

Facilities Master Plan Executive Summary

Planning Sustainable Strategies
October 2012



SARATOGA ASSOCIATES

Landscape Architects, Architects,
Engineers, and Planners, P.C.

In association with

BDA BEARDSLEY DESIGN
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Scott Blackwell Page Architect

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Donald F. Minnery, Principal-in-Charge – Saratoga Associates
Robert J. Southerland, Senior Campus Planner – Saratoga Associates
Steve Moolin, Principal - Beardsley Design Associates
Michael Reynolds, Senior Architect – Beardsley Design Associates
John MacArthur, Senior MEP Engineer - Beardsley Design Associates
Jared Heintl, Civil Engineer - Beardsley Design Associates
Scott Page, Space Planner - Scott Blackwell Page Architect
Douglas Hyde, Architect - Douglas Hyde Design



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1.1 Introduction

In December 2011, the master planning team of Saratoga Associates and Beardsley Design Associates was selected by St. Lawrence University (SLU) to prepare a Comprehensive Facilities Master Plan (FMP) that would serve as a framework for future planning.

The University's goals were to develop a comprehensive master plan that covers selective aspects of site and facility planning for the period of 2012- 2032.

The plan supports the following SLU Strategic Map Goals:

- Advance an innovative and distinctive liberal arts curriculum that will empower students to engage their world by focusing on courses, programs, and teaching that build on the University's commitment to reflective thinking, scholarship and learning.
- Expand admissions' reach and enrollment to enhance quality and diversity and advance the University's financial strength.
- Engage alumni more deeply to enrich University connections and expand participation and support of all kinds.
- Foster a cohesive, effective governance structure that engages faculty with students, staff, and trustees in collaborative, creative, and proactive stewardship.
- Foster a culture of strategic planning, assessment, and communication.
- **Launch a new facilities master plan to protect, develop and enrich our learning and living environment and support the University's vision.**



Key Planning Objectives from the Strategic Map

- Develop and implement a new facilities master plan to guide campus evolution and align support for needs in teaching, learning, and campus life.
- Outline facility priorities for comprehensive fundraising campaign, including maintenance plans and endowments.
- Develop planning in the context of the University's dedication to sustainability.

Project Understanding

The SLU Facilities Master Plan was developed to generate ideas and enthusiasm for the future based on the following:

- The plan was developed for a twenty-year time frame for the period 2012-2032.
- The plan supports SLU's Strategic Map, mission statement, and core values.
- Energy and sustainability were a significant focus of the planning effort. State-of-the-art thinking on sustainability issues and concepts for the campus were developed.
- The plan provides a "vision" that clearly reinforces the identity of SLU's "sense of place."
- The master plan concepts for landscape and architecture create a harmonious campus environment.
- The facilities assessment involved 26 buildings. Information was developed at a master plan level to determine order of magnitude costs related to infrastructure and building systems.
- The plan recommendations and concepts are linked to a 2012-2032 Implementation Plan.

1.2 **Planning Goals and Process**

Project Approach

The primary goals of the planning approach were to develop a comprehensive facilities master plan for SLU that would fulfill the needs for specific site and facility planning. The plan needed to be flexible to accommodate future needs, take full advantage of opportunities for change and be integrated with the University's vision and strategic plan.

Several key planning challenges were as follows:

- Link enrollment goals to the planning of facilities and infrastructure.
- Recognize the uniqueness of the University.
- Enhance the campus environment, open space, landscaping and wayfinding.
- Identify primary sites for the infill of new campus buildings.
- Link the Facilities Master Plan to the SLU Climate Action Plan.
- Promote 21st century sustainability concepts.

Planning Process

The planning team worked collaboratively with SLU to ensure that an inclusive process would produce a compelling vision, a clear road map of how to get there, and a flexible project implementation plan.

- Collaboration was gained through a variety of formats including open campus forums; meeting with the FMP Advisory Committee, senior staff, Thelmo, and faculty; specific focus workshops; trustee, alumni, and community meetings; a campus-wide planning “charrette”; and interviews with faculty, staff and students.
- Extensive use of the SLU's website to post information and receive feedback ensured that stakeholders had input throughout the planning process.

The planning process involved the following eight phases:

- Phase 1: Orientation/Goal Setting
- Phase 2: Academic Planning, Space Needs & Programming Phase
- Phase 3: Community Environs Assessment
- Phase 4: Facilities Assessment
- Phase 5: Concept Development
- Phase 6: Preferred Master Plan & Design Concepts
- Phase 7: Implementation Plan/Capital Improvements Phasing
- Phase 8: Final Campus Master Plan

Project Schedule

The project was initiated in December 2011 and the final plan was completed in October 2012.



**Master Plan
“Charrette”**



1.3 Key Findings

The following findings represent the primary issues and needs resulting from academic space planning and program analysis, facilities assessment and implementation planning.

Academic Space Planning and Program Needs

- There is a significant need to renovate academic space to improve the quality of space and the quantity of space to enhance learning opportunities.
- New and renovated spaces at 21st century standards are needed for academic and support spaces.
- There is a need for additional student life and student services space.
- The overall need for both academic and support space equals an additional 72,000 assignable square feet (ASF) or 124,000 gross square feet (GSF).
- Roughly half of 72,000 ASF is resolved by currently vacated space, i.e., Bewkes Hall.
- Roughly half of the space needs require new construction, or 6% more space for the campus..
- This new space, unlike the vacated portions of Bewkes Hall, can be for many uses.
- 48,000 ASF of this need reflects current deficits.
- The new space should reinforce relationships through the use of academic clusters; build for the long term academic and non-academic needs; and advance the quality of the classroom inventory with each and every project.
- There is a need to build adequate and effectual student space into each and every building.
- There is a need for 110-150 new beds on campus to be occupied by the fall 2014 semester.

Facilities Assessment

- Approximately 220,000 GSF (22%) of the 1 million GSF of space evaluated is rated in “poor” condition requiring high-intensity renovation involving the total replacement of all major systems.
- Approximately 270,000 GSF (27%) of the 1 million GSF of space evaluated is rated in “Fair” condition requiring moderate-intensity renovation for floor plan alterations and building systems replacements.
- It is recommended that all renovations be progressed with sustainable improvements and life-cycle cost be considered for all major components to maximize the investment in capital.
- The values of social justice and equality should be recognized in the planning and design process for new construction and renovation including universal design.

Sustainability

- The Facilities Master Plan reinforces the SLU Climate Action Plan by increasing building and operational efficiencies and converting to renewable, non-fossil fuel energy where feasible.
- Future building renovations should include: insulating building envelopes and reducing infiltration; replacing windows with high “R” units; providing energy recover ventilating equipment (ERU’s); providing energy-efficient systems for lighting, HVAC and energy management.
- Analyze on-site renewable energy sources for heating and cooling (geothermal, photovoltaic, solar and biomass).

Master Plan Concepts

- Consider infill building site opportunities that reinforce the campus core versus developing academic, support or residential facilities at the perimeter of the campus. Three primary sites have been identified for infill:
 - Park Street site adjacent to Hepburn Hall that is suitable for an academic building.
 - Area to the west of the Noble Center on the existing road and parking area adjacent to the quad that is suitable for a residence hall.
 - Area on the edge of the Quad to the south side of Dean-Eaton for a residence hall.
- Develop academic clusters for the north, central and south zones of the campus to enhance identity and functionality. The north zone would involve social sciences, humanities and the arts; the central zone for student services; and the south zone for the sciences. Education could reside in either the north or central zones of the campus.
- Develop vehicular arrival areas for the Chapel and Griffiths/Noble arts facilities.
- Enhance pedestrian walkways with paving consistent with the campus vocabulary.
- Incorporate sustainable landscapes with native plant species and reinforce a high canopy deciduous tree landscape.
- Enhance the Quad through re-grading to create a more level area and consider “greening the green” with a geothermal well field that could provide an energy source for new and existing buildings in proximity to the Quad.
- Enhance campus arrival and wayfinding at the intersection of Park Street and University Avenue as the campus “front door.”
- Enhance overall campus wayfinding and signage.
- The theme housing buildings should be evaluated with a facilities assessment to determine building conditions and future use. This type of housing was identified as an asset that contributes to the variety of existing housing opportunities on campus. A determination of how and where to accommodate theme housing can then be made.
- The Canaras property should be evaluated to determine specific strategies as to how this facility can reinforce SLU’s mission. It is recommended that an updated facilities assessment and a survey be completed to verify all of the existing building footprints and structures as part of the process for determining the future of this significant and unique property.

Implementation

- The Facilities Master plan has been developed for implementation in three planning periods: short-term 2012-2014; mid-term 2015-2021; and long-term 2022+.
- Key to the short-term period is developing a new residence hall, providing additional dining capacity and renovating Bewkes Hall.
- Cost for the short-term is \$36,311,000 in 2012 dollars.
- Key to the mid-term period is the completion of new academic space for the social sciences or humanities; completion of renovations for the sciences in Brown, Valentine and Flint; renovation of Dean-Eaton; additional space and renovation in Griffiths/Noble for the arts; and renovations for Augsbury and Leithead Fieldhouse.
- Costs for the mid-term projects are approximately \$94,938,000 in 2012 dollars.
- Long-term planning involves the renovation of academic and support space in Hepburn, Richardson and Piskor Halls; renovations to ODY Library; extensive renovations of residence halls and a new facilities operation complex.
- Costs for the long-term projects are approximately \$110,937,000 in 2012 dollars.

1.4 Space Analysis

Introduction

This section of the Master Plan report focuses on the campus' space inventory - existing, current need and projected need, and how that space relates to the current and anticipated enrollment at the University. This space is divided into academic – classrooms, faculty offices, teaching labs and research – and support space. Student residence facilities are covered under another section of the FMP.

Total Projected Space Need

St. Lawrence University has a current and projected space deficit totaling 72,000 assignable square feet (ASF) or roughly 124,000 gross square feet (GSF). This total does not include the elimination of the Whitman Annex, totaling 3,500 square feet. Nor does this number represent the proposed roughly 35,000 to 45,000 gross square feet devoted to new residential facilities. The need is approximately 50 percent academic space – classrooms, faulty offices, teaching labs and research – and 50 percent support space.

Academic Space Need

Figure 1 below reflects the existing and the projected need by 2021 in square footage by academic cluster, along with the classrooms and lecture halls. All five academic clusters require additional space though the largest deficit is in the Social Sciences. Driven partial by the potential for a new business major, the deficit also addresses teaching and research space in Anthropology, office space and teaching space – experimental economics lab – in Economics, and research space in Sociology.

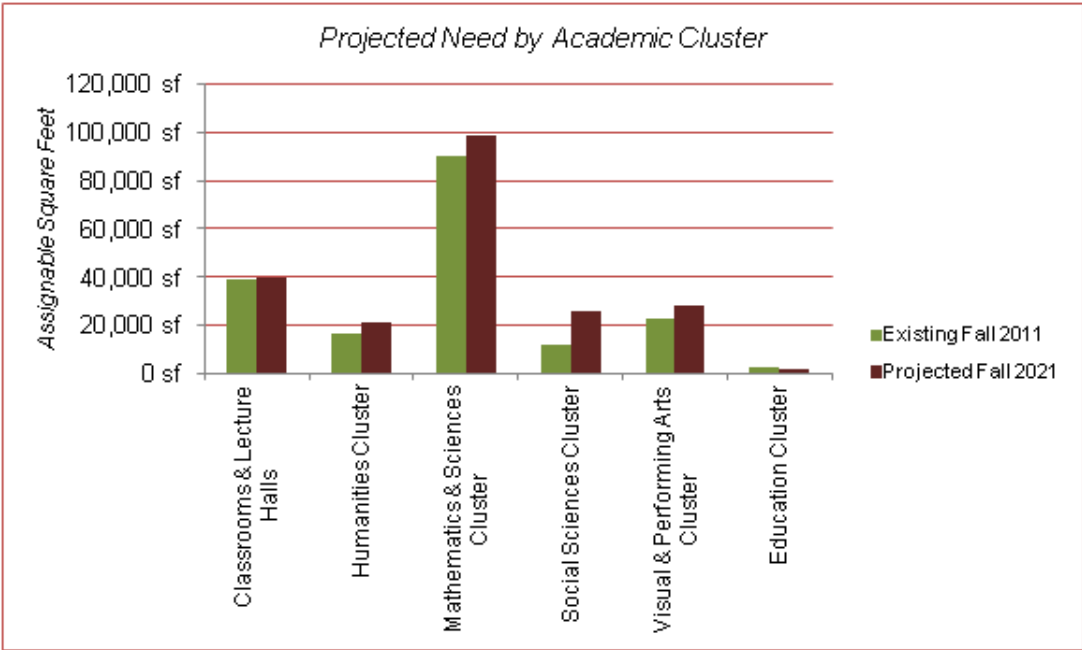


Figure 1

The shared classroom space is treated as a separate element. The University currently utilizes approximately 60,000 square feet for lecture sections. But several rooms are not designed classrooms, so the actual combined classroom, lecture hall and seminar space on campus is closer to 40,000 ASF. The space analysis assumes that with a properly configured and sized set of classrooms that 40,000 ASF is adequate for the projected student enrollment.

The total need for academic space is 31,000 ASF – equaling approximately 54,000 GSF. Much of this additional need conceptually can be accommodated within currently vacant space. The problem is that the vacant space ill suited by location to accomplish all of the academic needs. The majority of the vacant space is in the southern end of campus – in Bewkes Hall.

Support Space

The functional types of space included in the Support Space vary substantively. The grouping includes Grant Funded Programs, Administrative Services, Campus Services, Student Services and Technology. The largest elements within the grouping are those components that directly impact the campus experience: Assembly & Exhibition, Athletics, Library and Student Activities. This last component - Student Activities - includes the dining facilities.

Substantive deficits exist in several of the larger categories. Student Activities space needs to be expanded – not just for the dining facilities that are currently at capacity – but to also provide greater soft space within existing and proposed buildings on campus. Recent projects such as the Johnson Hall of Science include a substantive amount of “social space” – allowing students to linger within the building past scheduled courses or events. While not all of the new space is effective – placement is critical to their usage – emphasis should be placed on understanding the proper design and placement rather than cutting back on allocations.

Library space is not expected to be expanded during the term of this master plan. As active and team-based learning increases on campus and these changes drive more group space and active learning spaces in the library, space can be gleaned from space currently utilized for print shelving. This is not to imply the elimination of the print collection, but the judicious use of high density storage, especially for components like bound serials.

Two critical services areas also need substantive expansion. Student Services – housed in the Whitman Annex, Payson, Vilas and the Sullivan Student Center – along with the replacement of Whitman Annex needs to be expanded to provide appropriate space and effective adjacencies. The Grant Funded Programs – HEOP and CSTEP – should be included in this reorganization and expansion. The second service category is Campus Services. The current and projected deficit needs resolution, along with the long-term replacement of the Facilities Operations building. Figure 2 identifies the existing and projected space need for the functional types of support space.

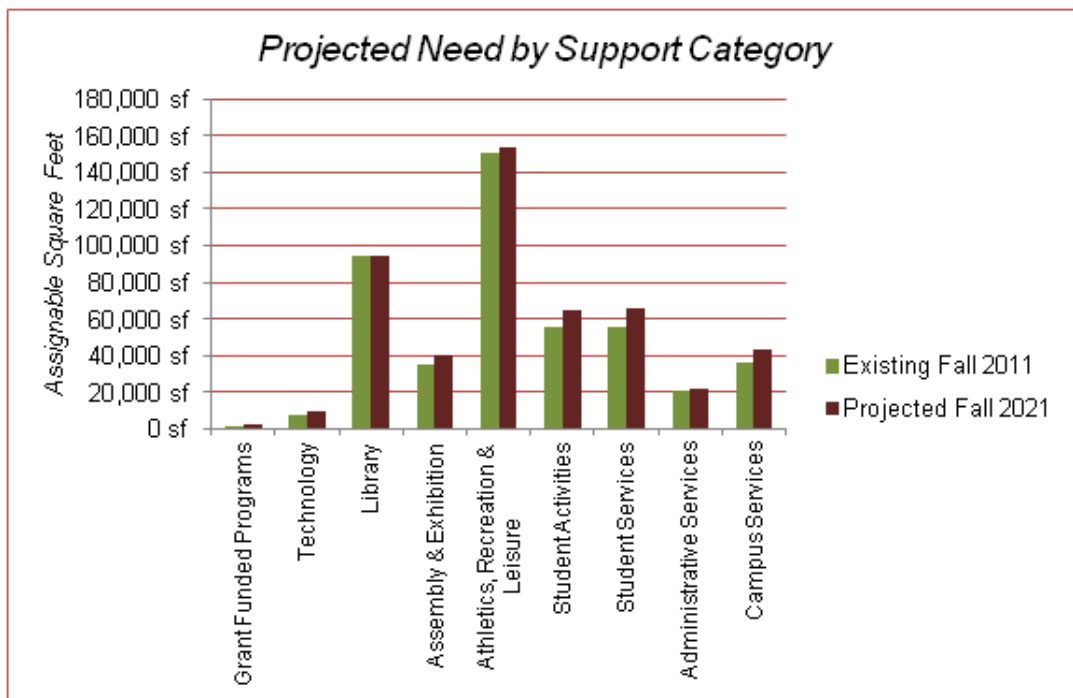


Figure 2

Vacant or Inactive Space

Approximately half of the need for 72,000 ASF can be accommodated by currently vacant or inactive space - primarily within Bewkes, but also within buildings such as Flint, Piskor and Atwood.

Current Building Inventory

Currently the University has approximately 1.94 million gross square feet devoted to both housing and non-housing, including off-campus facilities such as the Canaras Campus. Approximately 1,140,000 gross square feet (GSF) is devoted to academic and support on the main campus with most of the remaining space devoted to student residence halls. The gross area of 1.14 million of academic and support equals 643,345 of assignable square feet – 273 ASF per full-time student.

Six Percent More Space

Compared against the current inventory the Facilities Master Plan proposes expanding the campus – after accounting for currently vacant space – by 6.2 percent. In contrast, the projects developed in the last decade – such as the Johnson Hall of Science and the Sullivan Student Center – expanded the campus by 19.2 percent.

Flexibility in Programming New Facilities

The projected new space - unlike the vacated portions of Bewkes Hall - can be for many uses. Bewkes Hall – both by location and “neighbors” – will be devoted to the sciences. While there remains a large variation in options to address the Bewkes renewal, all fall within the family of sciences and science support functions. The additional proposed new construction though could express itself in a much broader range of options. The Whitman Annex – leased as a temporary facility to allow increases within the campus bed count – is neither well

placed or a desirable facility. The new construction - at least a part of it - could be utilized to address this problem directly

Current Versus Long-Term Need

48,000 ASF of the 72,000 assignable square feet is required currently. The remaining 24,000 square feet – principally driven by modest enrollment growth – are also generated by potential faculty hires in areas requiring explicit facilities, and along with prospective curriculum additions/modification requiring facility solutions.

Quantity Versus Quality

The analysis within this section principally represents the “quantity” portion of the Facilities Master Plan evaluation, but not the “quality” aspects of the campus. For a brand new campus the quantity issue dominates all decision-making. Individual projects can be isolated – allowing their independent development. But as the quantity of new space goes down and the quantity and obsolescence of the existing space goes up, how the existing buildings are renewed and adapted drives the decision-making.

New construction – still critical for the programs or departments it will house – needs to be subservient to the University’s renovation and renewal strategy. The limited total expansion – 6 percent above the current inventory – places even greater emphasis on that strategy.

1.5 Facilities Assessment

Introduction and Process

Beardsley Design Associates evaluated the physical condition and reuse potential of 26 buildings on the St. Lawrence University campus. The subject buildings were selected by the University prior to engagement and were determined to be the most likely to be impacted by the recommendations of the Facilities Master Plan. The 26 buildings evaluated for this assessment total approximately 1 million square feet, or approximately 60% of the total campus building area. Data was gathered primarily through the following methods:

- site observations
- interviews with campus personnel
- review of available record drawings and past survey documents (i.e. hazardous materials surveys)

For analysis purposes, the building occupancies were divided into three groups: Residence Halls, Academic Buildings, and Support Services. Figure 3 depicts the approximate breakdown of total square footage by occupancy:

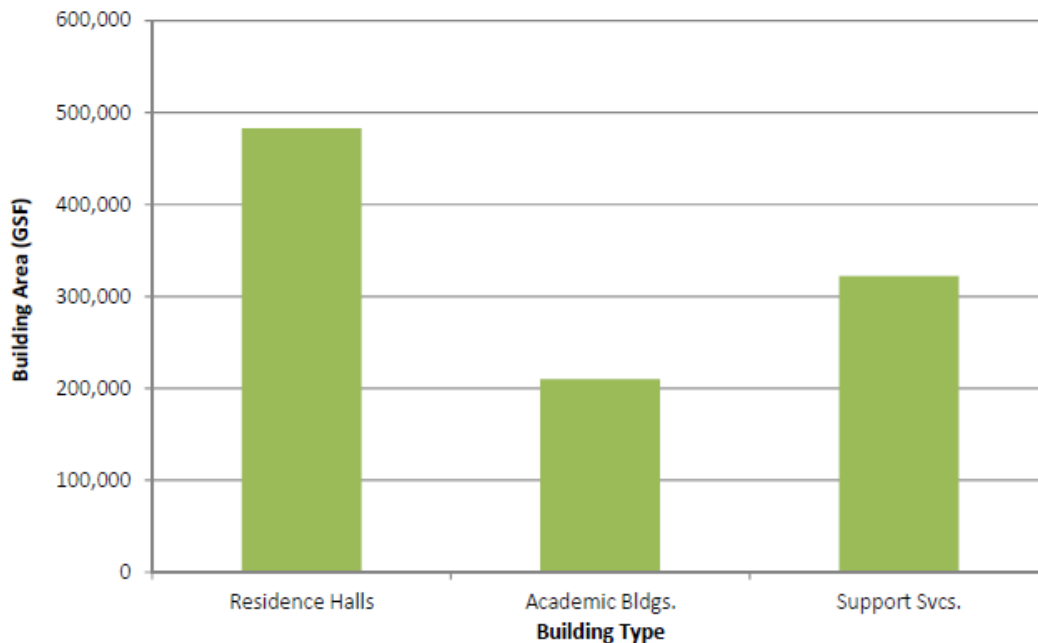


Figure 3

Using the compiled data, the major building components were evaluated including the following:

- Adaptive Reuse Potential
- Building Exterior (foundation, structural system, envelope, and roof)
- Building Interior (partitions, finishes, doors, and hardware)
- Egress and Circulation (stairs, elevators, exit doors)
- Emergency Systems (lighting, exit signage, fire alarm, fire suppression)
- Accessibility (steps, ramps, ADA clearances)
- Building Systems (mechanical, electrical, and plumbing)
- Furniture, Fixtures, and Equipment
- Thermal Envelope (exterior thermal imaging)

Building Evaluation

Using the evaluation criteria, Excellent, Good, Fair, and Poor designations were assigned to the various buildings. Approximately 1 million gross square feet of building area was surveyed. The images below illustrate the typical building conditions by category:



Excellent – Madill Hall



Good – Gaines Hall



Fair – Sykes Hall



Poor – Dean Eaton Hall

Adaptive Reuse Potential Summary

Through visual evaluation and review of available record documents, each building was evaluated for potential reuse for a variety of occupancies including the following:

- Future Academic/Classroom Building
- Future Residence Hall
- Future Academic Office Building
- Future Lecture Hall
- Future Library
- Future Administrative Building

Each existing building was evaluated objectively with specific focus on the structural system/span dimensions, building systems, and general layout. This evaluation was performed for the individual building only and does not account for other factors such as campus location and relationship to adjacent buildings.

The purpose of this evaluation is to provide a summary of what the existing buildings have to offer should adaptive reuse be beneficial to the overall master plan.

Figure 4 provides a summary of the surveyed buildings with a gradation from least appropriate to most appropriate use for each of the major categories:

Building Name	Present Use	Future Reuse Potential						
		Academic Classroom	Residence Hall	Academic Offices	Lecture Hall	Library	Admin.	
Atwood Hall	Academic/Classroom	Green	Yellow	Yellow	Red	Red	Yellow	
Augsbury Physical Ed. Ctr.	Athletic Facility	Yellow	Red	Red	Red	Red	Yellow	
Bewkes	Academic/Classroom	Green	Red	Green	Green	Red	Yellow	
Brown	Academic/Classroom	Green	Red	Green	Green	Red	Yellow	
Carnegie Hall	Academic/Classroom	Green	Yellow	Yellow	Yellow	Yellow	Yellow	
Dana Dining Center	Dining Hall	Red	Red	Red	Red	Red	Red	
Dean-Eaton	Residence Hall	Red	Green	Red	Red	Red	Red	
East Hall/Gaines College	Residence Hall	Yellow	Green	Yellow	Red	Red	Yellow	
Flint Hall	Academic/Office	Green	Red	Green	Red	Yellow	Green	
Group House I / Reiff College	Residence Hall	Yellow	Green	Yellow	Red	Red	Yellow	
Group House II / Priest College	Residence Hall	Yellow	Green	Yellow	Red	Red	Yellow	
Hepburn Hall	Academic/Classroom	Green	Red	Yellow	Green	Red	Yellow	
Hulett Hall	Residence Hall	Yellow	Green	Yellow	Red	Red	Yellow	
Jencks Hall	Residence Hall	Yellow	Green	Yellow	Red	Red	Yellow	
Lee Hall	Residence Hall	Red	Green	Yellow	Red	Red	Yellow	
Madill Hall	Library	Red	Red	Green	Red	Green	Green	
Memorial Hall	Academic/Classroom	Yellow	Green	Green	Red	Red	Yellow	
Owen D. Young	Library	Yellow	Red	Yellow	Red	Green	Red	
Piskor	Academic/Office	Yellow	Green	Yellow	Red	Red	Green	
Rebert Hall	Residence Hall	Red	Green	Yellow	Red	Red	Yellow	
Richardson Hall	Academic/Classroom	Green	Red	Yellow	Red	Red	Yellow	
Sykes	Residence Hall	Red	Green	Red	Red	Red	Red	
Valentine	Academic/Classroom	Green	Red	Green	Yellow	Yellow	Green	
Vilas	Administrative	Red	Green	Green	Red	Red	Green	
Whitman Hall	Residence Hall	Yellow	Green	Yellow	Red	Red	Yellow	

Least Appropriate Future Use (Red)
 Acceptable Future Use (Yellow)
 Most Appropriate Future Use (Green)

Figure 4

Facility Renovation Prioritization

As various deficiencies were noted throughout the evaluation, priority levels were utilized to rank the buildings by need. These priority levels are as follows:

- Priority 1 Life Safety and Code Compliance, immediate need (0-1 year)
- Priority 2 Asset Preservation, short-term need to preserve value of larger system (1-3 years)
- Priority 3 Asset Preservation, mid-term need to preserve value of larger system (3-7 years)
- Priority 4 Building Function or Quality of Life need (timed as budget allows)

Based on the various project priorities for each building, a level of anticipated renovation or “renovation intensity” was assigned. Renovation intensities range from “very low intensity” for buildings in excellent condition to “high intensity” for those in need of total overhaul. Figure 5 on the following page provides a summary of renovation intensity by total square footage for the buildings surveyed:

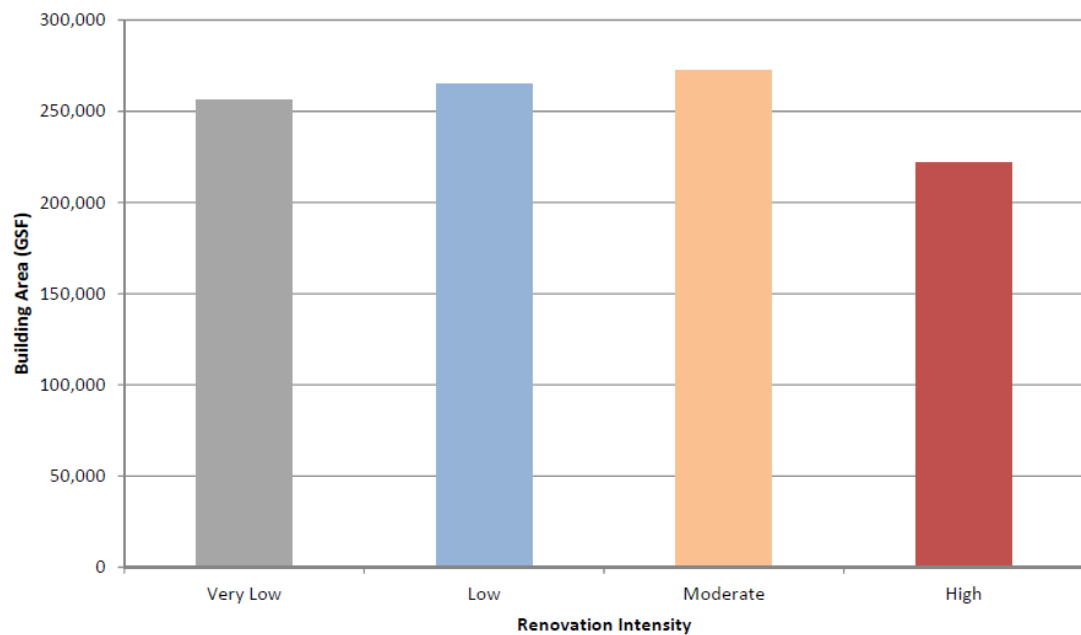


Figure 5

Summary Findings

In general the majority of the buildings reviewed were in poor to fair condition with the exception of three recently renovated buildings (Carnegie Hall, Dana Dining Center, and Madill Hall). The remaining buildings covered in the scope of this evaluation are generally 1960s or prior construction and have not been renovated in 30+ years. Additionally, nearly all of the buildings evaluated contain little or no thermal insulation, resulting in poor energy performance. For a complete reporting of all surveyed buildings, refer to Volume II – facility condition assessment accompanying this report.

Some common renovation needs among all buildings are as follows:

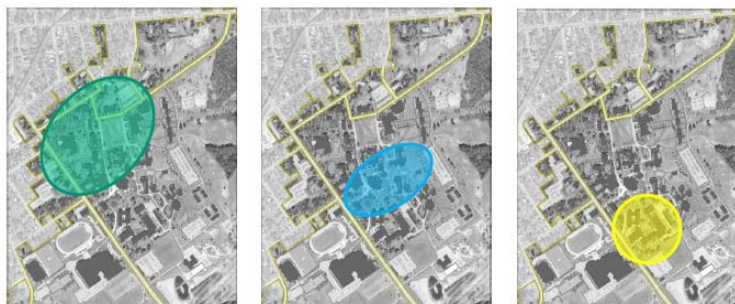
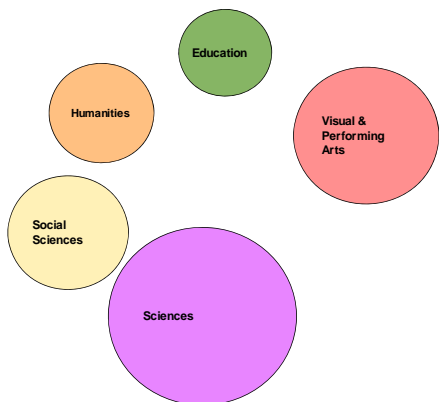
- Interior finish upgrades to all areas including paint, flooring, and ceilings.
- Accessibility upgrades to all entrances, bathrooms, and vertical circulation.
- Interior lighting upgrades.
- Energy improvements including sidewall and roof insulation and window replacements if required.
- Upgrades to stairway handrails and landing guardrails to meet current code requirements.
- Addition of automatic fire suppression system to all resident buildings and appropriate academic/administrative buildings.

It is recommended that all renovation projects be progressed with sustainable improvements in mind and lifecycle costs should be considered for all major components to maximize the investment of capital.

1.6 Master Plan Concepts

Academic Clusters

The Master Plan recommends the formation of Academic Clusters for the sciences, social sciences, humanities, education and the visual and performing arts. The clusters would provide for improved functionality and identity allocated on the north, central and south portions of the campus.



North Campus

Central Campus

South Campus

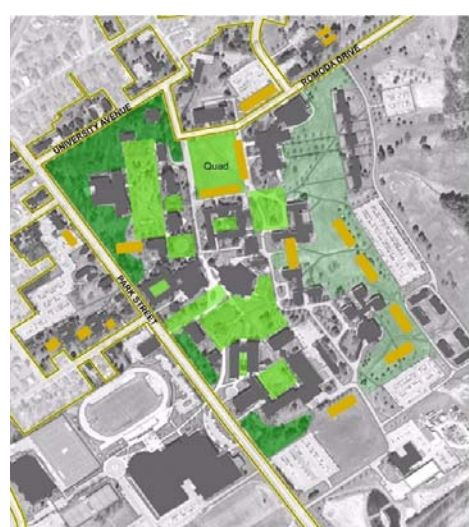
- Social Sciences
 - Humanities
 - Visual & Performing Arts
 - Education (Optional)
- Student Services
 - Education (Optional)
- Sciences

Open Space and Building Infill Framework

The Master Plan recommends the infill of potential new buildings to reinforce the open space system and campus core. The sites adjacent to the Quad and Hepburn Hall provide the strongest opportunities to integrate new buildings into the campus fabric.



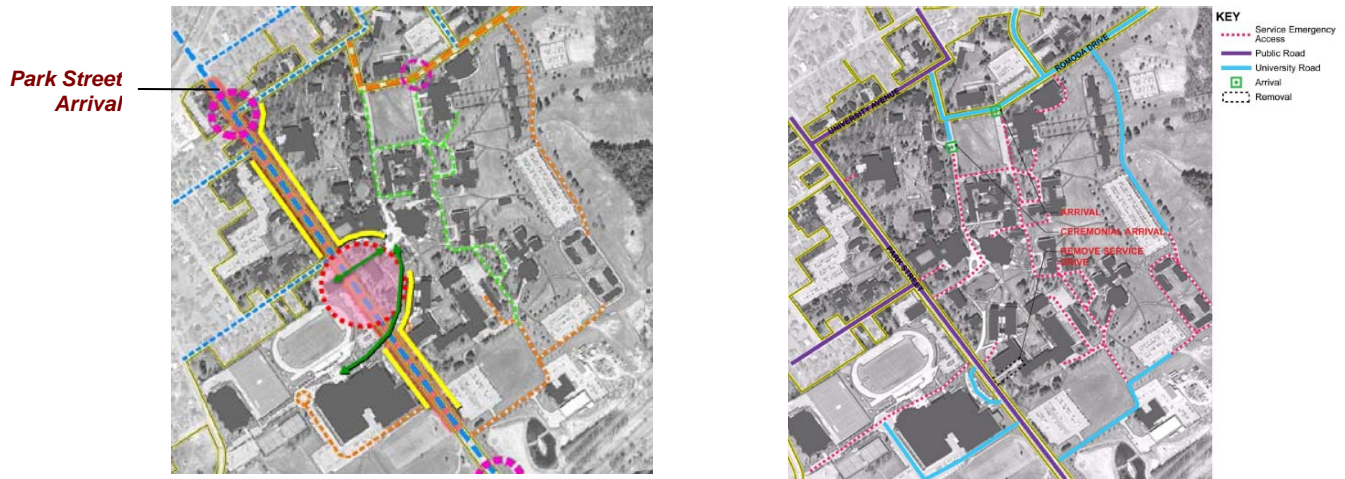
Existing Open Space System



Potential Building Infill Sites

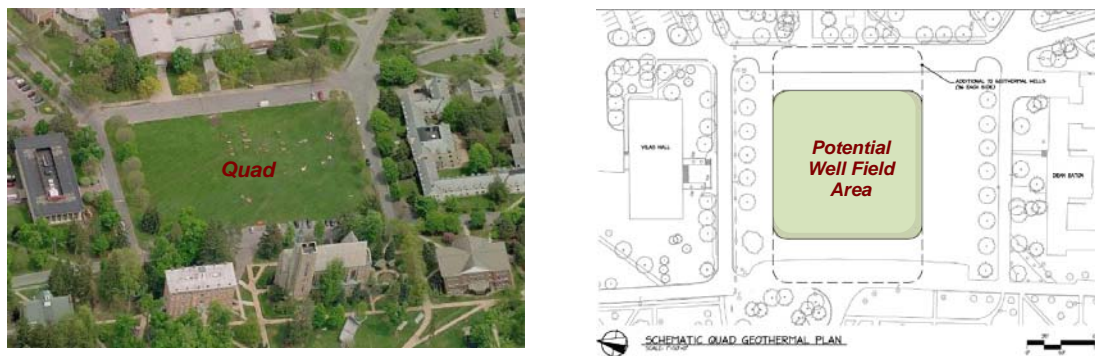
Vehicular Circulation and Arrival

The plan calls for the enhancement of the arrival at Park Street and University Avenue; development of arrival areas for the Chapel and Visual and Performing Arts; and the elimination of the service drive to Bewkes Hall.



“Greening the Green Concept”

The Quad offers the potential to be utilized for a geothermal well field that could provide a source for heating and cooling for new and existing buildings. The open lawn area provides an excellent opportunity for a well field without impacting existing mature trees.



Student Residence Hall Site Options

Three building sites were identified for the potential location of a new residence hall. Site one would infill between Hepburn Hall and Park Street. Sites two and three reinforce the Quad. The planning team for the residence hall will evaluate each site to determine the optimal location for this building.



Potential Residence Hall Locations



1



View from Park Street.



2



Pedestrian Street between Dean-Eaton and new residence hall.



3



Residential / Arts Pedestrian Street between Noble and new residence hall.

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1.7 Implementation Plan

The Implementation Plan identifies individual projects and schedules projects in a sequential manner based on priorities, potential funding and the sequence of previous projects. The Implementation Plan is divided into three phases: short-term (2012-2014), mid-term (2015-2021) and long-term (2022+).

A summary of the individual projects within the projected phases and related budgets are shown on the following pages. It is anticipated that these budgets will be updated on an annual basis.

Capital Planning Project Costs

Project costs consist of “hard” probable construction costs at 75% plus “soft” costs at 25% - approvals, surveys, testing and design plus fixtures and equipment (FF&E). Figure 6 has been utilized to establish probable costs based on various **intensity levels of renovation and new construction. Annual inflation, which has been averaging 3% a year for the last three years**, is not factored into the Figure 7 costs. The Implementation Plan tables for the planning periods following this summary include projected escalation costs.

Renovation Levels as of 09-24-12	Scope Definition - No inflation inc.	Cost/GSF
Very Low Intensity	Repairs to selected deficiencies only, building in excellent condition	\$50
Low Intensity	Upgrades to most finishes and replacement of selected systems	\$125
Moderate Intensity	Floorplan alterations and major system replacements	\$200
High Intensity	Gut Renovation with replacement to all major elements except structure	\$275
New Construction - Residence Hall	New 100 year Residence Hall	\$250
New Construction - Academic Hall, Dining Hall Addition	New Construction - Academic Hall, Dining Hall Addition	\$340
New Construction - Facilities Operations	New facilities operations building	\$200

Figure 6

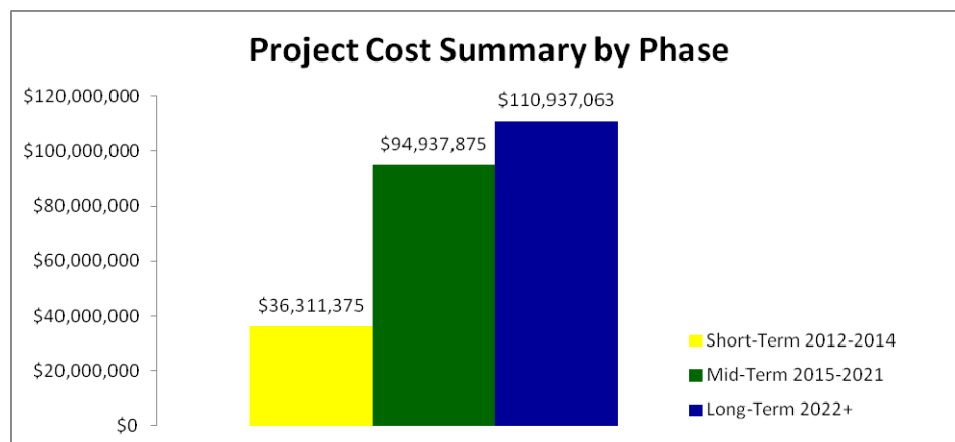


Figure 7

Summary

Short-term	2012-2014	\$36,311,375
Mid-term	2015-2021	\$94,937,875
Long-term	2022+	\$110,937,063
	TOTAL	\$242,186,313

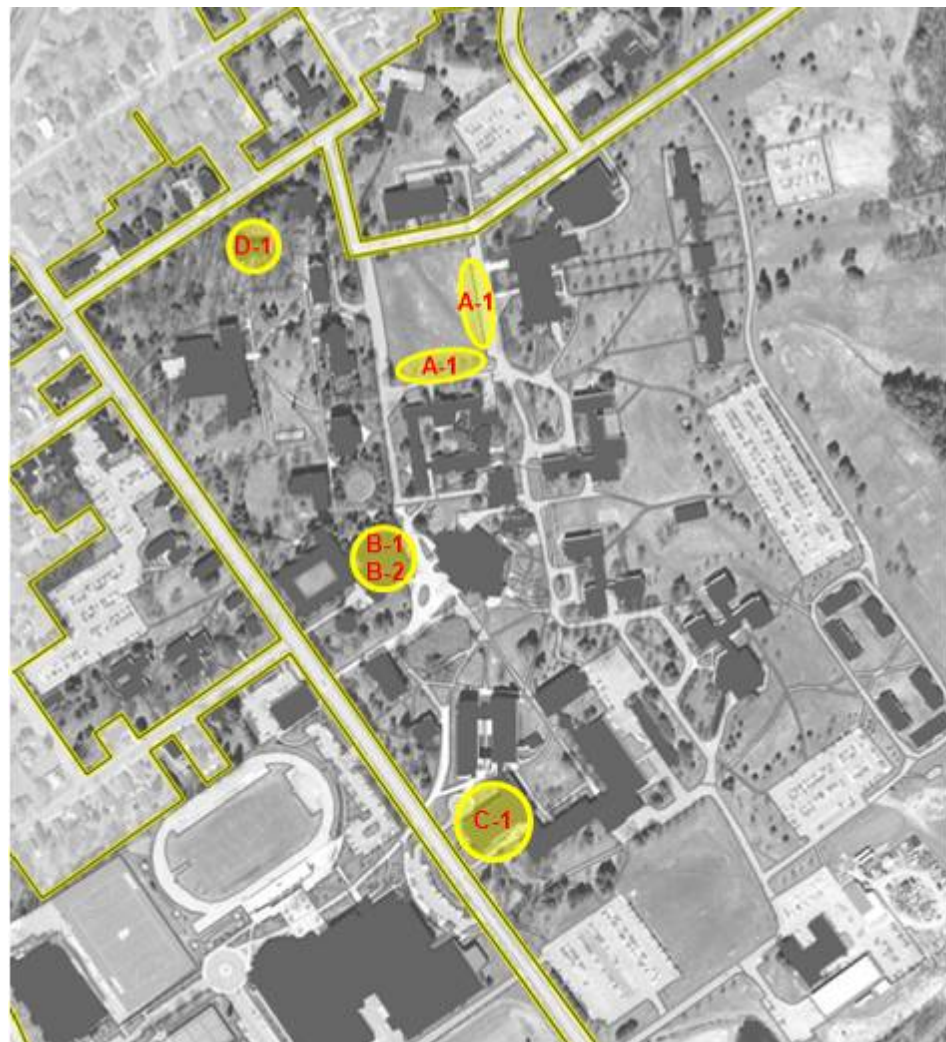
Notes: Yearly totals in 2012 \$.

Short – Term 2012-2014

The short-term plan involves the key strategic objective of building a new residence hall for 110-150 beds to be occupied by the Fall 2014 semester. The enrollment goal of adding 160 new students also creates the need to expand and renovate the Dana Dining Center that currently experiences crowded conditions at peak operating times.

Bewkes Hall is recommended for a total renovation that is completed as one project vs. phased renovation, which is more costly and would require a longer timeframe.

Herring-Cole Hall is currently being considered for interior renovations and furnishings that are consistent with the historic nature of the building. SLU Advancement is coordinating the funding for this project.



Key

- | | | | |
|-----|-------------------------------|-----|------------------------------|
| A-1 | New Residence Hall | C-1 | Bewkes Hall Renovation |
| B-1 | Dana Dining Center Renovation | D-1 | Herring-Cole Hall Renovation |
| B-2 | Dana Dining Center Addition | | |

Short-Term 2012-2014

	GSF	Total Project Cost*	2012	2013	2014
SHORT-TERM 2012-2014					
RESIDENCE HALL					
A-1 New Building 110 - 150 Beds	33,000	\$12,000,000		\$12,360,000	
DANA DINING HALL					
B-1 Renovation (DEFINE SCOPE)	22,000	\$1,375,000		\$1,416,250	
B-2 Addition	4,000	\$1,700,000		\$1,751,000	
BEWKES					
C-1 Renovation	60,324	\$20,736,375			\$21,999,220
HERRING-COLE HALL					
D-1 Renovation	6,686	\$500,000			\$530,450
Total		\$36,311,375	\$0	\$15,527,250	\$22,529,670

*2012 Costs including 25% soft cost

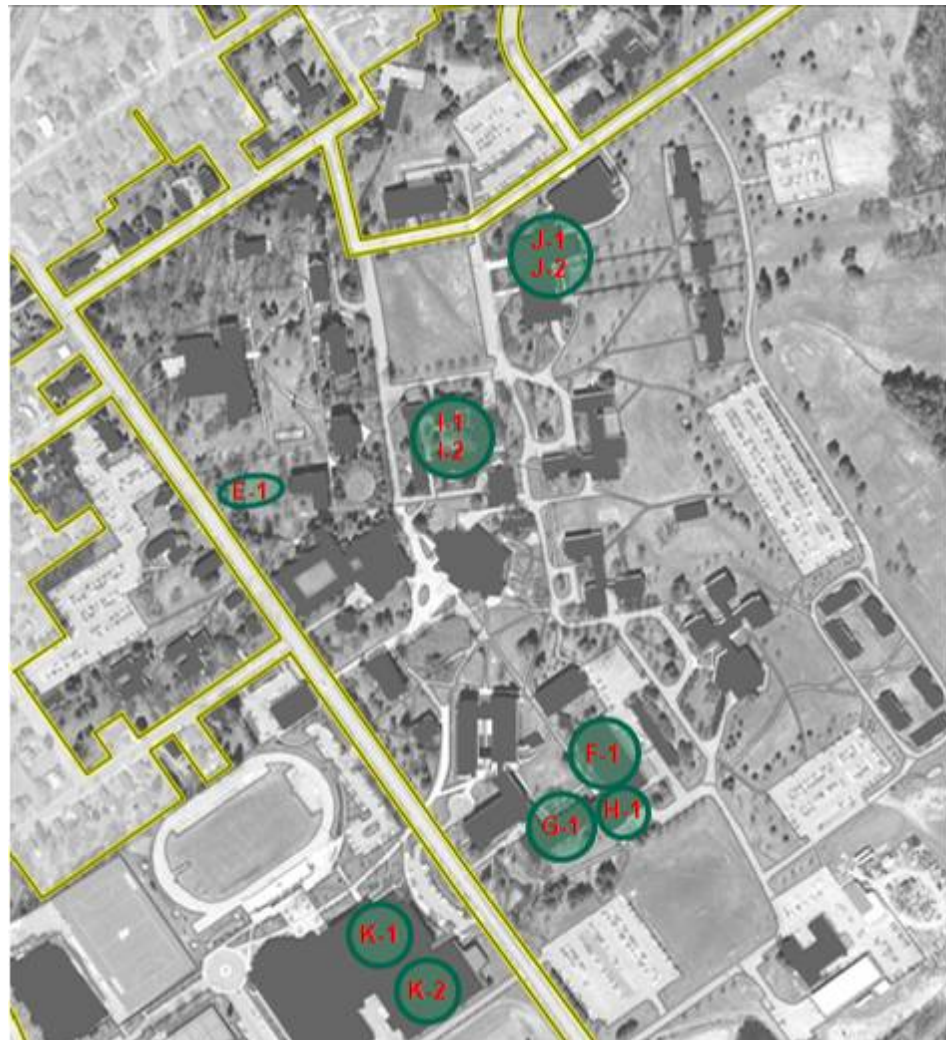
Renovation Levels as of 09-24-12	Scope Definition - No inflation inc.	Cost/GSF
Very Low Intensity	Repairs to selected deficiencies only, building in excellent condition	\$50
Low Intensity	Upgrades to most finishes and replacement of selected systems	\$125
Moderate Intensity	Floorplan alterations and major system replacements	\$200
High Intensity	Gut Renovation with replacement to all major elements except struct	\$275
New Construction - Residence Hall	New 100 year Residence Hall	\$250
New Construction - Academic Hall, Dining Hall Addition	New Construction - Academic Hall, Dining Hall Addition	\$340
New Construction - Facilities Operations	New facilities operations building	\$200

Mid-Term 2015-2021

The mid-term plan provides the cornerstone to renew and enhance existing academic facilities. Key to this is the development of a new academic building that can be used for either the Social Sciences or Humanities.

Renovation of Bewkes Hall in the short-term planning period allows the renovation sequence for the Sciences to be completed involving Brown, Flint and Valentine Halls in this planning period.

Dean-Eaton is the residence hall requiring the most significant and immediate renovations. It is included in the mid-term plan. Additional projects in this phase are the expansion and renovation of Griffiths/Noble for the Arts and renovations for Augsbury and Leithead Fieldhouse.



Key

- | | | | |
|-----|-----------------------------------|-----|--|
| E-1 | New Academic Building | I-2 | Dean-Eaton Hall 1970's Addition Renovation |
| F-1 | Brown Hall Renovation | J-1 | Griffiths/Noble Renovation |
| G-1 | Valentine Hall Renovation | J-2 | Griffiths/Noble Addition |
| H-1 | Flint Hall Renovation | K-1 | Augsbury Renovation |
| I-1 | Dean-Eaton Hall 1930's Renovation | K-2 | Leithead Renovation |

Mid-Term 2015

	GSF	Total Project Cost*	2015	2016	2017	2018	2019	2020	2021
MID-TERM 2015-2022									
ACADEMIC BUILDING									
E-1 New Academic Building	53,000	\$16,562,500	\$18,098,291						
BROWN HALL									
F-1 Renovation	28,997	\$7,249,250		\$8,159,095					
VALENTINE HALL									
G-1 Renovation	23,600	\$8,112,500			\$9,404,611				
FLINT HALL									
H-1 Renovation	10,004	\$2,501,000				\$2,986,325			
DEAN-EATON HALL									
I-1 Renovation, 1930's Structure	73,850	\$18,462,500					\$22,706,546		
I-2 Renovation, 1970's Addition	21,000	\$3,281,250	\$3,585,510						
GRIFFITHS/NOBLE HALL									
J-1 Renovation	54,874	\$3,429,625						\$4,344,546	
J-2 Addition	12,500	\$5,312,500						\$6,729,716	
AUGSBURY - LEITHEAD FIELD HOUSE									
K-1 Augsburg Renovation	91,357	\$22,839,250							\$29,800,041
K-2 Leithead Renovation	46,000	\$7,187,500				\$8,582,251			
*2012 Costs including 25% soft cost	Total	\$94,937,875	\$21,683,801	\$8,159,095	\$9,404,611	\$11,568,576	\$22,706,546	\$11,074,262	\$29,800,041

Renovation Levels as of 09-24-12

Very Low Intensity

Low Intensity

Moderate Intensity

High Intensity

New Construction - Residence Hall

New Construction - Academic Hall, Dining Hall Addition

New Construction - Facilities Operations

Scope Definition - No inflation inc.

Repairs to selected deficiencies only, building in excellent condition

Upgrades to most finishes and replacement of selected systems

Floorplan alterations and major system replacements

Gut Renovation with replacement to all major elements except struct

New 100 year Residence Hall

New Construction - Academic Hall, Dining Hall Addition

New facilities operations building

Cost/GSF

\$50

\$125

\$200

\$275

\$250

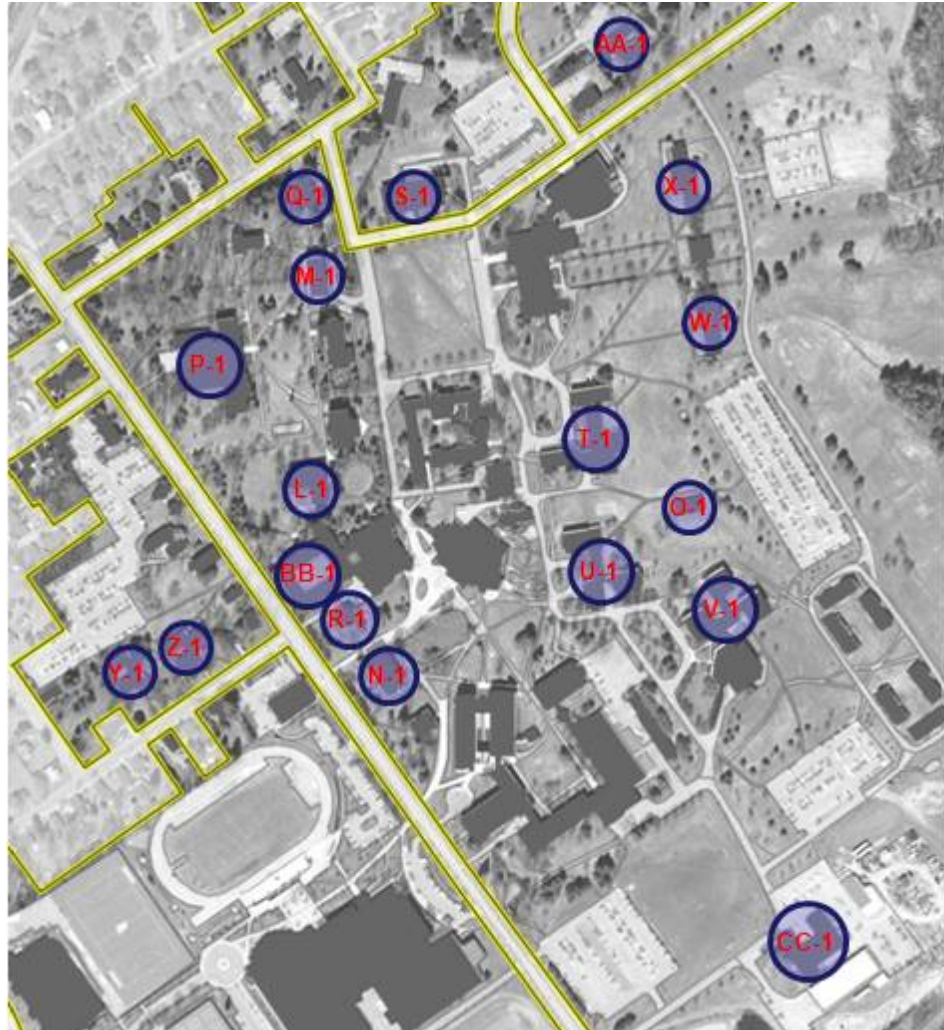
\$340

\$200

Long-Term 2022+

The long-term plan recommends the renovation of Hepburn, Richardson and Atwood Halls for academic programs; the removal of the Witman Annex; and the renovation of Memorial Hall and ODY Library. It is further recommended that in this phase Piskor Hall be renovated for student services and academic use.

A large number of residence halls are projected for renovation based on the following order of need Whitman, Rebert, Lee, Jencks, Hulett, Priest, Reiff, Gaines, and Sykes. It is also recommended that new space be developed for Facility Operations.



Key

L-1	Hepburn Hall Renovation	U-1	Rebert Hall Renovations
M-1	Richardson Hall Renovation	V-1	Lee Hall Renovations
N-1	Piskor Hall Renovation	W-1	Jencks Hall Renovations
O-1	Witman Hall Annex Removal	X-1	Hulett Hall Renovations
P-1	ODY Library Renovation	Y-1	Priest Renovations
Q-1	Atwood Hall Renovation	Z-1	Reiff Renovations
R-1	Memorial Hall Renovation	AA-1	Gaines Renovations
S-1	Vilas Hall	BB-1	Sykes Renovations
T-1	Whitman Hall Renovations	CC-1	Facility Operations Relocation

Long-Term 2022+

	GSF	Total Project Cost*	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
LONG-TERM 2023+													
HEPBURN HALL													
L-1 Renovation	23,604	\$8,113,875	\$10,904,370										
RICHARDSON HALL													
M-1 Renovation	24,416	\$3,815,000		\$5,280,852									
RISKOR HALL													
N-1 Renovation	25,466	\$8,753,938			\$12,481,022								
WITMAN HALL ANNEX													
O-1 Remove	8,000												
ODY LIBRARY													
P-1 Renovation	93,741	\$5,858,813				\$8,603,864							
ATWOOD HALL													
Q-1 Renovation	14,804	\$2,313,125				\$3,498,809							
MEMORIAL HALL													
R-1 Renovation	5,100	\$1,275,000						\$1,986,408					
VILAS													
S-1 Renovation	38,003	\$9,500,750						\$14,801,859					
WHITMAN HALL													
T-1 Renovations	57,570	\$14,392,500						\$23,095,737					
REBERT HALL													
U-1 Renovations	58,240	\$14,560,000							\$24,065,462				
LEE HALL													
V-1 Renovations	74,490	\$18,622,500								\$31,703,560			
JENCKS HALL													
W-1 Renovations	22,140	\$3,459,375										\$6,066,035	
HULETT HALL													
X-1 Renovations	22,140	\$3,459,375											\$6,248,016
PRIEST													
Y-1 Renovations	14,578	\$2,277,813											\$4,113,983
Reiff													
Z-1 Renovations	14,578	\$2,277,813											\$4,113,983
GAINES													
AA-1 Renovations	14,578	\$2,277,813											\$4,113,983
SYKES													
BB-1 Renovations	87,502	\$5,468,875											\$9,877,397
FACILITY OPERATIONS													
CC-1 Relocate	18,042	\$4,510,500											
	Total	\$110,997,063	\$10,904,370	\$5,280,852	\$12,481,022	\$8,603,864	\$3,498,809	\$16,788,267	\$23,095,737	\$24,065,462	\$31,703,560	\$6,066,035	\$28,467,361

*2012 Costs including 25% soft cost

Renovation Levels as of 09-24-12

Very Low Intensity
Low Intensity
Moderate Intensity
High Intensity
New Construction - Residence Hall
New Construction - Academic Hall, Dining Hall Addition
New Construction - Facilities Operations

Scope Definition - No inflation inc.

Repairs to selected deficiencies only, building in excellent condition
Upgrades to most finishes and replacement of selected systems
Floorplan alterations and major system replacements
Gut Renovation with replacement to all major elements except struct
New 100 year Residence Hall
New Construction - Academic Hall, Dining Hall Addition
New facilities operations building

Cost/GSF

\$50
\$125
\$200
\$275
\$250
\$340
\$200