZEN

Nonprofit leaders

HOMETOWN: HUDSON FALLS, NEW YORK

1989 GRADUATE OF SUNY ADIRONDACK, ASSOCIATE IN BUSINESS

1991 GRADUATE OF SUNY UTICA, BACHELOR'S DEGREE IN BUSINESS ADMINISTRATION

CURRENTLY: RETIRED MORTGAGE LENDER; CO-OWNER OF HANDSOME COCK FARM, HATTIE'S RESTAURANT & CHICKEN SHACK, AND THE BREAD BASKET; CO-FOUNDER OF BUSINESS FOR GOOD



“SUNY Adirondack sent me on a great track. You can redefine yourself over and over again, and the college was a great place for me to start.”

NICK KOSBY

IT instructors

HOMETOWN: WHITEHALL, NEW YORK

2010 GRADUATE OF SUNY ADIRONDACK, ASSOCIATE IN MEDIA ARTS

2012 GRADUATE OF BURLINGTON COLLEGE, BACHELOR'S DEGREE IN PHOTOGRAPHY

2015 GRADUATE OF SUNY ADIRONDACK, ASSOCIATE DEGREE IN INFORMATION TECHNOLOGY: COMPUTER NETWORKING

CURRENTLY: INSTRUCTOR OF IT NETWORKING



“The college isn’t just a college. It’s a community hub, too. The students are from all walks of life, at different stages in life. SUNY Adirondack has been a staple in my life.”



\$140.3 M

TOTAL INCOME
ADDED IN THE
REGION

2,216

JOB'S SUPPORTED
IN THE REGION

16%

RATE OF RETURN
TO STUDENTS

4%

RATE OF RETURN
TO TAXPAYERS

0.7%

OF REGION'S GRP

ECONOMIC IMPACT



SUNY Adirondack generates more in tax revenue than it appropriates. The college impacts its service area economy in a variety of ways. SUNY Adirondack provides students with the knowledge, skills and abilities they need to become productive citizens and add to the overall output of the region. Further, it is an employer and buyer of goods and services, and attracts money that otherwise would not have entered the regional economy through its day-to-day operations, construction activities and the expenditures of students.

WHAT WE DO

The college's mission — to provide an outstanding academic experience for its students — is even more critical during a period of economic recovery. SUNY Adirondack continues to help local health care providers address a shortage of nurses, support local high school students who wish to begin higher education without leaving home, assist mid-career local residents who lost jobs to master new skills to return to the workforce, and provide local companies with specialized training for their employees so they can compete more effectively in the post-COVID world.

GREAT FUTURES START HERE.

FIND EVERYTHING YOU NEED AT SUNY ADIRONDACK.

THE SPONSORS' SHARE

REVENUE SOURCE (FY23 BUDGET)

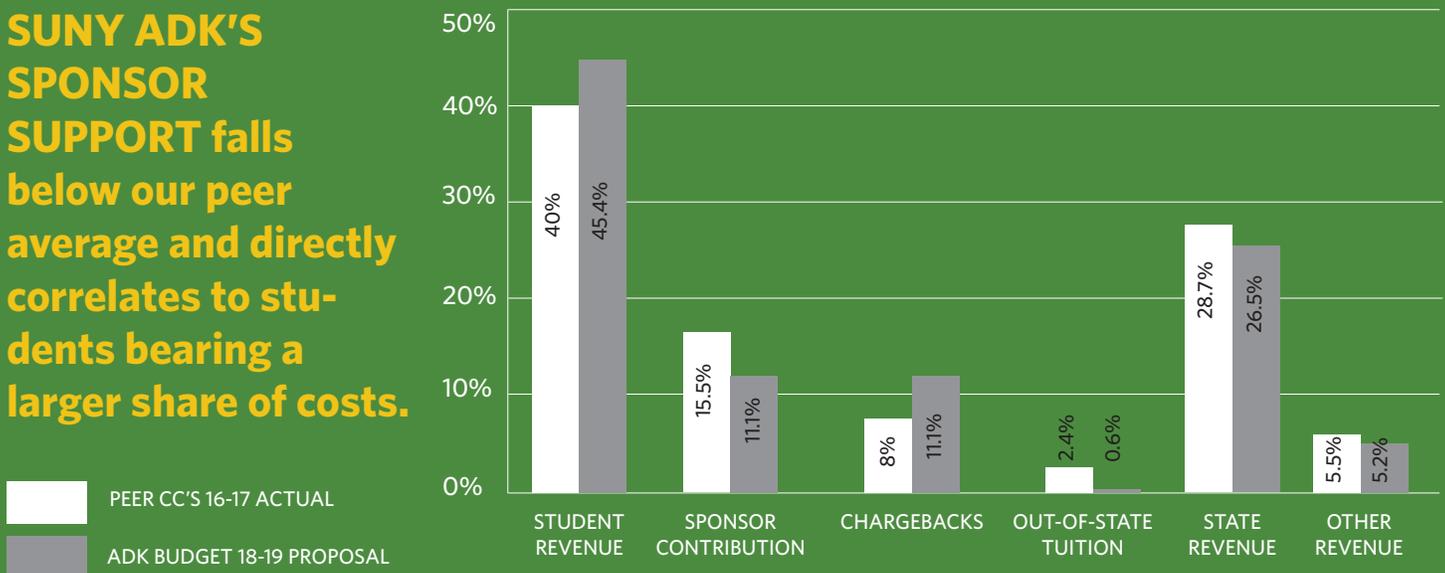
REVENUE SOURCE (FY23 BUDGET)	AMOUNT	% TOTAL REVENUE
STUDENTS	\$12.1 million	36.6 percent
STATE	\$7.8 million	23.7 percent
OTHER	\$4.4 million	13.4 percent
GRANTS	\$2.5 million	7.3 percent
SARATOGA	\$2.5 million	7.6 percent
WARREN COUNTY	\$2.2 million	6.6 percent
WASHINGTON COUNTY	\$1.6 million	4.8 percent

Sponsor support and the increased investment students bear

SUNY Adirondack's sponsor support falls below our peer average and hasn't changed substantially in **more than 15 years**. The support has not kept pace with minimal increases in personnel and benefit costs, which make up **80 percent of the college's budget**. In addition, the level of support the college receives from its sponsors directly correlates to revenue it receives from other counties that send students to SUNY Adirondack.

The cumulative impact on the college is significant. Despite being good stewards of our fiscal resources and having one of the lowest per FTE costs in the system, it is the local constituent, the student, who ends up paying a larger share of that cost, an investment many cannot afford to make.

SUNY ADK'S SPONSOR SUPPORT falls below our peer average and directly correlates to students bearing a larger share of costs.



ADDITIONAL SPONSOR SUPPORT NEEDED TO MEET PEER AVERAGE:

\$1.35 MILLION



SPONSORS SHARE PROPOSAL 2022-2023



REQUEST: \$5 MILLION

Sponsor support

In 2017, SUNY Adirondack identified the need for the Sponsor Share to increase to ensure the college's fiscal stability and initiated discussions with leaders from Warren and Washington counties regarding increasing the contribution to more closely resemble the average of its peer group.

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SUNYADIRONDACK
A State University of New York Community College

QUEENSBURY: 640 BAY ROAD | QUEENSBURY, NY 12804

SARATOGA: 696 ROUTE 9 | WILTON, NY 12831

GLENS FALLS: 14 HUDSON AVE. | GLENS FALLS, NY 12801



#SUNYADK

**ADIRONDACK COMMUNITY COLLEGE
RESOLUTION
SPONSORS SHARE**

WHEREAS, SUNY Adirondack has a significant economic impact on the region; and

WHEREAS, SUNY Adirondack generates more in tax revenue for Warren and Washington County than it appropriates; and

WHEREAS, SUNY Adirondack's sponsor support fall below our peer average, resulting in students bearing an increased percentage of the cost to attend; and

WHEREAS, an increase in the sponsor share to the peer average of 15% of operating revenues is critical to SUNY Adirondack's fiscal stability and ability to carry out its mission; and

WHEREAS, in 2017, SUNY Adirondack identified the need for the sponsor share to increase to ensure the college's fiscal stability and initiated conversations with Warren and Washington County to increase the contribution to a level that more closely resembles the average of its peers; now therefore be it

RESOLVED, that the Board of Trustees of Adirondack Community College requests that Warren and Washington county to increase their sponsor support to 15% of operating revenues.

Adopted at the August 25, 2022 Regular Meeting of the Board of Trustees of SUNY Adirondack.

Signed: 
Kathleen Grasmeder, Chair

Date: 8/25/2022

(Corporate Seal)



About the Property

Address: 12 Haviland Road Queensbury, NY 12804

<https://www.howardhanna.com/Property/Detail/12-Haviland-Road-Queensbury-NY-12804/AlbanyNY/202211081>

Purchase Price: \$289,900; Appraisal: \$290,000

Funding Source: \$144,950 SUNY Adirondack Capital Chargebacks, \$144,950 State of New York
SUNY Adirondack is not requesting any funding from Warren County for this purchase

From the listing: "Ideal for any form of professional office...in pristine condition & fully handicap accessible. 10 parking spots plus an additional handicap space. Multiple office spaces...The lower level is finished for additional office or storage space. 1/2 bath on main floor & full bath in lower level. Conveniently located next to SUNY ADK, Queensbury Town Offices"

Statement of Need

SUNY Adirondack is, and has historically been, significantly below the sq./ft per student/person SUNY standards for space requirements. Our space constraints have been further exasperated due to our very successful College Academy partnership with WSWHE BOCES, who occupies a significant amount of space on our campus, as well as other community partnerships (such as Veterans Affairs) and student success related services (such as health and wellness) for which we have received state and federal grants. These services require space that is centrally located on campus and easily accessible by students. The 12 Haviland Road property is at the corner of Bay and Haviland and is surrounded by college land on three sides. It was recently renovated and contains at least 5 office spaces as well as ample storage and group work spaces. It is an ideal fit and location for non-student facing offices such as the college's Marketing, Communications and Enrollment Communications offices (which currently are located in non-ADA compliant, temporary spaces on campus) and do not need to be centrally located. The cost to purchase this property is far less than the cost to construct or renovate adequate and appropriate space in an existing campus building. In addition, the property size and location are ideal for managing a campus-wide emergency as the space can easily be generated, has adequate storage for supplies, and can accommodate sleeping and sanitary needs for responders, as required.

September 7, 2022